

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Shaker Farm Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Various (see map)

N/A

not for publication

city or town Cleveland Heights

N/A

vicinity

state Ohio code OH county Cuyahoga code 035 zip code 44106 & 44118

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets        does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

       national           statewide    x local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property        meets        does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

       entered in the National Register

       determined eligible for the National Register

       determined not eligible for the National Register

       removed from the National Register

       other (explain: \_\_\_\_\_)

Signature of the Keeper

Date of Action

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### 5. Classification

**Ownership of Property**  
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal

**Category of Property**  
(Check only one box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

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

Contributing	Noncontributing	
504	80	Buildings
		Sites
		Structures
		Objects
504	80	

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

**Number of contributing resources previously listed in the National Register**  
**85**

### 6. Function or Use

#### Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling/residence

DOMESTIC/secondary structure/shed

RELIGIOUS/religious facility/church

EDUCATION/school

#### Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling/residence

DOMESTIC/secondary structure/garage

DOMESTIC/secondary structure/shed

RELIGIOUS/religious facility/church

EDUCATION/school

### 7. Description

#### Architectural Classification

(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Colonial,

Classical, Georgian, Tudor, Spanish Revival;

French Renaissance,

Late 19<sup>th</sup> and early 20<sup>th</sup> Century American Movements: Bungalow/Craftsman

Late Victorian: Shingle

#### Materials

(Enter categories from instructions.)

foundation: Stone, Brick, Concrete

walls: Brick, Wood, Stucco, Stone, Metal,

Synthetics

roof: Metal, asphalt, slate, terra cotta, wood

other: Ceramic tile, glass, vinyl

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**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

The Shaker Farm Historic District is an early twentieth century suburban residential development of approximately 266 acres, first platted in 1904 with several refinements up to 1915. In general, Shaker Farm reflects a trend of suburban development that emphasized natural park-like features rather than gridiron planning. This design rejects the gridiron street planning that destroyed natural features in older portions of Cleveland. Instead, the planning favors preserving natural artistic lines in the form of curvilinear streets, converting waste spaces (such as islands at intersections) into beauty spots (see Photos #1 and #2), and judiciously preserving natural lakes, ravines, patches of woodland and other attractive areas of landscape. The tree-lined streets still have mostly sawed stone sidewalks. Collectively, these features contribute to the beauty and value of adjacent properties that exhibit expansive front lawns and gardens, towering trees and upscale, architect-designed homes.

From west to east, the District spans a swath of land stretching from approximately five-and-a-half miles to seven miles east of downtown Cleveland in an area called the Heights because it lies on the plateau that averages 400 feet above Lake Erie. Located adjacent to and just east of the City of Cleveland, in the eastern part of Cuyahoga County, the Heights mark the end of the Allegheny Mountains in this region. Originally, the land was woodsy with streams flowing down to Lake Erie. Starting in 1822, the North Union Shaker Colony gradually acquired most of this land and farmed it until 1889. Shaker Farm Historic District is located in the northern portion of the farmland that the Shakers owned.

Due to streetcar access beginning in 1907, its development preceded building in the southern part of Shaker farmland, which did not gain adequate streetcar access until 1920. This southern tract is listed on the National Register of Historic Places as Shaker Village District and mostly coincides with today's Shaker Heights. Shaker Farm Historic District lies a half mile east of Ambler Heights Historic District and adjacent to Euclid Golf Allotment Historic District, where development started a few years earlier and a few years later, respectively. Fairmount Boulevard District runs through part of Shaker Farm.

The district encompasses 504 contributing resources, consisting mainly of houses, but also included are garages, carriage houses, two educational buildings, a church and a shed. Also within the district are 80 resources considered to be non-contributing because they were built outside of the period of significance or have lost integrity through alteration. (See Exhibit 1) In addition to these 584 resources, the district includes a portion of the Fairmount Boulevard Historic District, listed on the National Register in 1976. The portion of Fairmount Boulevard Historic District located within the Shaker Farms Historic District contains eighty-five previously listed contributing resources and five non-contributing. (See Exhibit 1) The contributing buildings are well maintained with relatively few alterations to the original structures. This area remains attractive to professionals and successful businesspersons – the market it was designed for.

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**Narrative Description****NARRATIVE DESCRIPTION**

Construction of residences in the Shaker Farm Historic District began in 1906. Two-thirds of the principal structures in the District were built between 1910 and 1919, and the District was more than 90 percent built out by 1929. Located on the south side of Cleveland Heights, Ohio, an inner-ring suburb of Cleveland, the District is predominantly an example of the successful marketing of country living in tracts that preserved the charm of nature to affluent buyers early in the suburbanization of Cleveland. At the time, the location of the development was rural. A marketing brochure by O.C. Ringle & Co., Sole Agents, entitled, "Shaker Heights, Ideal Home Sites" and used in 1904 and 1905, offered buyers "the benefits and delights of living in the country," including "fresh air, pure water and spacious surroundings" and "the fragrance of nature's wild flowers." This was at a time when industrialization and development had made the City of Cleveland grimy and unattractive.

Today Shaker Farm consists of 504 contributing resources that include single dwelling homes, outbuildings, schools and a church, and 80 non-contributing buildings either constructed outside the period of significance or substantially altered. As indicated above, it also contains 85 previously listed contributing buildings and five non-contributing located within the existing Fairmount Boulevard historic district. Thus, Shaker Farm has a grand total of 674 buildings; of those, 589 contribute to the significance of the district. (See Exhibit #1) The two churches in the mainly residential district replace earlier structures. Two of Shaker Farm's three educational facilities are contributing, and one is non-contributing. Eight original homes have been demolished over the years, but the remaining original homes and the District itself are well-

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preserved. The District retains integrity in terms of location, design, setting, materials, workmanship, feeling and association.

The western boundary is the access road just west of Roxboro Middle School, entered on the north from West St. James Parkway between Ardleigh Drive and Delamere Drive, and on the south, from Roxboro Road, which connects directly to North Park Boulevard from a school turnaround and parking lot. The southern boundary is North Park Boulevard from Roxboro Road to the lot on the northwest corner of Coventry Road. This lot is excluded for reasons explained below. The southern boundary then extends along the back property line of the homes on Fairmount Boulevard, encompassing 2989 North Woodland Road. At Wellington Road, the southern boundary becomes Fairmount Boulevard. The property at 17415 Shelburne Road is included in this southern boundary. The eastern boundary of the District is the back property line of houses on the east side of Ashton Road. On this eastern end of the District, the northern boundary is the back property line of houses on the north side of East Monmouth Road. Carving out the south end of the Church of the Savior property, the boundary goes north along the middle of Lee Road to Fairfax School, where the boundary proceeds west just south of Fairfax School and then along the rear property line of houses on Scarborough Road's south side to Fairmount Presbyterian Church, which is included in the boundary. There the northern boundary becomes the center of Scarborough Road and crosses Coventry Road and Fairmount Boulevard to include the first three homes on Scarborough's south side west of Fairmount. The boundary then proceeds south along the back property line of the houses facing east on Coventry Road, also encompassing the two residences just west of Coventry on the north side of Colchester Road. The boundary turns west to run along the back of the properties facing south on North Park Boulevard. The District encompasses the two houses on the west side of Woodmere Road closest to North Park Boulevard. It also includes one house on Roxboro Road and the two Roxboro schools, but not the playing fields to the east of Roxboro Middle School. The playing fields were originally part of the park across the street, so the boundary runs around the school buildings and then west along St. James Parkway until it intersects the western District boundary between Ardleigh and Delamere Drives. (See Map #1 for the boundaries of the District.)

The District occupies the northern section of 1,393 acres owned by the North Union Shaker Colony between 1822 and 1892 (see Map #2). The Shakers farmed the land and dammed Doan Brook in places to form lakes. The brook and lakes powered several mills, and the Shakers also built a blacksmith shop, a meeting house and communal living buildings on their land. Traces of these structures remain in the North Union Shaker Site listed on the National Register of Historic Places in 1974 (see Map #3). The northern Shaker farmland was by and large part of the original Warrensville Township (organized in 1814). Later, this area became part of the village of Cleveland Heights (incorporated in 1903) and the city of Cleveland Heights (incorporated in 1921). Today, Doan Brook and the two lakes mark the boundary between Cleveland Heights and Shaker Heights.

The southern part of the land owned by the Shakers today forms the most of present-day Shaker Heights, Ohio. This southern development was registered as an historic district on the National Register of Historic Places in 1984 and named the Shaker Village District (see Map #4). The North Union Shaker Site discussed above is entirely contained in the northern part of the Shaker Village District, which also encompasses some property in Cleveland Heights, including properties along the north side of North Park Boulevard from the lot just west of Coventry Road and all the lots lining North Park Boulevard east of Coventry Road (excluding the property of the Carmelite Cloister and the Beaumont School for Girls). The Shaker Village District also includes the homes on Shelburne Road, excluding the home at 17415 Shelburne, which is included in Shaker Farm Historic District. Residences included in the Shaker Village District are outside the boundaries of the Shaker Farm Historic District.

Fairmount Presbyterian Church, five homes on Coventry Road south of Fairmount Boulevard, and homes along Fairmount Boulevard between Coventry and Wellington Roads are part of the Fairmount Boulevard District submitted in 1974 and listed in 1976 on the National Register of Historic Places (see Map #5). The listing of addresses in the Fairmount Boulevard District as approved in 1976 includes the addresses for 59 residences within the boundary of the Shaker Farm Historic District. The address for Fairmount Presbyterian Church is not on this list (the adjacent rectory is), but the church is discussed in the application. Some of the 1976 addresses are for homes not 50 years old at the time of the Fairmount Boulevard application, the residence at one address on the 1976 list had already been torn down as of 1971, and the 1976 listing does not account for outbuildings.

Using the period of significance for Shaker Farm and including outbuildings and the church, the number of resources considered to contribute to the Fairmount Boulevard Historic District and therefore previously listed for the Shaker Farm from the Fairmount Boulevard District numbers 85. Another five resources within the Fairmount Boulevard District boundary are noncontributing because they were constructed outside the period of significance or considerably altered. The Fairmount Boulevard District east of Coventry Road to Wellington Road forms part of the southern boundary of the

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Shaker Farm Historic District. Planning and marketing of the lots along Fairmount Boulevard were part of The Shaker Heights Improvement Co. development plans (see Map #6), so including them is appropriate. (Also note Map #7. Both of these maps were used repeatedly and often together in Shaker Heights Improvement Company brochures promoting the development. Map #7 shows how the District relates to other developments and sites in the Heights at the time and highlights the electric car line.)

One property, within the boundaries of the Fairmount Boulevard District, the Tremaine-Gallagher House at 3001 Fairmount Boulevard, has been individually listed on the National Register of Historic Places since 1973. Interestingly, an architecturally significant house at 2989 North Woodland Road in Cleveland Heights was left stranded between the Shaker Village and Fairmount Boulevard Districts; it is included in the Shaker Farm Historic District.

Shaker Farm Historic District does not include the homes along the south side of Scarborough Road between Coventry and Lee Roads. These homes lie on the northern border of Shaker farmland but were largely developed by The James J. Hinde Realty Company as a part of its "Coventry Sub-Division" (see Map #8). Also, East Monmouth Road originally was planned to connect directly to Monmouth Road but was moved a little south, carving off another sliver of Shaker farmland that was sold to another developer. Finally, approximately 70 lots lying between the Euclid Golf Historic District and Shaker Farm are excluded, because this section was sold off to another developer. The residences constructed on these lots generally are not consistent architecturally with those in Euclid Golf or Shaker Farm, consisting of single-family homes on smaller lots and many side-by-side two-family homes, which were prohibited in the surrounding districts.

Curvilinear streets in the western portion of the District give way to a rectilinear grid east of Lee Road (see Photos #1-3 and Map #1). In general, lots west of Lee Road are around an acre in size, with some exceeding two acres. Lots east of Lee are typically 60 feet by 218 feet – about a third of an acre. While some streets continue into adjacent developments, others dead-end, making the District a partially self-contained, exclusive entity.

Fairmount Boulevard was envisioned as the District's grand boulevard, taking up 125 feet from property line to property line on opposite sides of the street. As planned, Fairmount has twin 24-feet-wide roadways divided by a 25-feet-wide grass median to accommodate a single-track electric streetcar line, which operated from Cedar Road to Lee Road from 1907 to 1948, then on from Lee to Canterbury Road from 1929 to 1948. The right-of-way also included 6-feet-wide sawed stone sidewalks on both sides of the road set back by 18.5-feet-wide tree lawns, as grass sidewalk strips are commonly called in Cleveland (See Exhibit #2). Streets off Fairmount in the central portion of the District take up 60 feet between property lines on opposite sides of the street. This includes 26 feet of roadbed, with five feet of sidewalk and 11 feet of tree lawn on each side of the roadway. The streets east of Lee occupy 50 feet between opposite property lines, similarly divided between a central roadbed with tree lawns and sidewalks. As previously noted, many of the original stone sidewalks throughout the District remain intact a century after they were laid. North Park Boulevard is a 50-feet right-of-way that marks the northern boundary of the Shaker Lakes Park. It lacks sidewalks because the park has trails, but almost all of the other streets have sidewalks and tree lawns on both sides.

All the homes in the District are designed for single family occupancy. However, a great many – if not all – provided space for live-in servants, which could be anything from a single maid to a couple who worked and maybe even raised their own children in the home. Servant quarters ranged from the upper story of a carriage house or rooms above attached garages, often the upper stories of L-shaped extensions on the back of houses, to rooms on third floors that sometimes also have ballrooms. Nowadays, carriage houses and separate servant apartments are often rented to students or other tenants. Many homes had systems to summons servants, and in some instances the buzzers and bells still remain. A second functional stairway from upper stories to the kitchen is often a sign that the house once had servants.

The homes west of Lee Road are almost all larger architect-designed homes. In addition to servant quarters and the usual living room, dining room, kitchens, bedrooms, bathrooms and basements, these houses often have libraries, solariums, sleeping porches or loggias, as well as ballrooms. Side or rear porches for summer lounging are very common; some are enclosed for year-round use. The homes east of Lee are generally smaller and less grand, with fewer amenities. A few east of Lee are from catalogues, but the vast majority are also architect-designed.

The District's houses reflect the eclecticism prevalent in early twentieth-century domestic architecture. Dominant architectural styles are the Colonial Revival, Medieval Revival and Picturesque. The Colonial Revival homes are mainly English in derivation and are further subcategorized as Georgian or New England. However, the Colonial Revival homes also include less frequent examples of French, Dutch, German and Spanish or other Mediterranean Styles. The Medieval Revival Styles are subcategorized as Tudor, Jacobean, Elizabethan and English-and-Cotswold Cottage. Examples of Picturesque Style homes in the District may be Craftsman, Arts & Crafts, Bungalow or Foursquare. Classical Revival

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homes are rare, but include one that exhibits Greek Revival characteristics, for example. Finally, many homes in the District are simply Eclectic Blends with various elements of the previously listed styles.

The dominant building materials are brick, clapboard, stucco and shingles. Brick is used in a greater proportion of the residences west of Lee Road, while wood siding dominates east of Lee. The hand-colored map produced by the G.M. Hopkins Company in 1927 illustrates this quite clearly, as brick homes are tinted pink, and frame or stucco homes are tinted yellow. (See Map #9.) The quality of brick used in construction is just one example of the quality of materials used in homes in the District. For example, the home at 2880 Fairfax Road is featured in *The Brickbuilder*, October 1912; the article highlights its "rough textured wire-cut brick having a wide range of colors, laid with a wide flush-cut mortar joint." Bricks used in the District are varied in color and carefully laid to provide variety, texture and pattern. In some homes, clapboard has been covered over with vinyl or aluminum siding, and some original windows have been replaced, but most are original. Asphalt is the most common roofing material in the District at present, in almost all cases replacing what were wood shingle roofs originally, though some slate roofs have also been covered over. In the past several years, a few homeowners have brought back wood shingle roofing, in one case with an elaborate false thatch. Slate roofs are well represented, especially on the homes west of Lee Road. The District also has some attractive red tile roofs.

All the homes built during the period of significance have garages hidden away, almost always behind the house, either attached or detached. Starting late in the nineteenth century, Cleveland was a leading early producer of a variety of automobiles, including the Winton, Peerless, Stearns, Baker electric and White steam automobiles, which were produced in the thousands at most for the upper-class market. In fact, the American automotive market as a whole is said to have begun in Cleveland with the first standard model Winton in 1898. Cleveland lost the lead to Detroit after Ford started producing the Model T for the middle class in 1908. As production of Model Ts grew into the hundreds of thousands annually after 1913, Cleveland became the second largest center of the automotive industry in the United States with the rise of parts manufacturing in the 1910s and 1920s. The 1927 G.M. Hopkins Company map of the District shows garages, either attached or detached, for virtually all houses (see Map #9).

Given Cleveland's history and the affluence of the original owners, the presence of garages in this neighborhood is not surprising. Some of the original garages were built for three or even four cars. A few of the detached garages appear to have originally been single-car garages. These were generally later expanded for two or even three cars. About three quarters of the detached garages appear to have original construction that either still stands alone or set the style for later expansions to accommodate another car. What distinguishes original garages from later replacements in general is a support on the facade dividing the garage so that the parts of the garage have separate garage doors. Another feature of the original garages is that the entrances are tall, because the design of early automobiles was based on the tall carriages that provided the previous mode of transportation. With the exception of SUVs and a few other tall cars, today's automobiles have lower profiles and centers of gravity for greater stability compared with cars of the Shaker Farm era. In general – but not always – a single garage door that is two-cars wide on the garage of a contributing residence signifies a replacement of the original garage. Because garages were hidden behind homes, replacements generally do not detract from the authentic look and feel of residences in the District constructed during the period of significance. The fashion for having a prominent garage attached to the side or front of the house is only found in the District in the few houses built in the later 1940s or thereafter, and in one unusual remodeling.

Following are explanations of the main architectural styles found in the District, as well as descriptions of characteristic examples of each. Also included are reports of less common but noteworthy examples demonstrating the wide range of styles architects drew upon to satisfy the tastes of their well-to-do clients. Some examples of other resources found in the district, including a school, garages, a carriage house and a church follow the descriptions of the various architectural styles of homes below. A full listing of resources, with their classification by architectural style and contributing or noncontributing status, can be found in Exhibit #1.

#### Colonial Revival Styles: English

The English Colonial Revival Styles that emerged in the 1880s in the wake of America's Centennial celebrations proved to have enduring popularity as pride in America's past grew. Architects borrowed from early American architecture to create homes that were larger and more modern on the interior than the originals but represented a commitment to preserving our country's history.

Reflecting national trends, English Colonial Revival styles are the most common in the District, with 95 examples classified simply as Colonial Revival and more than 25 examples of the Georgian Revival style. Homes simply labeled Colonial Revival in the spreadsheet accompanying this application (Exhibit #1) are especially prevalent in the somewhat more

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modest homes on the streets east of Lee. The grander residences west of Lee Road include examples classified as Colonial Revival but are more apt to be either Georgian Revival or blends of Colonial with other styles.

### Colonial Revival

An example of a Colonial Revival home with many characteristic features is the residence that Walker & Weeks designed at **3173 Fairmount Boulevard**. Constructed in 1919, it is a two-and-a-half story clapboard house with louvered shutters on the second story. Its classic features include a paneled front door accentuated by an arched entry porch that is supported by slender columns. The door has decorative leaded-glass sidelights. The façade has symmetrically balanced windows and a center door. The windows, in adjacent triplets on the first floor and separated pairs on the second floor, have double-hung sashes with six-pane glazing in the upper sashes and one pane in the lower sashes. The side-gabled roof has an intersecting gable on the right with a fanlight window on the third floor. On the left of the roof is a dormer with casement windows and a curved window crown that echoes the front entrance. The flat-roofed, screened side-porch on the right, with balustrade atop, is entirely characteristic of the District, in that many homes have side porches. (See Photo #4.)

Dercum & Beer designed the red-brick Colonial Revival residence at **2613 Wellington Road** that was built in 1914. The front door of this two-and-a-half story house is accentuated by a pediment extended forward and supported by round columns to form an entry porch. Its façade features symmetrically balanced windows, with adjacent pairs on the first floor and matched large and small pairs on the second floor, with the larger second-floor windows flanked by louvered shutters. The double-hung sashes are multi-pane atop and single-pane below, and the front door is also multi-pane. The home has a covered side entrance on the left and a flat-roofed porch on the right with railing and exposed beams. The hipped roof has a side gable on the left and an interior chimney on the right. (See Photo #5.)

Henry Hradilek designed the two-and-a-half story clapboard Colonial Revival home at **2632 Exeter Road**, which was constructed in 1916. This house has the usual symmetrically balanced windows and center door on its facade, but the windows are separate in this example, and there are no shutters. With the exception of a single-paned double-hung sash above the front door, the double-hung sashes have six-pane glazing in the upper sashes and single-pane glazing in the lower sashes. The decorative crown above the front door extends forward and is supported by round columns to form an entry porch. The glass-paned front door has transom and sidelights. The flat-roofed enclosed side porch is on the left this time. (See Photo #6.)

A final example of a classic Colonial Revival home is the dark-tan-brick, two-and-a-half story home designed by Steffens & Steffens with slate side-gabled roof that was built in 1918 at **2722 Scarborough Road**. A fan under the pedimented portico, supported by pilasters, accentuates the central front door. Individual 12-light windows are placed symmetrically on either side of the door on the first floor of the façade. On the second floor, paneled shutters flank a smaller window centered above the door and two symmetrically placed, larger windows on the front. Second-floor windows have multi-pane glazing on upper sashes and single-panes on lower sashes. (See Photo #7.)

### Georgian Revival

The cornice emphasized by dentils on the residence at **2488 Marlboro Road** is an important feature identifying this house as Georgian, a sub-category of the English Colonial Revival Styles. This two-and-a-half story red-brick home was designed by William Striebinger and built in 1913. The central front door capped by an elaborate decorative crown supported by decorative pilasters, as well as windows aligned horizontally and vertically in symmetrical rows also characterize this structure as Georgian, though the fan light above the door is usually an Adam feature. The three dormers on the front of the side-gabled roof have Georgian features such as pilasters and arched windows. The two-story, flat-roofed bay on the right side and enclosed porch on the left side of this house lack the symmetry usually association with the Georgian style, but the overall impression is Georgian. Windows on the main structure have louvered shutters. (See Photo #8.)

The two-and-a-half story red-brick Georgian at **2489 Arlington Road**, designed by Maurer & Mills and built in 1913, has a characteristic paneled front door, centered and capped by a triangular pediment with dentils, as well as leaded sidelights. The horizontally and vertically aligned windows in symmetrical rows have louvered shutters. The side-gabled roof has three front dormers, two capped with triangular pediments aside a central, segmental-capped dormer. Windows are varied, including decorative leaded-glass casements and double-hung six- over single-pane sashes. Unlike the previous example, which had stone lintels above the windows, this one has stone windowsills. Side porches are almost ubiquitous in this neighborhood, and this one is enclosed with clapboard and windows and has a balustrade around its flat roof. (See Photo #9.)

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The two-story red-brick Georgian with side-gabled roof at **2929 Fairfax Road** was designed by Willard Hirsh and built in 1914. It has classic elements such as a paneled door, decorative cornice, and the common, five-ranked, horizontally and vertically aligned windows in symmetrical rows on the front façade. The Doric end-post pilasters seem designed to support the cornice. The double-hung sashes with six-pane glazing on the upper sash and single-pane glazing on the lower sashes are common in this neighborhood. The paneled shutters have a cut-out crescent moon at the top. This example has stone lintels and windowsills for each window on the main façade. Unusual for a Georgian house is the flat roof above the front door projecting forward and supported by slender Doric, fluted columns to form a porch surmounted by an ornate metal balustrade above. This house also has a flat-roofed five-sided two-story bay on the right side of the house and a one-story flat-roofed screened porch topped by a metalwork balustrade on the left. (See Photo #10.)

**2513 Marlboro Road** is a very grand Georgian with eclectic architectural features. Designed by Charles S. Schneider and built in 1926, this two-story red-brick mansion has a slate, hipped roof. The paneled door in the somewhat off-center, two-story entrance is surrounded above with an Adam semicircular fanlight and on either side with decorated sidelights. The entrance has two slender columns supporting the cornice before an unusual recessed entry porch. The windows with multi-pane double-hung sashes are aligned horizontally and vertically in symmetrical rows, though those on the left are on a projecting gable, and a large arched window to the right of the entrance disrupts the symmetry. Windows on the second floor have authentic louvered shutters. Landscaping to the front includes a brick knee wall with concrete steps surrounded by planting beds and mature trees. (See Photo #11.)

#### **New England Colonial Revival**

The residence at **2604 Ashton Road** is yet another example of an English Colonial Revival Style, this one with a decidedly New England flavor. Designed by E.A. Ruggles and built in 1916, this two-and-a-half story, clapboard-sided home with side-gabled roof has the characteristic accentuated front door with sidelights, and decorative pediment extended forward and supported by round columns to form an entry porch. The façade shows symmetrically balanced windows and a central paneled door. The windows have double-hung sashes with multi-pane glazing on both sashes. Louvered shutters flanking the windows complement the clapboard on this house. (See Photo #12.)

#### **Colonial Revival Styles: French, Dutch, German, Spanish**

A variety of other immigrant groups established readily identifiable stylistic models for architectural design. While models set by English precedents are by far the most popular in the District, French influence is evident in more than a dozen of the homes in the District, Spanish and other Mediterranean in about ten and Dutch in another ten. German influences are clear in a half dozen dwellings.

#### **French Revival (Elements)**

The two-story residence at **2572 Stratford Road**, designed by Meade & Hamilton and constructed in 1913, exemplifies characteristic features of the revived French Colonial style. Its stucco walls, steeply pitched hipped and ridged roof, and window openings with paired shutters on the second floor are key elements giving this home its overall French Colonial look. However, the doorway, with its Georgian line of transom lights, English Colonial Revival sidelights and Craftsman partial-width porch roof supported by brackets testify to the eclecticism of this home. A slightly projecting bay on the first floor has three adjacent windows with multi-pane double-hung sashes, complemented by all the other multi-pane windows on this house. (See Photo #13.)

The much grander and striking three-story stucco residence at **2557 North Park Boulevard**, which was designed by Hugh Seaver and constructed in 1924, is in a simplified Chateauesque style. Its steeply pitched slate hipped and ridged roof is characteristically busy, with multiple hipped-roof dormers, and projecting bays with hipped roofs symmetrically placed on either end of the façade. The house has a variety of multi-pane windows with paired shutters, louvered on the bottom with board with lancet cutout on top, on the first and second floors. The two-story round-top window on the facade lights an interior stairway. The front door has two adjacent glass panes atop to see in and out and is accentuated by a flat-roofed porch extending forward and supported by round columns. On the right is a one-story enclosed side porch. (See Photo #14.)

#### **Dutch Colonial Revival**

The two-story shingled Dutch Colonial Revival residence at **3309 Fairmount Boulevard** was designed by William J. Gill and built in 1919. Its characteristic steeply pitched gambrel roof has a continuous dormer across the front, an arrangement never found in original Dutch Colonials. The centered, paneled front door has sidelights and is accentuated

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by a curved porch roof extending forward and supported by slender square, fluted columns. The paired windows on the second floor and triple windows on the first floor clearly signify a Colonial Revival house, as windows on the colonial originals were never paired or tripled. However, the double-hung sashes with six panes per sash are consistent with the originals. (See Photo #15.)

The architect of the distinctive red-brick Dutch Colonial Revival home at **2584 Lee Road** is unknown. The house was built in 1922. Its slate roof with side, crow-stepped parapeted gable ends with paired end chimneys is characteristic of Dutch Colonial urban architecture. Less characteristic are the three arched-top dormers on the front roof. Below the roof, the house looks quite English Colonial Revival, with an accentuated paneled front door surrounded by sidelights. Supports hold up the hipped porch roof, and windows are arranged symmetrically on the façade. The house has one-story flat-roofed extensions on both sides. The one on the right was originally an open porch and is likely a later addition, one that does not detract from the overall integrity and unique charm of this home. (See Photo #16.)

#### **German Colonial Revival**

The gables capped by hips suggest Continental rather than British precedents for the two-and-a-half story German influenced Colonial Revival residence at **2542 Guilford Road**. Built in 1910 with an unknown architect, this shingle-sided home features prominent, steeply pitched cross gables. These features give this house its Germanic Cottage look. This residence has a variety of windows, some multi-paned. The porch is enclosed on the first floor of the cross gable. (See Photo #17.)

#### **Spanish Colonial Revival and Other Mediterranean**

Harry Z. Shupe designed the two-story California Spanish Colonial residence built at **2489 Stratford Road** in 1916. Its red, mission-tile roof and the arch above the front door beneath the porch roof are distinguishing characteristics of Spanish-style homes. This house also sports a hipped, ridged roof, stucco wall surface and asymmetrical façade. Houses in this style are rare outside of southern states; this is the only one of its type in the Shaker Farm Historic District. As was common in domestic buildings of Spanish precedent built before 1920, this house is a free adaption of the Mission style. (See Photo #18.)

The Italian Renaissance residence at **2992 Monmouth Road** was designed by Frederick W. Striebinger and built in 1915. This home has characteristic Italian Renaissance features such as a low-pitched hipped roof covered by red pantiles, widely overhanging boxed eaves supported by decorative brackets, stucco walls, quoins, the first-story balcony with casement windows, and entrance area accented by pilasters. It represents one of the relatively small portion of Italian Renaissance houses with unbalanced, asymmetrical facades. This example of the genre has a two-story half-cylinder bay projecting forward from the center of the façade, with a paneled front door to form the entrance, which is surmounted by a balcony with wrought-iron railing and casement windows. The home has a porte-cochere on the left side. (See Photo #19.)

#### **Medieval Revival Styles**

As a group, Medieval Revival Styles, including Tudor, Jacobean, Elizabethan Revival, and English-and-Cotswold Cottage, are the second most popular architectural styles in the District, after the various Colonial Revival forms. More than 28 residences in the District are classified purely as Tudor Revival, and another nine are listed purely as Jacobean Revival. Almost a dozen are listed purely as English or Cotswold Cottage, and three are classified as Elizabethan Revival. Various other homes blend features of these Medieval Revival Styles into their architectural elements.

#### **Tudor**

The brick and half-timbered residence at **2524 Arlington Road** designed by Meade & Hamilton and built in 1916 is a good example of the Tudor genre and of these architects' work. The roof is hipped, which is less common in Tudor homes than side-gabled roofs. However, the cross gable that dominates the façade, decorative half-timbering, tall narrow windows in multiple groups with multi-pane glazing, false thatch roof and large chimneys crowned by chimney pots are clearly identifying features of the Tudor style. The three-story semi-hexagonal bay below the cross gable is a typical Tudor arrangement. The front entrance treatment is eclectic, though the flattened arch above the paneled door is a frequently used Tudor touch. The carving on the vergeboards, decorations on the plaster, and medallion where the vergeboards meet are manifestations of the careful attention to detail for which Meade & Hamilton are known. (See Photo #20.)

Also constructed in 1916 in the Tudor Style is the stucco and half-timbered residence at **2544 Wellington Road** which was designed by Frederick W. Striebinger. Its roof is gabled at one end and hipped at the other, and the cross gable on the

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façade forms a projecting overhang above the doorway. A pair of small hipped dormers on the roof to the left of the front cross gable evoke the asymmetry typical of medieval architecture. This example lacks the massive chimney typical of Tudor homes. The entrance is slightly recessed, as the overhanging projecting cross gable forms a porch roof. The flattened arch above the window and over the glass-paned front door on the projecting cross gable are frequently used Tudor devices, as are the grouped windows. Both the main entrance door and the window above it have decorative sidelights. The windows on the first floor have brick surrounds. Windows are mostly multi-paned sashes but the dormer casement leaded windows have diamond-shaped glass. (See Photo #21.)

The Tudor Revival residence at **2542 Stratford Road** was designed by Harlen E. Shimmin and built in 1919. The front entrance of this house actually faces on Monmouth Road, and the house is shaped to conform to its corner lot with a diagonal wall facing the corner. The hipped ridge roof is contoured to resemble thatch and punctuated by dormers, cross gables and several chimneys with decorated chimney pots. The house has stucco-and-wooden half-timbering and decorative elements on the vergeboards. This large, attractive home has multiple types of windows, from multi-pane sashes to casements. (See Photo #22.)

A large chimney with multiple shafts and copper, decorated chimney pots on the street-facing side is a striking feature of the Tudor Revival residence at **2510 Stratford Road**, which was designed by Meade & Hamilton and constructed in 1919. The main entrance faces north (sideway) on this house, into a large garden where a house stood facing the street until 2009, when it was demolished. The tiled roof is complex, with dormers, gables, projecting bay and hips. Half-timbering decorates the east side. The windows are leaded, in a variety of types. Among other eclectic features, the owners added a roof-top cupola in 2009 and in 2010 are placing a sizable addition with a tower on the west side of the house which faces the back of the lot, as well as a new multi-car garage with rooms above beyond the tower and facing Stratford Road. Although the original structure remains intact, these alterations are somewhat visible from the street, and significantly increase the footprint of buildings on the lot. Because they use materials and design consistent with the original structure, they complement rather than destroy the integrity of the original. Also, the first impression of this home from Stratford Road is of the original residence; the recent additions are behind and only noticed secondarily. (See Photo #23.)

#### **Jacobean**

Dercum & Beer designed the Jacobean residence at **2452 Lamberton Road**. Built in 1916, this red-brick home features façade detailing of Renaissance inspiration. The flattened arch above the glass-paned door and entry porch is characteristic of this genre. The hipped roof with a ridge features projecting gables on either side, producing the varied eave-line heights that are also characteristic. Tall chimneys stand up on either side of the house. This large residence has a variety of windows, from a row of four leaded windows centered on the front of the house to a group of three multi-pane over single-pane sashes on the second floor. The hipped roof of the porte-cochere echoes the roof on the house and leads to a detached three-car garage in the back yard. (See Photo #24.)

The architect for the Jacobean/Tudor home with the address of **2466 Coventry Road** is unknown. Built in 1923, the ornate metal grille on the front entrance of this residence faces on Colchester Road. The Colchester view features a front-facing parapeted gable to the right that appears to rise above the roof behind, a characteristic feature of Jacobean houses. The first floor of this gable has a projecting bay window with multi-pane casement windows. To the left of this gable on the roof is a shed roofed dormer. Much of the façade is a tan-colored stone with tan brick around some windows, but half-timbering – somewhat unusual in the Jacobean style – is also used. To the left of the front entrance, a projecting, half-timbered, front-facing gable with a carved vergeboard overhangs first-floor windows. Windows are tall casements on the first floor, and multi-pane sashes on the second floor. A screened porch on the Coventry-facing side of the house is more than offset by the original garage with hipped roof, attached to the home by an original covered breezeway that stands to the left on the Colchester-facing side of the house. (See Photo #25.)

#### **Elizabethan Revival**

The residence at **2465 Arlington**, which actually faces on Fairfax Road, is suggestive of a simple but quaintly picturesque Elizabethan cottage. Designed by Bohnard & Parsons and built in 1916, this side-gabled house has wooden wall cladding and a variety of multi-pane sashes and casement windows. The front-facing gable, to the right of the paneled front door is topped with vergeboard that continues down past the gable over the roof on the right. A couple of hipped dormers, a smaller side gable on the Arlington-facing side of the house, and a flared roof on the left also contribute to the complicated roof typical of Elizabethan – and Tudor – homes. Other common details include the second-story overhang to the left of the doorway and the small size of the front-façade entry porch. A bay window may have been added to the north side of the house facing the driveway, but it is invisible from any street views of the home. (See Photo #26.)

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### **English Cottage and Cotswold Cottage**

The two-story red-brick home at 2880 Fairfax Road was designed by Dercum & Beer and built in 1912 in the Cotswold or English Country Cottage style, variations of the Tudor Revival style. The Cotswold region is in southwestern England. Features of this home that are typical of the style are a sloping complex roof, brick siding, cross gables, brick chimneys, asymmetrical design, and sloping walls with dormers in rooms on the upper floor. The front-projecting gable has half-timbering on the second floor and is supported by brick columns on the first floor to form a front porch with a segmental arch. Sidelights accentuate the multi-pane front door, which has four small owl statues atop its lintel. (See Photo #27.)

### **Picturesque Styles**

The Picturesque movement began in England as a reaction to the formal classical ideals in art and architecture that were fashionable for about 200 years. One manifestation of this was Arts and Crafts, a late 19th-century movement to revive handicrafts. Arts and Crafts architecture sought a spiritual connection with the surrounding environment, both natural and manmade. In the United States, Old World prototypes were variously modified, adapted and embellished into truly indigenous styles with only hints to earlier origins. The Craftsman and Prairie styles were American manifestations of the Arts and Crafts movement.

Arts and Crafts, or Craftsman, houses often have exterior features such as wood, stone, or stucco siding; low-pitched roof; wide eaves with triangular brackets; exposed roof rafters; porch with thick square or round columns; stone porch supports; exterior chimney made with stone; numerous windows; and some windows with stained or leaded glass. Craftsman features are mostly found in the more modestly priced homes in the Historic District east of Lee; we cite 30 homes in which Craftsman features are prominent. In the grander, more expensive homes west of Lee, we see prominent architectural references to the English Arts and Crafts style, either alone or in combination with other styles, in more than 40 residences. This represents a modest class distinction.

### **Craftsman (Elements)**

The Craftsman Style emphasizes structure and material and overall conveys a kind of honesty and virtue that bespoke contemporary American themes. The Craftsman home at 2577 Dartmoor Road, designed by J. Wentworth Smith and built in 1919, is red brick on the first floor with shingles on the second floor. The residence actually has a Tudor reference in the asphalt false thatch roof. The small eyebrow dormer centered in the side-gabled roof complements the shingle siding. Decisively, the wide eaves, many windows, and the brackets supporting the overhanging porch bespeak the Craftsman style. (See Photo #28.)

### **Arts & Crafts**

The Arts & Crafts movement was the first phase of the Modern movement in English domestic architecture. Deliberately turning its back on historical precedent for decoration and design, ornamentation was "modernized" to remove most traces of its historic origins. Low-pitched roofs with wide eave overhangs were favored.

The red-brick home at 2611 Guilford Road was designed in the Arts & Crafts style by Walker & Weeks and built in 1915. The wide eaves to the slate roof and the vertical structure of the windows on the first floor mirrored in the arrangement of sidelights and horizontal window around the paneled and centered front door are the most prominent Arts & Crafts features of this home. The side entrance echoes the vertical Arts & Crafts look of the first-floor window and main entrance. A multi-window shed dormer on the roof, tall chimneys, and functionally-sized louvered shutters aside the second-floor single-pane sashes complete the structural and decorative elements of this house. (See Photo #29.)

The stucco Arts & Crafts inspired home at 2988 Monmouth Road was designed by Meade & Hamilton and built in 1915. This residence, with its tall channeled brick chimneys and unpedimented main entrance, for example, has some Tudor references, but they are interpreted in a stylized way that confirms the Arts & Crafts designation. The relatively low-pitched, hipped roof and bracket-supported window-box beneath the second-story ribbon windows on the front-projecting hipped gable lend an Arts & Crafts feel, as does the decorative trellis beside the doorway. The quoins on either side of the entrance and second-story window above the trellis emphasize these important features. (See Photo #30.)

The Arts & Crafts home at 3009 Fairfax Road was designed by Franz C. Warner and built in 1913. This red-brick, side-gabled home is currently owned by an architect who has made modifications. Above the first-floor open porch, what was originally an open, cantilevered porch on the second floor has been glassed in, adding extra space and light to this house during Cleveland's dark winter months. Aside from the installation of the transparent glass "picture windows," this upstairs porch is unmodified structurally, so that the overall integrity of the original design remains intact. The thick round porch

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columns, overhanging roof, and the grouping of windows topped by a small square window tilted on one corner on the front-facing projecting gable are Arts & Crafts features. Referring to English traditions, the chimneys on either side of the house are crowned with decorative chimney pots. (See Photo #31.)

#### **Craftsman/Foursquare**

The architect of the Craftsman/Foursquare home at **2636 Ashton Road** is unknown. This house was built in 1912. It has wood siding on the second floor above decorative brown brickwork on the first floor. The sweep of and the pendant on the eave of the porch pediment gable with its low-pitched roof, echoed directly above in a steeper gabled dormer, are Craftsman features, as are the round columns on the brick porch balustrade. Setting the house on a raised basement with the first floor approached by steps, and running the veranda almost the full width of the first story are classic Foursquare features. The triangular knee braces under the side-gabled roof are typical of some Craftsman houses. The red tile roof is rather unusual but provides a link to the California origins of Craftsman residences. Windows are many and varied, but include multi-pane sashes over sashes with one large glass pane, a popular feature in this style and generally in the Historic District. (See Photo #32.)

#### **Classical Revival**

##### **Greek Revival (Elements)**

Classical Revival homes are few but noteworthy in the Shaker Farm Historic District. As just one example, according to neighborhood tradition, the name for Arlington Road was adopted after the home at **2481 Arlington Road** was built in 1909. This residence is said to be a smaller-scale version of the Custis-Lee Mansion at Arlington Cemetery in Arlington, Virginia, just outside Washington, D.C. It was the first home on the street. The developers originally planned to call this street Leicester Road. The architect is unknown. The clapboard-sided home is front-gabled with only four Greek, robust, fluted columns on its portico (compared with the Custis-Lee Mansion's eight columns), and details of the pediment over these columns differ in these two structures, but the resemblance nonetheless exists. The residence at 2481 Arlington has Classical features such as leaded sidelights and an elliptical fanlight over its paneled front door. Shutters adorn the five-ranked symmetrical windows with six-pane upper and single-pane lower sashes on the front of the house behind the columns. With no side appendages, this house simply resembles a Greek temple – but one with windows and other Colonial features mixed in. (See Photo #33.)

#### **Eclectic Blends**

Classifying the architectural styles of homes in the Shaker Farm Historic District is challenging, because they are rarely pure examples of the popular architectural styles of the day. Often, the homes are blends of shapes, materials, detailing or other features, as the following examples demonstrate.

##### **Arts & Crafts and Tudor Revival**

The tan-brick home at **2541 Arlington Road** was designed by Harlen E. Shimmin and built in 1910. Prominent Tudor features include the steep side-gabled roof with two projecting front-facing gables, large chimneys and half-timbering. Prominent Arts & Crafts features include the red-tile roof, detailing on the vergeboards, and square brick columns on the front and side porches. This large home has a variety of windows. It was the central element in a family compound that included the houses on either side, at **2542 Stratford Road** (see Tudor section above) and **2505 Arlington Road** (see contributing carriage house description below). (See Photo #34.)

Another example blending the Arts & Crafts and Tudor styles is the house at **2583 Wellington Road** that was designed by Reynold Hinsdale and constructed in 1923. Prominent Tudor features of this home include the side-gabled roof with false thatching, red-brick first-story walls contrasted with decorative half-timbering on the second floor, multi-pane lead glazing in the windows, and the round-arched doorway. Prominent Arts & Crafts features include the wide eave overhang, some triangular knee braces supporting the overhanging second floor, and the side porch with its curved arch that echoes the simplified arches over the door. The house has a paneled front door. (See Photo #35.)

##### **Arts & Crafts and English Country**

The red-brick home at **2494 Stratford Road** was designed by John H. Graham and constructed in 1915. It has a hipped roof with ridge. Prominent English Country features include the asymmetrical, sloping roof-line of the front-projecting gable, tall chimneys, and tall narrow windows in multiple groups, three-dimensional façade and false thatching. Prominent Arts & Crafts elements include the wide eaves with triangular brackets on the forward-projecting gable and elsewhere, the

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structure of the ribbon windows and the curved shape of the pediment between the porch support columns. To make the mix more complex, the round-arched window beside the front door is rather Italianate. (See Photo #36.)

#### **Arts & Crafts and Bungalow**

The Arts & Crafts/Bungalow home at **2560 Stratford Road** was designed by Reamer & Vorce and built in 1915. This one-and-a-half story, tan-brick residence is unusual in a neighborhood where two- or two-and-a-half story homes predominate, and Colonial and Medieval Revival styles are favored. Its low-pitched, ridge-hipped, red-tile roof has characteristic wide eaves ornamented and supported by brackets. The distinctive, gently arched windows artistically combining multi-pane and plate glass, echoed in the rounded dormers symmetrically placed on the roof, also have an Arts & Crafts look, as do the simplified, though fairly prominent, chimneys. However, the arched glass-paneled front door with no porch roof has a Tudor look. (See Photo #37.)

#### **Tudor Eclectic**

The brick home at **2859 Fairfax Road** was designed by Harlen E. Shimmin and built in 1917. Characteristic Tudor features include the false thatch roof which is hipped and ridged, the façade dominated by a prominent cross gable decorated with half timbering that overhangs the front entry porch, and the tall chimney. However, the bay of windows on the first floor façade are not in the tall, narrow style normally associated with the Tudor style, and the large covered front entry porch bespeaks other styles. (See Photo #38.)

#### **Eclectic**

Some houses are such a mixture of styles that none is dominant. The red-brick home at **2989 North Woodland Road**, designed by Harlen E. Shimmin and constructed in 1915, is a prime example of borrowing features from many styles. Tudor elements include some false thatching, and the pots on the chimneys. The varied windows and the wide overhanging eaves draw from several styles. The front porch has Craftsman details. This house is handsome and impressive, but it isn't clearly any style. (See Photo #39.)

Another example that is simply labeled eclectic is the shingle-clad home at **3289 East Monmouth Road** designed by Asa W. Hudson and built in 1917. Its Colonial Revival elements are shown with its louvered shutters and shed dormer. Shingle Style is exhibited with its shingled siding and asymmetrical facade. Craftsman elements include its six-pane over single-pane double-hung sashes, stout plain columns and simple pedimented porch, and ribbon windows in the shed dormer. (See Photo #40.)

#### **French Eclectic**

The French Eclectic red-brick home at **2491 Marlboro Road** was designed by Abram Garfield and constructed in 1928. Identifying features include the tall, steeply pitched hipped and ridged slate roof, with the eaves flared upward at roof-wall junction. The main entrance is through a hip-roofed wing on the right side of the house, and behind that an octagonal tower with a high, conical roof is just visible from the street. These arrangements are examples of the sideways orientation noted in some other houses in the historic District. The entryway features arched openings, and multi-pane sashes are flanked by louvered shutters, both of which are characteristic of this style. The arched-top dormers are common in this style but more apt to go through the cornice. The chimneys resemble those of other samples of this genre. The brickwork on this house has a subtle geometric design. (See Photo #41.)

#### **Georgian Eclectic Schools**

The two, red-brick Roxboro Schools were built a few years apart in a Georgian Eclectic style. One of these schools is a public elementary school for students in kindergarten through fifth grade in the Cleveland Heights University Heights City School District, and the other is a public middle school for students in grades six through eight in the same district. Aside from the two large school buildings, the property has playgrounds at the elementary school and, behind the middle school, parking lots for cars and bicycles, a couple of tennis courts, a couple of baseball fields, a track with central playing field and bleachers, and a large shed beside the fields for maintenance equipment. For purposes of description, we will focus on Roxboro Middle School (formerly Roxboro Junior High School), built in 1925. Located at **2400 Roxboro Road**, the architect is unknown but clearly took the lead from Roxboro Elementary School, built a few years earlier in 1921 at **2405 Roxboro Road** with Franz Warner as architect. The Georgian features of Roxboro Middle School include a centered front entrance with windows on both sides aligned horizontally and vertically in symmetrical rows. The entrance adopts a neoclassical style with its elaborate full-height entry porch with four columns and a decorative crown pediment that includes tooth-like dentils. This porch is superimposed on three entry arches, with windows above each arch. The side-hipped roof is topped with a cupola. The building has a trapezoidal shape with stone panels on the far sides of the façade

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with Beaux Arts features such as decorative garlands above ground-floor arched false windows with decorative pilasters and crown. Windows in this school and its neighbor were replaced to reduce energy costs but have a multi-pane look that is consistent with the originals. Also, some contemporary additions have been made to the rear of the building, but these do not detract from the Georgian Eclectic impression one gains when approaching the front of this building. (See Photo #42.)

**Secondary Buildings**

**Representative Contributing Detached Garage**

The garage at **2541 Arlington Road** is visible from Monmouth Road and serves as a representative example of the 180 detached contributing garages in the District, in that it is designed using similar style, materials and scale to the residence it is associated with. This three-car garage is built of tan bricks and has a red-tile roof, matching the materials and architectural style of the close-by residence, which was built in 1919 and is described above under "Eclectic Blends." The current owners have maintained the original character of this large home, inside as well as out. They have been in contact with descendants of the original owner to verify the authenticity of the home and this outbuilding. (See Photo #43.)

**Representative Non-Contributing Detached Garage**

This garage at **2641 Exeter Road** is a representative example of the 53 non-contributing detached garages in the Shaker Farm Historic District. The distinguishing characteristics of these non-contributing garages are a two-car-wide garage door and entrances that are generally lower than the original garages. Also, quite often the architectural style of the garage does not match the architectural style of the residence at the same address. The home at 2641 Exeter was built in 1913 in a Colonial Revival style. Replacement garages sometimes seem lower in quality than the homes associated with them – more prefabricated, not architect-designed. It is quite likely, however, that the garages they are replacing had become decrepit or perhaps burnt down. (See Photo #44.)

**Representative Attached Garage**

Because the Germanic Arts & Crafts residence at **2542 Guilford Road** has a walkway from Monmouth Road to its front door, this attached garage can be said to be behind, rather than beside, the house. This garage exemplifies the 131 contributing resources that include attached garages in the District. Such attached garages are typically constructed of the same materials as the home and blend into the architectural design nicely. (See Photo #45.) The entire structure – home and attached garage – was constructed in 1910. The second story above the attached garage has space for live-in servants. The current owners rent this apartment out, as do some other owners in the District with similar apartments. Another 16 attached garages in the District are non-contributing, either because they are attached to non-contributing homes or were clearly added to contributing homes long after the period of significance.

**Representative Contributing Carriage House**

The style of contributing Shaker Farm Historic District carriage houses generally complements the residences they are associated with. Some are large and impressive, as is this one. This grand carriage house behind **2505 Arlington Road** is almost invisible from the street. Its genuine outswing carriage garage doors open in the middle. The adjoining large red-brick home was built in an Arts & Crafts style in 1924. Nowadays, carriage houses in the District are typically rented out to students or other tenants. (See Photo #46.)

**Religious Structure**

Fairmount Presbyterian Church is on the map of and included in the Fairmount Boulevard District application that was approved for the National Register of Historic Places in 1976. The Fairmount Boulevard application provides some information about this church and also includes a picture of the church, which was first built at **2757 Fairmount Boulevard** in 1915 with modifications in the 1940s. Photo #47 of the Shaker Farm application shows that the church remains as it was in 1976. It represents the commitment of the residents to maintain the quality of the architectural resources found in the Shaker Farm Historic District.

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### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

Property is:

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

#### Areas of Significance

(Enter categories from instructions.)

##### Architecture

Community planning and development

##### Social History

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Period of Significance

1906 - 1935

#### Significant Dates

1906

1907

1935

#### Significant Person

(Complete only if Criterion B is marked above.)

#### Cultural Affiliation

N/A

#### Architect/Builder

Meade & Hamilton; Frederick W. Striebinger;  
Harlen E. Shimmin; W. Asa Hudson; Henry  
Hradilek; Dercum & Beer; Willard Hirsh; Walker &  
Weeks; White & Shupe; E. J. Andrews; Bohnard &  
Parsons; Maurer & Mills; Franz C. Warner;  
Steffens & Steffens; Harold O. Fullerton; Fulton &  
Taylor; Charles S. Schneider

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**Period of Significance (justification)**

The period of significance is 1906 to 1935, reflecting the association of the Van Sweringen brothers with the development of the district. Oris Paxton (O.P.) and Mantis James (M.J.) Van Sweringen were instrumental in the successful development of the Shaker Farm Historic District. Until they began marketing and selling properties in the District in 1905, sales languished. Their sales pitch promised a community planned and rigidly controlled according to the highest standards, and they also ensured streetcar service, which was essential at the time. The first house in the District was built in 1906, so the period of significance begins in 1906. Soon the development skyrocketed. Between 1910 and 1919, about two-thirds of the current addresses in the District were built upon, and most of the rest were constructed in the 1920s, with relatively few before 1910 and after 1929. Development of the District was guided by deed specifications and restrictions that were set by the investors in the Shaker Heights Land Company, who preceded the Van Sweringens' involvement in and ownership of properties. However, the Van Sweringens embraced these deed rules both in Shaker Farm and later in the development of Shaker Heights. The result was creation of communities which were very desirable for the upper crust and upper middle class. How much the Van Sweringens were involved with Shaker Farm after Shaker Heights broke off from Cleveland Heights in 1911 is debatable, because by that time the Shaker Heights Improvement Company had taken over Shaker Farm development. O.P. Van Sweringen was Vice President of the Shaker Heights Improvement Company for a couple of years at least but was later replaced. By 1911, the Van Sweringens had begun to create numerous syndicates and subsidiaries, and it is impossible to know how involved the Van Sweringens remained in these entities, which generally all had offices in the Williamson Building on Public Square in downtown Cleveland. Still, the Van Sweringens brought Shaker Farm to life. Although the deed restrictions in the District expired in 1929 and apparently were not extended to 1950 and expanded as they were in Shaker Heights, the few new homes constructed in the District after 1929 conformed to the deed specifications through the 1930s. With these facts in mind, it seems appropriate to end the period of significance for the Shaker Farm Historic District with the death of M.J. Van Sweringen in 1935. M.J.'s brother, O.P., said he was incapable of carrying on alone, and died less than a year later. By that time, Shaker Farm was largely built out. Its formative period was at an end. Accordingly, the period of significance for the Shaker Farm Historic District is 1906 to 1935.

**Criteria Considerations (explanation, if necessary) N/A**

**Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)**

Shaker Farm Historic District in Cleveland Heights, Ohio, is eligible for the National Register of Historic Places under Criteria A and C. Criterion A is applicable because the district represents a significant example of early American suburban planning broadly and the early suburban expansion of Cleveland specifically. The community was planned to provide a prestigious and stable living environment for affluent owners and has remained successful in that regard to the present.

Criterion C is exhibited in the District's many excellent residences representing popular styles of the early twentieth century and including outstanding examples of the work of prominent Cleveland architects. Homes in the District are included in books on the architecture of American homes, such as *A Field Guide to American Houses*, and in local books, such as *Beautiful Homes of Cleveland*, published in 1917. They have been featured in national publications such as *Architectural Record* and on television shows such as HGTV's *Dream Drives*. Homes in the District were regularly featured and prominently advertised with pictures and details in local news publications of the time such as *Town Topics* and *The Plain Dealer*.

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

**STATEMENT OF SIGNIFICANCE**

Shaker Farm Historic District is significant under Criteria A because, by the end of the nineteenth century, Cleveland, Ohio, had expanded to such an extent on the plain along Lake Erie that developers and wealthy families began to look farther east, up the slopes to the farmland and woods on the "heights" for homes away from the burgeoning and polluted city. Cleveland Heights is among several early suburbs formed as a result of Cleveland's expansion. The formation of

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surrounding suburbs was a trend in many other American cities at the time – a broad pattern in our history. As the nineteenth century began, Cleveland had emerged as a leading manufacturing center, with many wealthy citizens as a result. Because the local economy was so strong – a magnet for many seeking opportunity – by 1920, Cleveland was the nation's fifth largest city.

The district is significant due to the size of the Shaker farm tract and the unprecedented rigid control of its development by the Van Sweringens. Shaker Farm and Shaker Village were designed for well-do-do buyers and designed to protect the value of these investments through restrictions and specifications. Also unprecedented, according to John R. Stilgoe in *Borderlands: Origins of the American Suburb, 1820-1939*, was the public relations campaign the Van Sweringens launched to entice upper- and upper-middle-class families to the Heights. An array of pamphlets, newspaper advertisements, leaflets, and broadsides, stunningly illustrated, glorified the effects on families of living in meticulously sited, architect-designed and well constructed single-family homes away from apartment houses, factories and unsuitable people who were barred from buying into the development.

Shaker Farm Historic District is significant under Criteria C as it represents an outstanding cohesive and intact example of dominant architectural styles of the early twentieth century, designed by leading architects, generally using the finest materials and craftsmanship. Many homes in the District, as described above, have artistic merit and collectively lend distinction to the District. The homes represent an era of affluence and comfort for those who achieved success in the Cleveland area in the early part of the last century.

The boundary of the District includes the northern portion of what was Shaker farmland between roughly 1822 and 1889, when the popularity of the Shaker religious movement and the sect's numbers had dwindled and aged to the point that trustees decided to sell the tract. After various transfers, this land was owned by The Shaker Heights Land Company, which had very limited success in selling plots on which homes were actually built until the Van Sweringens took over marketing and sales in 1905. The period of significance begins in 1906 when the first house was built in the District and ends in 1935, when M.J. Van Sweringen died, followed in less than a year by his brother, O.P. The contributing structures evoke the vision for the District that they promoted. The 1907 marketing brochure for the area, which bears O.P. Van Sweringen's name as Vice President of the Shaker Heights Improvement Company, envisaged "...a region where beautiful homes are situated amid spacious grounds in an extensive park, where the architect and the landscape designer have worked together, in their respective spheres, for harmony in the treatment of the houses and grounds. To this end, we have planned to heighten the natural attractions of this region in the interest of ultimate beauty and healthfulness by improving the streets in the best manner known to civil engineers, by restricting its use to fine homes carefully placed and widely separated and by selling the lots only to most desirable people at reasonable prices. No other tract of land about Cleveland possesses the combined advantages of convenient location, native picturesqueness and purity of air."

A total of 11 homes were constructed between 1906 and 1909 within the boundaries of the Shaker Farm Historic District. Two hundred sixty-six residences and one church remain of those built between 1910 and 1919. One hundred four homes and two schools were built between 1920 and 1929, reflecting the great prosperity of that decade. Just 24 more homes, one church and one school were built over the subsequent decades, indicating the stability that followed.

Construction of homes in the Shaker Farm Historic District, largely beginning in 1910, laid the foundation and set the precedent for the construction in the 1920s of homes that are now included in the initial Shaker Village District (the Shaker Village District was subsequently expanded).

The large plot of land that the Shakers had accumulated on either side of Doan Brook in the Heights was attractive for development late in the nineteenth and early twentieth centuries, due to its location and topography. The Shakers were a religious sect founded in England by Mother Ann Lee who fled to America in 1774 to avoid religious persecution. Officially named the United Society of Believers in Christ's Second Appearance, the sect espoused confession of sin, community ownership of land, withdrawal from the world, refusal to bear arms, equality of the sexes, and celibacy. Believers practiced a form of dance to shake away sin that earned them the derisive name of Shakers. Ralph Russell, the son of an early settler of the Heights, walked to the Union Village Shaker community in Lebanon, Ohio, where he was converted. He converted family members and founded the North Union Community in 1822 on his family's farmland in the Heights. The Shakers accumulated more land over time.

At its peak, this Shaker community numbered 300 members, housed in three families (see Map #11). They named their colony "Valley of God's Pleasure" and welcomed orphans, families, blacks, whites, Jews, Swiss, Scotch, Germans,

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Swedes and Indians on an equal plane, to the horror and disgust of their neighbors. In fact, the Shakers had to rebuild after outsiders set fire to some of their buildings in the early 1850s. Despite such animosity, the Shakers excelled in agriculture, marketing, furniture making, spinning and weaving, and invented some 40 items, from seed packaging and the washing machine to the clothespin, flat broom and circular saw.

After the Civil War, more and more people left the religion, and demand for homemade items decreased as the Machine Age arrived. In 1889, the colony was disbanded and the remaining 27 elderly Shakers resettled in other areas. On April 7, 1892, the Shakers' trustees sold the North Union land, 1,393.40 acres, to Lawrence Lamb of Richmond, Virginia, for \$316,000.00. On the same day, Lamb sold all of the land to the Continental Development Company for \$400,000.00. Lamb and his brother are listed as president and vice president, respectively, of the Continental Development Company. The following year, Lamb, acting for the Continental Development Company, sold the entire tract to Joseph A. Oakes for "One Dollar and other valuable considerations," including the assumption of a mortgage for \$315,000.

This was apparently the start of the Shaker Heights Land Company, which was incorporated in New York in 1893, a.k.a. the Buffalo Syndicate. In 1896, this organization gave about 275 acres of land along Doan Brook and its lakes to the Board of Park Commissioners of the City of Cleveland for Shaker Heights Park. The noted landscape architect, Ernest W. Bowditch, laid out two gracefully curving boulevards (North Park and South Park) along either side of the rather remote new parklands. However, the financial depression of the 1890s dampened hopes for quick profits from the sale of the real estate. The picturesque parklands remained surrounded by abandoned farmland and the ruins of Shaker buildings.

The Shaker Heights Land Company gave another .579 acres in 1906 for the widening of North Park Boulevard. Simultaneously, John D. Rockefeller donated land he owned along Doan Brook between Shaker Heights Park and Ambler Park to the Cleveland Park Commission. By that time, W.H. Gratwick was president and H.P. Bissell was secretary of the Shaker Heights Land Company.

A Cuyahoga County Recorder's Plat Book dated January 20, 1903, (Volume 3, page 2) that encompasses lots on Coventry Road and along North Park Boulevard from Coventry Road west to land owned by Rockefeller is the earliest development plan for the District. This plan was developed by Walter P. Rice Engineering Company and anticipated sizable plots, mostly in the range of two or three acres, along North Park, suitable for large mansions. A large estate was actually constructed in the northern Shaker farmlands – Kenyon Painter's Deer Park on the south side of Fairmount Boulevard between Lee and Shelburne Roads. The estate's mansion was designed in the English Renaissance style by Charles Schneider and built in 1904. Used as a summer home for 10 years, the walled estate had a private zoo with animals and birds in a structure along the wall on the Fairmount side of the estate. A bear pit nearby and the deer rounded out the menagerie. The mansion today is used as offices for Beaumont School for Girls, which takes up much of land of the former estate. This property is excluded from the Shaker Farm Historic District because it was developed before the Van Sweringens' involvement. While other sizeable estates were apparently contemplated, none were actually built in the area that now encompasses the Shaker Farm Historic District.

Over the years, the Shaker Heights Land Company engaged three different firms to market and sell plots, but with little success. Shortly after The F.A. Pease Engineering Company was incorporated in 1903, this civil and municipal engineering and surveying firm was hired by the Shaker Heights Land Company, which had an address in Buffalo, N.Y., to survey the lands of the old Shaker Colony. The actual layout of the Shaker Farm Historic District dates from 1904, when The F.A. Pease Engineering Company created a plan for the Shaker Heights Land Company (see Map #12), as well as for what is now the Euclid Golf Historic District, listed on the National Register of Historic Places in 2002. The 1904 Pease plan envisaged an environment of beauty and individuality that preserved the charm of nature with curving streets and varying lot sizes, though the section east of Lee has a grid pattern. This plan is not the final layout exactly, but the major outlines are formed. This Pease plan appears in a marketing brochure of the Shaker Heights Land Co. entitled "Shaker Heights, Ideal Home Sites," which must have been produced in 1904 or 1905, because the brochure says that O.C. Ringle & Company are sole agents for The Shaker Heights Land Company. The brochure notes that the proposed development was in what was at the time East Cleveland and Warrensville Townships.

In the latter half of 1905, O.P. and M.J. Van Sweringen obtained and then sold a few of the lots Ringle had on hand along North Park Boulevard. At Ringle's urging, they travelled to Buffalo to see if a complete arrangement could be set up. The initial agreement specified a 30-day option on a small parcel of the Shakers' land, still owned by the Buffalo syndicate. The agreement with the Van Sweringens stipulated that they could take a second option for double the amount of land and time if they were successful in selling the original parcel. Each succeeding option contained the same provision. Given

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the sales track record to date, Gratwick and his fellow investors had nothing to lose and everything to gain by accepting this offer.

Who were these entrepreneurial Van Sweringens? O.P. was born in 1879, and M.J. was born in 1881. Their mother died of tuberculosis in 1886. The family, now with three sons and two daughters, moved to Cleveland from the Wooster area in about 1890. The oldest brother, Herbert, supported the family with a steady job at the Cleveland Storage Company as the father was alcoholic. Their two older sisters raised O.P. and M. J., who visited the Shaker Lakes as boys. When O.P. was 17 and M.J. was 15 in 1896, they had a bicycle shop. Both were working for a fertilizer company in 1897. But while still in his teens, O.P. had decided he would enter the real-estate business at the age of 21. Working together, the two brothers entered real estate part time. They made small profits on the sale of a couple of houses, and then tried full time to sell lots in the Clifton Boulevard area of Lakewood. This ended in foreclosure when the lots on which the brothers had made down payment did not sell quickly enough to pay off the debt the brothers had taken on. After two years during which they were only able to continue to do business under their sisters' names because the foreclosures made them insolvent, the brothers managed to earn enough from varied work to settle the Lakewood debt. Meanwhile, their father died in 1903. Their older brother, Herbert, joined the Cleveland-Cliffs Iron Company as a bookkeeper and, it appears, had little active involvement with his younger brothers' business affairs thereafter.

After a few varied intervening gambits, the brothers shifted real-estate operations to the opposite side of the city. Marking a new beginning, they resumed the use of "Van" in their name; in becoming Americanized, the family had shed that part of their Dutch name. In 1905, subdividing the Ringle properties on North Park Boulevard in Cleveland Heights for large residences, and focusing on the "carriage trade" (wealthy customers who could afford a stable and help with horses and a carriage), the brothers enjoyed immediate success. The brothers had a low key manner that was successful with upper-crust buyers.

By the turn of the century, prosperity had returned to Cleveland. In fact, the city was booming through shipping, shipbuilding, manufacturing, coal, steel and oil. Between 1904 and 1909, the number of industrial establishments grew by 33 percent, the amount of capital invested in Cleveland industries increased by 45 percent, and the total value of products manufactured in the city leaped by 58 percent. However, Gratwick and Albright grew discouraged as weeds and brush took over their land and its appraised value fell to \$240,000. In contrast, as their success increased, the Van Sweringens saw the potential of the area and made an historic decision. A marketing brochure dated 1914 and entitled "The Shaker Heights Subdivision of SH" features pictures of homes in the Shaker Farm Historic District and notes, "In April, 1906, The Shaker Heights Improvement Company purchased the three hundred acres of the old Shaker Farm, which lay north of Shaker Lakes and on both side of Fairmount Boulevard." This is almost exactly the tract of Shaker Farm Historic District.

Officers of The Shaker Heights Improvement Company in 1914 included E. Warner White, President; C.K. Arter, Vice-President; T.W. Larwood, Jr., Secretary; and T.E. Borton, Treasurer. A 1907 marketing brochure of The Shaker Heights Improvement Company listed the same officers, except that O.P. Van Sweringen was listed as Vice President instead of C.K. Arter. It seems that the Shaker Heights Land Company and the Shaker Heights Improvement Company were closely aligned entities, mutually dedicated to the development of the Shaker farmland with offices in the same building on Public Square in downtown Cleveland. By 1908, they were joined by the Shaker Lakes Land Company, which seems to have been the first of the Van Sweringens' land syndicates. These syndicates proliferated in bewildering numbers as time passed. There were already a half dozen such syndicates by 1913, with more to come in the 'teens and 'twenties.

The purchase and development of the lands of the Shaker Farm Historic District set a pattern that the Van Sweringens repeated and expanded over and over through a series of syndicates to build real estate and other holdings. The brothers had learned how to convince others to provide them with the financial backing needed for their expansion plans. By 1907, the brothers had organized a syndicate of Cleveland businessmen, including bankers J.R. Nutt and Charles Bradley, securities dealers Warren S. Hayden and Otto Miller, and several others, to buy the remaining approximately 1,200 acres of the Shaker land.

By this time, Patrick Calhoun, an entrepreneur from the South, had already succeeded in persuading wealthy Clevelanders to build impressive mansions at the top of Cedar Glen on Overlook Road and nearby in his Euclid Heights Allotment, where E.W. Bowditch had laid out streets for this 300-acre allotment. (See Map #7 for nearby developments.) In 1896, Calhoun had negotiated a franchise to establish rail service to Euclid Heights. The electric street railway line up Cedar Glen and along Euclid Heights Boulevard to Edgehill Road was built in 1897. It was later expanded east to Coventry Road

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and then north to Mayfield in 1906. The line reached as far east as Taylor Road in 1915. Utility installation was also accomplished through private arrangements with utility companies.

The availability of transportation and utility service made subdivision of large land tracts into salable lots a practical reality. Calhoun had built the imposing Tudor Revival style Euclid Club in the allotment on the north of Cedar Road in 1901 as an added amenity, and also arranged to use 141 acres opposite the Euclid Club on the south side of Cedar that belonged to John D. Rockefeller, Sr., to complete an 18-hole golf course – the first professionally designed 18-hole golf course in the Cleveland area. Golfers had to work around territory occupied by some more modest homes that stood on Bellfield and Grandview Avenues in the Cedar Heights allotment developed by Edmund Walton. Ambler Heights, to the south of Cedar Glen, was poised for development.

The Van Sweringens realized that the problem with most of the Shaker land was that it was too far from the end of the street railway system for successful development. In the early decades of the twentieth century, as Cleveland was booming and automobile ownership was just getting under way, street railways were key to the development of suburbs. In fact, the Van Sweringens believed that inadequate transportation was a factor in their defeat in Lakewood.

Electric streetcars were first successfully developed for urban transportation in 1888 and began to spread rapidly. Throughout the year, they were far more reliable and less polluting than horse-drawn transportation. At the same time, thanks to steel mills, refineries, coal-fired steam locomotives and lake freighters, a xenophobic reaction to immigrants and their enclaves, and horses, Cleveland was viewed as a dirty, smelly and unattractive place to live. Owners and managers of industry, bankers, lawyers and successful retailers were eager to get away from it all.

Development of the Heights began in earnest after the streetcar line was built up the hill in 1897 to open Euclid Heights, Patrick Calhoun's elite garden suburb. Construction of homes in the adjacent Ambler Heights began in 1906. In that year, the Euclid Heights streetcar line was extended to Mayfield Road, but a branch was needed to the Shaker farmland. So in 1906, O.P. asked the Cleveland Electric Railway to build a branch out along Fairmount Boulevard, which was one of the original Shaker roadways. To facilitate the project, the brothers would provide the land and cover interest costs on the line for five years. John D. Rockefeller, Sr., permitted the Cleveland Street Railroad Company to place a streetcar line through his property to connect the Cedar Road line to Coventry Road via what would become Fairmount Boulevard. The new "Shaker Lakes" line was completed to Lee Road in 1907. It went right through the golf links of the Euclid Club.

The syndicate the Van Sweringens formed to complete the purchase of the entire Shaker lands was a predecessor of the Van Sweringen Company. This syndicate paid over \$1 million in 1907 for the remaining acres of Shaker land not already owned by the Van Sweringens. Eventually, using debt and very little equity, the Van Sweringens expanded their holdings to more than 8,000 acres extending from East 93<sup>rd</sup> Street east to Gates Mills and Hunting Valley Villages. The Van Sweringens' financial arrangements were obviously highly successful but also risky in the event of an economic downturn. The Van Sweringens continued to work with the Pease firm to plan the layout of the lands they acquired through the 1920s. From this auspicious beginning, the Pease firm continued for more than 50 years and had a very distinguished history planning many other subdivisions in the Greater Cleveland area as well.

As noted above, the development of the Shaker farmland was designed to provide long-term stability for upper-class buyers by offering a completely planned, regulated and harmonious community. It was based on principles developed for the Roland Park project in Baltimore. The concept included property-deed covenants restricting house size, cost, architectural style, placement (setbacks), and resale procedures. Before the Van Sweringens became involved in selling and marketing the Shaker farmland, the Buffalo-based Shaker Heights Land Company had already defined the restrictions, which were to last until May 1, 1929. (See bottom of second page, Exhibit #3.)

The Van Sweringens embraced the Buffalo investors' requirements for Shaker Farm completely and later extended them, with some minor modifications, to the Shaker Village development. As a result, before building, house plans had to be reviewed and approved. Attached houses, row houses and commercial structures – any buildings except residences or outbuilding associated with them – were banned. Billboards and "other unsightly nuisances" were prohibited. Depending on the width and importance of the street, homes had to be set back 60 to 100 feet from the street. Only one house was allowed per minimum size lot, and the restrictions required ample space between houses. Properties on the western end of the development had to have at least 80 feet frontage, and Fairmount Boulevard houses had to have at least 100 feet frontage. Curving, tree-lined residential streets leading into a wide central boulevard, and generous provision for churches,

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top-quality schools and other amenities completed the formula for both the Shaker Farm Historic District and the Shaker Village District.

An examination of several sources, particularly Elroy Avery's three volume *History of Cleveland and its Environs*, reveals a considerable amount of detail about the original owners and families who chose to build and live in the Shaker Farm Historic District. (See Exhibit #4) Most of the early residents were businessmen and professionals, and many were officers of multiple companies that represented a growing industrial area. The companies imported raw materials such as iron ore and lumber, and also ran, or contracted out to, related companies engaged in shipping, foundry work, iron and steel manufacturing, lumber mills and furniture and home builders. For instance William Jeavons of 2541 Arlington Road, while an inventor himself, was affiliated with the Cleveland Foundry Co., which merged with Cleveland Metal Products. He invented the Perfection Oil Stove and founded the Perfection Stove Co., while also maintaining his earlier involvement with the other companies. He became President of the Perfection Stove Co., and many of his fellow officers of the company lived within a few blocks of his home. David W. Teachout, who built a home at 2889 North Park Boulevard as well as at 2465 Arlington Road, was the President of multiple companies, including the Teachout Building Supply Co., the Lincoln Co., the Broadway Lumber Co., the Heights Oil Co., the Harris-Murray Co. and City Savings and Loan Co.

Presidents, officers, directors and founders of service industries, such as banks, savings and loans, law firms, real estate agencies and health care facilities were also among the first to build and live in the area. For instance, many of the lawyers in the area became involved in major Cleveland law firms specializing in corporate investment bonds and some entered academia, teaching at Western Reserve School of Law. Two doctors in the area were co-founders of MetroHealth Center and the Cleveland Clinic.

Interestingly, many families, brothers and sisters, parents and children and extended families purchased land and built homes close to, or even next door to each other and remained in those homes for many years. One architect, whose sister's house shared a backyard with his own, built an addition to her home. In addition, many of the families living near each other also worked together as officers of the same companies. Early residents of the Shaker Farm Historic District were well represented in Cleveland's social register.

The Heights project never had a precise name, but the specifications for homes built in the development were precise. The curvilinear style of street design – as opposed to the traditional gridiron scheme of straight streets and rectangular blocks – was key. It accommodated houses of different price levels on the same tract of land but maintained the value of the more expensive homes by dividing properties on main thoroughfares and curved inside streets into different price sections, which had also been done at nearby Euclid Heights. For example, the 1907 marketing brochure specifies that homes on Fairmount Boulevard required a \$7,000 investment, those on Stratford \$6,000, and those on Guilford, Islington (later renamed Arlington), Monmouth and Fairfax \$5,000. In addition, streets were laid out in conformity to the natural topography of the land so that they provided esthetically pleasing home sites that were distant from heavy traffic and accommodated storm-water drainage. Finally, wealthy Clevelanders appreciated the wide boulevards in the Heights, which members of the traditional real-estate community initially regarded as wasteful of good land that could otherwise be sold.

As previously noted, the platting of the Shaker Farm land really began to take its final shape in 1904, focusing on the tract on either side of Fairmount Boulevard and north to Fairfax Road, spanning the distance between Coventry Road and three streets east of Lee Road. By 1909, the Pease engineering firm had produced a plan for platting the area around the Shaker Lakes north of present Shaker Boulevard, ending a short distance east of Lee Road. The entrepreneurial Van Sweringens were already thinking ahead, even as the Shaker Farm Historic District tract was still just poised for building. Also as previously noted, Shaker Farm was two-thirds built in the decade from 1910 to 1919, reflecting all the careful planning that went into it and the completion of the streetcar railway up Fairmount Boulevard in 1907. Business and professional people who worked in the City of Cleveland but preferred to live elsewhere could get to their jobs easily thanks to the streetcar railway.

With some refinements, the Shaker Farm Historic District set the model for the building of homes, mostly from 1920 to 1929, of the Shaker Village District in what is today Shaker Heights. Shaker Farm Historic District includes a few examples of Mediterranean villa styles and bungalows, but these were not allowed in the Shaker Village territory, where variations of suburbanized Georgian, Tudor, Cotswold, Dutch Colonial and French Chateau styles were the most popular approved designs – preferably built in masonry with discreetly muted colors.

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Delaying the development of Shaker Village (Shaker Heights) were transportation problems. At first, the brothers tried to persuade John J. Stanley, president of the Cleveland Railway Company, to expand the Shaker Lakes line south. It took three tries and serious haggling, but starting near the end of 1913, transportation into Cleveland was provided through extensions of the Shaker Lakes streetcar railway along Coventry Road over to Shaker Boulevard and out east, with a spur along Courtland to the Shaker Heights Country Club, which was founded in 1913. The Fairmount Boulevard route downtown progressed quickly and beautifully through the Heights, but then plodded through heavy traffic in Cleveland. Shaker Heights needed a direct railway for "high-speed" commuter service to downtown Cleveland to enable the kind of community the Van Sweringens envisaged. Recognizing this, in 1909, the brothers had already started acquiring land along Kingsbury Run, named after the stream that it followed. To make the case for living in Shaker Village more compelling, in 1909, the brothers began acquiring land on Public Square opposite their offices in the Williamson Building that would ultimately be used to construct a railway terminus, not just for suburban railway lines but for other railroads that the Van Sweringens later acquired.

In 1911, residents of what is today Shaker Heights asked Cleveland Heights Village Council to detach Shaker Heights from Cleveland Heights. One of the Van Sweringens appeared at a Cleveland Heights Village Council meeting on June 6, 1911, and spoke in favor of detachment. The Cleveland Heights Village Council approved detachment to form a new Shaker Heights Township on June 20, 1911. (See Exhibit #5.) As the Van Sweringens became more engaged in the development of Shaker Heights, it is likely that they turned over management of the Shaker Farm development to the allied or subsidiary Shaker Heights Improvement Company. Determining how involved they remained – if at all – is impossible and perhaps of little consequence. They had started development along a course that was followed throughout the Period of Significance. The Van Sweringens had a reputation for engaging very competent managers in their operations.

In 1916, the Van Sweringens bought the Nickel Plate Railroad, owned by the New York Central, to have the land needed for a direct, high-speed connection between Shaker Heights and downtown Cleveland. When trains started running immediately following the completion of the Shaker Rapid along Kingsbury Run and the Nickel Plate tracks to downtown Cleveland in 1920, the success of Shaker Village (Shaker Heights) was assured, and the new city developed quickly in the 1920s. Meanwhile, construction of Terminal Tower began in 1923 and was completed in 1930.

In 1929, the Van Sweringens owned a \$3 billion, 30,000-mile railroad empire and also had holdings in other companies. After the stock market crash of 1929, they could not cover their debts and were bankrupt by 1935. Despite some beginning maneuvers, the brothers never rebuilt their empire. M.J. died late in 1935, and O.P. died less than a year later in 1936. When M.J. died, O.P. said he was quite incapable of carrying on without M.J.

Only 10 homes were built in the Shaker Farm Historic District in the 1930s or 1940s. Most lots were already built upon; few remained. It seems that the original deed restrictions and specifications that were set to expire in 1929 were not renewed in Cleveland Heights, but they were extended to 1950 and even strengthened in Shaker Heights, for example, by allowing neighbors to block the sale of a house to undesired new owners. However, until the latter part of the 1940s, homes that were built in the Shaker Farm Historic District complied with the original requirements. We have chosen 1935 as the end of the period of significance for the Shaker Farm Historic District because the original restrictions and specifications waned in Cleveland Heights after the death of M.J.

A few houses in the district have been torn down over the years. The enormous Allen home (18 rooms, five baths, two sleeping porches, six-car garage, and large formal garden) on about one and a half acres on the northeast corner where Fairfax and Lamberton Roads merge was torn down and replaced by five homes of more modern styles between 1939 and 1956. A house at 3212 Fairmount Boulevard occupying two lots burned or was torn down, making way for the True Sisters Day Care Center, which was built in 1965. Large brick homes on Wellington and Fairfax Roads – one on each – and two houses on Lee Road were demolished to make way for the new Fairfax School in the 1970s when the original school was demolished. Fairfax Road was closed off from Lee at that time, too. Despite the objections of Cleveland Heights residents, the home at 2919 Fairmount Boulevard was razed in 1971 following the death in 1965 of its owner, in accord with provisions of his will. A deteriorated home at 2500 Stratford was torn down in 2009 and the site was turned into a larger yard for the northerly adjacent house at 2494 Stratford.

The original Presbyterian Church at 2757 Fairmount Boulevard burned down a few weeks after it was built in 1915, was quickly replaced and has since been expanded, including a sanctuary built in 1942 that was designed by Walker & Weeks. On the northwest corner of Fairmount Boulevard and Lee Road, the Christian Science church built in 1939 replaced the

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modest St. Martin's Chapel, built in 1919, whose Episcopalian congregation merged with the St. Paul's congregation when the latter moved to Cleveland Heights.

### **ARCHITECTS**

Cleveland's leading architects designed many of the homes in the Shaker Farm Historic District. More than a quarter of the homes in the District are expressions of English Colonial Revival styles, making these the most popular architectural styles in the area. Next, homes in Medieval Revival styles are more than 10 percent of the District. Numerous other styles are also present. Many homes are a blend of styles, some so mixed that they are impossible to classify except by the term "Eclectic." Following are brief biographies of all who designed two or more homes in the District (as listed on Exhibit #1) for whom information was found.

#### **Meade & Hamilton**

Frank B. Meade (1867-1947), born in Norwalk, Ohio, studied architecture at the Massachusetts Institute of Technology, graduated in 1888, and worked as a draftsman in the office of William LeBaron Jenney in Chicago. He practiced architecture in Cleveland beginning in 1894, working initially with Charles Schweinfurth and George H. Smith before partnering with Abram Garfield, the grandson of President James A. Garfield, from 1898 to 1905. He also partnered with Alfred Hoyt Granger, and then practiced alone before forming a partnership in 1911 with James M. Hamilton.

Hamilton (1876-1941) was born in Fort Wayne, Indiana, studied architecture at the Massachusetts Institute of Technology and in Europe, and moved to Cleveland in 1901 where he joined the celebrated firm of Meade & Garfield.

During their careers together, Meade & Hamilton designed more than 800 houses and six country clubs between Buffalo and Dayton; they were the leading domestic architects in the Cleveland area between 1911 and 1927. They experienced severe financial reversals in 1927 but continued to practice nominally together until Hamilton's death in 1941. They are particularly known for their work in the Tudor-Jacobean tradition, from cottage to manor houses styles. Their designs in the Shaker Farm are examples. The firm was noted for the detail and completeness of their designs, which aimed to combine elegance and formality of plan with a spacious, more informal style of comfortable family living. Frank B. Meade is known to have designed two houses in Shaker Farm, and the firm of Meade & Hamilton is known to have designed 17, with another four suspected but unconfirmed.

#### **Frederick William Striebinger**

Frederic William Striebinger (1870-1941) was born in Cleveland and educated at Columbia University and the *Ecole des Beaux-Arts* in Paris. He was the architect of several local hospitals, Masonic temples (including the Prince Hall Masonic Temple at 1624 East 55<sup>th</sup> Street that burned down in May of 2010, and the Heights Masonic Building at 1635 Lee Road on the southwest corner of Mayfield and Lee Roads), and Christian Science churches. He designed 20 homes in Shaker Farm, including 12 on Fairmount Boulevard, and is thought but not confirmed to have developed two more on Fairmount Boulevard.

#### **Harlen E. Shimmin**

Harlen Elmer Shimmin (1873-1941) was born in Cleveland and pursued his education in engineering and design through private tutors and as apprentice to Charles W. Hopkinson. After working with Hopkinson for 13 years, he opened his own private practice in 1904. He specialized in the design of fine residences. He designed 15 houses in Shaker Farm, including eight on Fairmount Boulevard.

#### **W. Asa Hudson**

William Asa Hudson (1890-1976) lived in Cleveland Heights for a time, and designed 15 homes in Shaker Farm. Overall, he designed more than 30 homes in Cleveland Heights. He later moved to Southern California, where he continued to serve as an architect in the Los Angeles area.

#### **Henry Hradilek**

Henry Hradilek (1886-1938) was born in Moravia, Austria-Hungary, of Bohemian ancestors. He designed numerous single family homes in Cleveland Heights, including seven homes in Shaker Farm east of Lee Road.

#### **Dercum & Beer**

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Herman Dercum (1879 – year of death unknown) was born in Cleveland of German-born parents and was educated at Cornell University with a B.S. in Architecture granted in 1902 and a M.S. in Architecture granted in 1903. Beginning in 1907, he partnered with George William Beer to work as an architect in Cleveland until 1939, and then moved to Longview, Washington, where he worked as an architect in the 1940s.

George William Beer (1880-1929) was born in Ashland, Ohio, and graduated from Cornell University in 1902. He worked in New York City for McKim, Mead & White from 1902 to 1904, and Hornblower & Marshall from 1904 to 1906. He moved to Cleveland in 1906 and worked briefly with Hubbell & Benes before partnering with Herman Dercum.

Dercum & Beer was in business from 1907 to 1939, ten years after the 1929 death of partner George W. Beer. The firm was known especially for its Craftsman style residences, built in Cleveland Heights, Shaker Heights, and Lakewood. It is known to have designed six Shaker Farm homes, with another unconfirmed, all west of Lee Road. The firm was also the architect of significant buildings in Cleveland, including the Cudell Clock Tower.

**Willard Hirsh**

Willard Hirsh (1872-1920) was born in Syracuse, New York. He worked for Ernest Flagg of New York City and later, when in Cleveland, he worked for Charles Schweinfurth. In December 1895 he formed a partnership under the name Steffens, Searles & Hirsh (1895-1901), and later, Searles & Hirsh (1902-1904), then Searles, Hirsh, & Gavin (1905-1910). From 1910 until his death he was a sole practitioner. He produced five homes in Shaker Farm, including two on Fairmount Boulevard, where he may have designed another, but that is unconfirmed.

**Walker & Weeks**

Frank R. Walker (1877-1949) and Harry E. Weeks (1871-1935) both were born in Massachusetts and studied at the Massachusetts Institute of Technology. Walker graduated in 1900, spent two more years studying in Europe, and then worked in the office of Boston architect Guy Lowell. He came to Cleveland in 1905 at the suggestion of John M. Carrere, a principal of the New York firm of Carrere & Hastings and a member of the Cleveland Group Plan Commission. At that time, he joined the office of J. Milton Dyer.

Harry Walker graduated from MIT in 1893 and worked for several architectural firms in Massachusetts before starting his own firm in Pittsfield, Massachusetts. He also came to Cleveland in 1905 at the suggestion of John M. Carrere. He also joined the firm of J. Milton Dyer. While at Dyer's firm, Walker and Weeks collaborated on many projects, including the Cleveland Athletic Club.

In 1911, Walker & Weeks formed their own firm, where they executed numerous distinguished commissions including over 60 banks (including the Federal Reserve Bank of Cleveland), public buildings (including the Cleveland Public Library, Cleveland Public Auditorium, the Cleveland Board of Education Administration Building, and Severance Hall), commercial buildings and residences. Like Meade & Hamilton, Walker & Weeks provided residential clients large, elegant but comfortable homes utilizing a variety of style sources and emphasizing quality craftsmanship and fine materials.

Walker & Weeks are known to have designed four homes in Shaker Farms, including three on Fairmount Boulevard and one on Guilford Road.

**White & Shupe**

Carl Foster White (1881-1915) was the Cleveland-born only son of industrialist Henry White. He graduated from University School in 1899 and from Cornell University with a degree in Mechanical Engineering in 1905. Upon returning to Cleveland he formed a partnership with Harry Leroy Shupe (1876-1945) which operated under the name White & Shupe from 1907 to 1914, just preceding White's death. Shupe continued to practice as an architect on his own into the 1940s. White & Shupe designed one home on Fairmount Boulevard, and Shupe on his own is known to have designed one on Fairmount Boulevard, two on Guilford Road and another on Stratford Road.

**E. John Andrews**

Earl John Andrews (1882-1938) was an architect and builder educated at Ohio State University and New York Technical School. He apprenticed with Andrews & White architects in New York City, and then opened his own business in Cleveland in 1905. He was unusual in that he both designed and built homes, without employing subcontractors. He designed many homes in Cleveland Heights, specializing in "homes of quality." He is responsible for two houses on Fairmount Boulevard, and may have designed another on North Park Boulevard, but that is unverified.

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**Bohnard & Parsons**

William A. Bohnard (1877-1945) and Raymond D. Parsons (1875-1942) were Cleveland architects in partnership from 1907 to 1932. They designed residences in Cleveland Heights and Shaker Heights, as well as the Canterbury Country Club and Grace Lutheran Church. The firm produced two homes in Shaker Farm west of Lee Road, and may have designed another on Fairmount Boulevard.

**Maurer & Mills**

Herman W. Maurer (1882-1981), the son of German-born parents, was a native of Cleveland. He partnered with Howard Mills in the design of two homes on Arlington Road and later designed one on his own on Dartmoor Road.

**Franz C. Warner**

Franz Childs Warner (1876-1963) was born in Painesville and graduated from Case School of Applied Science in 1900. He began practicing architecture in 1898, originally working for Owsley & Boucherle of Youngstown. He was later associated with the firm of Frank Packard of Columbus. In 1908 he entered in business for himself in Cleveland. He was a member of the firm of Warner, McCormack & Mitchell in 1928 and a member of the firm of Warner & Mitchell from 1929 to 1939. He specialized in designing school buildings, including the Roxboro schools.

**Steffens & Steffens**

George H. Steffens (1871-1928) was a well-known architect in Cleveland. He was born in Cleveland and was employed in the office of Edward Schwabe, whom he succeeded in business in 1892. He worked for several different firms including Steffens & Searles (from 1896 to 1897), Steffens, Searles & Hirsh (from 1897 to 1901), Steffens & Steffens (from 1912 to 1914), J. H. Newson (from 1915 to 1917), and Steffens & Steffens (from 1915 until 1923).

John F. Steffens (1880-1943) was a native Clevelander. He went to Columbia University where he received a degree in architecture. He was an assistant to Graham, Anderson, Probst & White. He returned to Cleveland where he was a member in the firm of Steffens & Steffens with his brother George between 1912 and 1914 and between 1915 and 1923. From 1932 until 1939 he was a member of the firm of Steffens & Fox, which he founded.

Steffens & Steffens designed two homes in the District, at 2840 Scarborough Road and 2525 Wellington Road and are suspected to have designed 3041 Fairfax Road.

**Harold O. Fullerton**

Harold Ott Fullerton (1895-1965) was born in Youngstown. He received a B.S. in Architecture and Architectural Engineering from the University of Michigan. He served in World War I and was a resident of Cleveland Heights. After leaving Cleveland in 1932, he settled in Albany, New York. Fullerton is known to have designed a home (which one?) on Fairmount Boulevard (another is unconfirmed) and one on Guilford Road.

**Fulton & Taylor**

Harry A. Fulton (1884-1961) was a graduate of the University of Pennsylvania. He joined William Reed Taylor (1884-1964) in forming the architectural firm of Fulton & Taylor in 1913. Fulton & Taylor remained partners until 1934. Fulton was known as the dean of school architects. His firm designed several schools for Cleveland, the suburbs, and outlying communities. The three Shaker Farm homes that Fulton & Taylor are known to have designed are east of Lee Road.

**Charles S. Schneider**

Charles Summer Schneider (1874-1932) was born in Cleveland and received his first architectural training with the firm of Meade & Garfield. He later studied at the *L'Ecole des Beaux Arts* in Paris and then returned to Cleveland to work as a draftsman in the office of William Watterson. In 1909 he became resident architect in Cleveland for George B. Post of New York City. In 1911 he opened a private practice, where he had a brilliant career as an eclectic architect working classical and medieval traditions. He designed private residences for prominent families in Cleveland suburbs and other cities; his residential masterpiece was Stan Hywet (1915) for the F.A. Seiberling family in Akron. Schneider also designed Shaker Heights City Hall (1930), Plymouth Church (1920-23), buildings at Case School of Applied Sciences and Ohio Wesleyan University, public schools and office buildings. In Shaker Farm, he designed a home on Marlboro Road.

**CONCLUSION**

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Shaker Farm Historic District remains an outstanding example of the suburban landscape planning ideal of developing properties along natural, artistic lines, and preserving natural picturesque features. This type of suburban planning along the lines of parks rather than gridirons enjoyed immense popularity in the late nineteenth and early twentieth centuries. Restrictions maintained the entire District as single-family homes, but subsequent neighboring developments on Woodmere Road and east of Ashton Road include two-family houses.

The vast majority of homes in the District are intact and little has changed on the exterior since their construction. Houses that today have asphalt shingle roofs generally had wood shingle roofs when built, though some slate roofs have been covered over by asphalt. Recently, a few houses have regained wood shingle roofs. A few houses have had expansions or enhancements. Today, trees which were small almost 100 years ago when houses in the District were built tower overhead for a lush park-like setting. Owners still love these homes, often live in them for decades, and invest to maintain them.

To this day, the stability the developers wanted to guarantee remains intact. The Shaker Farm Historic District was truly the start of the Van Sweringen brothers' meteoric rise to fame and fortune. As Marian Morton says in *Cleveland Heights: The Making of an Urban Suburb*, "The brothers' formula for success initiated in Cleveland Heights – careful planning, tight restrictions, high architectural standards, and reliance on public transit – would be perfected in Shaker Heights, which remained the symbol of elite suburbia long after the Van Sweringens' real estate and railroad empire collapsed during the Great Depression." The Shaker Farm Historic District taught the Vans how to be successful for several decades and laid the foundation for their renown, though they shunned fame as much as possible, due to their preference for privacy and a quiet life style.

Today, the 589 contributing resources in the Shaker Farm Historic District are well maintained with relatively few alterations. This area remains attractive to professionals and successful businesspersons – the market it was designed for.

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Map of Shaker Heights Land Company. A. & I. Muller Company. Copyright 1898.

"Map of Shaker Heights Parkway Frontages and Subdivision of South Side Cleveland Heights Village." July 1909. The F. A. Pease Engineering Co. O. P. and M. J. Van Sweringen, Williamson Building.

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 266 acres

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1      Zone      Easting      Northing

3      Zone      Easting      Northing

2      Zone      Easting      Northing

4      Zone      Easting      Northing

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

The western boundary of the Shaker Farm Historic District is the access road just west of Roxboro Middle School lying to the south of West St. James Parkway between Ardleigh Drive and Delamere Drive. The southern boundary is North Park Boulevard east from Roxboro Road to the lot (which is excluded) on the northwest corner of North Park Boulevard and Coventry Road. The southern boundary then extends along the back property line of the homes on Fairmount Boulevard, encompassing 2989 North Woodland Road. At Wellington Road, the southern boundary becomes Fairmount Boulevard. The property at 17415 Shelburne Road is included in this southern boundary. The eastern boundary of the District is the back property line of houses on the east side of Ashton Road. On this eastern end of the District, the northern boundary is the back property line of houses on the north side of East Monmouth Road. Carving out the Church of the Saviour property, the boundary goes north along the middle of Lee Road to Fairfax School, where the boundary proceeds west just south of Fairfax School and then along the rear property line of houses on Scarborough Road's south side to Fairmount Presbyterian Church, which is included in the boundary. There the northern boundary becomes the center of Scarborough Road and crosses Coventry Road and Fairmount Boulevard to include the first three homes on Scarborough's south side west of Fairmount. The boundary then proceeds south along the back property line of the houses facing east on Coventry

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Road, also encompassing the two residences just west of Coventry on the north side of Colchester Road. The boundary turns west to run along the back of the properties facing south on North Park Boulevard. The District encompasses the two houses on the west side of Woodmere Road closest to North Park Boulevard. It also includes the two Roxboro schools and the house just south of these schools on Roxboro Road. The District does not include the Roxboro playing fields, which were originally part of the park across the street, so that the boundary runs north around the school property and then west along Colchester Road and West St. James Parkway until it intersects the western District boundary between Ardleigh and Delamere Drives. (See Map #1 for the boundaries of the District.)

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the Shaker Farm Historic District essentially include the farmland that the North Union Shaker Colony owned north of Doan Brook and the Upper and Lower Lakes formed by damming Doan Brook. However, there are a few exceptions. Excluded are homes along North Park Boulevard and Shelburne Road that were included in the previously listed Shaker Village District. Also excluded are the land currently occupied by Fairfax School (built in 1971), the addition (constructed in 2009) to the Church of the Savior on the corner of East Monmouth and Lee Roads, the Carmelite Convent (built in 1962) at 3176 Fairmount Boulevard, and "Kenyon Painter's Deer Park" (1904), which is now the grounds for Beaumont School for Girls (1942 to present). Marginal pieces of the farmland that were transferred to other developers are excised, too. These include land along the south side of Scarborough Road between the Fairfax School grounds and Fairmount Presbyterian Church, and approximately 70 lots lying between the Euclid Golf Historic District and Shaker Farm. Residences constructed on the latter generally do not meet the standards of Euclid Golf or Shaker Farm, consisting of single-family homes on smaller lots and many side-by-side homes, which were prohibited in the surrounding districts.

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**11. Form Prepared By**

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name/title Mary Dunbar and associates (John Sulak, Marjorie Kitchell, William Collins, Kenneth Goldberg, Leslie

Marting, Diane Christ, Kara O'Donnell, and others)

organization \_\_\_\_\_ date June 17, 2011

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town Cleveland Heights state Ohio zip code 44118

e-mail \_\_\_\_\_

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.  
(*enclosed with hard copy of application*)
- A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.  
(See Map #10 below.)
- **Continuation Sheets**
- **Additional items:**

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Map #1 of 12. This map shows the boundaries of the Shaker Farm Historic District in present-day Cleveland Heights. Created by the Planning & Development Department of the City of Cleveland Heights, Ohio.

Map #2 of 12. This map shows the land owned by the North Union Shaker Colony before its sale in 1892, and the boundaries of Shaker Heights since 1920. The map is from *The Van Sweringen Influence: Shaker Heights*, published by the Shaker Heights Landmark Commission, Fourth Edition, 1995, pages 6-7.

Map #3 of 12. This map shows the scope of the North Union Shaker Site, which became a Historic Site on the National Register of Historic Places in 1974. The map is taken from the entry submitted in 1974.

Map #4 of 12. This map shows the scope of the Shaker Village District, which became a Historic District on the National Register of Historic Places in 1984. It is taken from the application submitted at the end of 1983 and approved in 1984. It shows that the Shaker Village District encompasses certain land north of Doan Brook and the Shaker Lakes.

Map #5 of 12. This map shows the scope of the Fairmount Boulevard District, which became a Historic District on the National Register of Historic Places in 1976. The map is taken from the entry submitted and approved in 1976, Item Number 2, Page 2. Also note that the Tremaine-Gallagher House at 3001 Fairmount Boulevard is a Historic Building on the National Register of Historic Places since 1973.

Maps #6 and #7 of 12. These maps were used over and over again in early maps and brochures of the Shaker Heights Improvement Company. Map #6 shows the platting of the land of the Shaker Heights Improvement Company when the northern part of the Shaker farmland was the focus of sales of Shaker farmland. Map #7 shows the relation of "Shaker Heights" to other nearby developments and sites. Note, on Map #7, ca. 1907, Leicester later became Wellington Road, and Islington Road later became Arlington Road, and Guilford and Wellington were extended north to Fairfax Road.

Map #8 of 12. This map from about 1912 shows the "Coventry Subdivision" developed by The James J. Hinde Realty Company. It also shows the houses already built in the Shaker Farm Historic District by this date, and the names of their owners.

Map #9 of 12. This hand-tinted map by G.M. Hopkins Company from 1927 shows primary materials of residences (pink for brick, yellow for wood siding or stucco) and the placement of garages either attached or detached. Note that virtually all homes had garages.

Map #10 of 12. This is the sketch map that keys all photographs to the location of the streetscape or residence pictured.

Map #11 of 12. This map shows the location of the settlements housing the three North Union Shaker "families," as well as the lakes, mills, church and school when the Shakers occupied the farm. This map is from *75 Years: An Informal History of Shaker Heights*, published by Shaker Heights Public Library, 1987, page 12.

Map #12 of 12. This map shows the initial, 1904 design for The Shaker Heights Land Co. Subdivision by The F.A. Pease Engineering Company. This map includes what we are now calling the Shaker Farm Historic District, to distinguish it from the Shaker Village District, which lies to the south on the rest of the Shaker farmland and on other land in present-day Shaker Heights. This plan also includes designs for streets to the west of the Shaker Farm Historic District in what is now the Euclid Golf Historic District. The map appears in a marketing brochure, *Shaker Heights: Ideal Home Sites*, by O.C. Ringle & Co., Sole Agents, probably used in 1904 and 1905

Exhibit #1 of 5: Spreadsheet listing the addresses all properties in the District, with all known original owners, general contractors and architects, the year built, whether houses, garages, carriage houses and sheds are contributing or not, and the architectural style of houses. Note that this spreadsheet has two sections. (On the electronic version, the first section is a page entitled "Master", and the second section is a sheet entitled "Fairmount.") The first 10 pages (Master) list new resources. The following section (Fairmount) lists all addresses within the boundaries of both the Fairmount Boulevard District approved in 1976 and the Shaker Farm Historic District, including both contributing and non-contributing resources, and noting which addresses were previously listed.

Exhibit #2 of 5: Picture of and plan for Fairmount Boulevard showing the width of roadways, electric car right-of-way, tree lawns and sidewalks, as well as placement of utilities, including water pipes, sanitary sewer and storm sewer lines. From marketing brochure ca. 1907 of The Shaker Heights Improvement Company.

Exhibit #3 of 5: Deed transferring what had been the northern Shaker farmland to The Shaker Heights Improvement Company from The Shaker Heights Land Company "for \$1.00 and other valuable considerations". April 25, 1906.

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Exhibit #4 of 5: Information on original owners of homes and other buildings in Shaker Farm Historic District.

Exhibit #5 of 5: Minutes of Cleveland Heights Village Council, dated June 6 and June 20, 2011, regarding detachment of what is today Shaker Heights from Cleveland Heights.

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: **Shaker Farm Historic District**

City or Vicinity: **Cleveland Heights**

County: **Cuyahoga** State: **Ohio**

Photographer: **John E. Sulak**

Date Photographed: Photos 14, 22, 36-37: March 2010. Photos 5, 9, 11, 15-16, 18, 21, 23-24, 26, 29, 34, 41: April 2010. Photos 2, 19, 27, 30: May 2010. Photos 4, 6, 12, 28: June 2010. Photos 1, 3, 7, 8, 10, 13, 17, 20, 25, 31-33, 35, 38-40: November 2010. Photos 42-47: March 2011.

Description of Photograph(s) and number:

1 of 47. Fairmount Boulevard near Coventry Road looking east suggests the curvilinear plan of the grand boulevard through the District: Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0001.TIFF](#)

2 of 47. Intersection of Fairfax and Lamberton Roads looking northeast, suggests the curvilinear plan of streets in the western portion of the district, with an attractively planted "island" where the roadways diverge. Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0002.TIFF](#)

3 of 47. Streetscape of Exeter Road, one of the few remaining brick streets in Cleveland Heights, looking south, suggests the grid plan of the streets in the eastern portion of the District, and setbacks. Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0003.TIFF](#)

4 of 47. 3173 Fairmount Boulevard: Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0004.TIFF](#)

5 of 47. 2613 Wellington Road: Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0005.TIFF](#)

6 of 47. 2632 Exeter Road: Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0006.TIFF](#)

7 of 47. 2722 Scarborough Road: Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0007.TIFF](#)

8 of 47. 2488 Marlboro Road: Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0008.TIFF](#)

9 of 47. 2489 Arlington Road: Reference file:  
[OH\\_CuyahogaCounty\\_ShakerFarmHD\\_0009.TIFF](#)

Shaker Farm Historic District

Name of Property

Cuyahoga Co., Ohio

County and State

10 of 47. 2929 Fairfax Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0010.TIFF

11 of 47. 2513 Marlboro Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0011.TIFF

12 of 47. 2604 Ashton Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0012.TIFF

13 of 47. 2572 Stratford Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0013.TIFF

14 of 47. 2557 North Park Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0014.TIFF

15 of 47. 3309 Fairmount Boulevard: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0015.TIFF

16 of 47. 2584 Lee Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0016.TIFF

17 of 47. 2542 Guilford Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0017.TIFF

18 of 47. 2489 Stratford Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0018.TIFF

19 of 47. 2992 Monmouth Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0019.TIFF

20 of 47. 2524 Arlington Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0020.TIFF

21 of 47. 2544 Wellington Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0021.TIFF

22 of 47. 2542 Stratford Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0022.TIFF

23 of 47. 2510 Stratford Road. This photo was taken before the new garage was constructed. This garage is now visible from Stratford Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0023.TIFF

24 of 47. 2452 Lamberton Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0024.TIFF

25 of 47. 2466 Coventry Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0025.TIFF

26 of 47. 2465 Arlington Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0026.TIFF

27 of 47. 2880 Fairfax Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0027.TIFF

Shaker Farm Historic District

Name of Property

Cuyahoga Co., Ohio

County and State

28 of 47. 2577 Dartmoor Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0028.TIFF

29 of 47. 2611 Guilford Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0029.TIFF

30 of 47. 2988 Monmouth: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0030.TIFF

31 of 47. 3009 Fairfax Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0031.TIFF

32 of 47. 2636 Ashton Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0032.TIFF

33 of 47. 2481 Arlington Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0033.TIFF

34 of 47. 2541 Arlington Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0034.TIFF

35 of 47. 2583 Wellington Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0035.TIFF

36 of 47. 2494 Stratford Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0036.TIFF

37 of 47. 2560 Stratford: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0037.TIFF

38 of 47. 2859 Fairfax Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0038.TIFF

39 of 47. 2989 North Woodland Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0039.TIFF

40 of 47. 3289 East Monmouth Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0040.TIFF

41 of 47. 2491 Marlboro Road: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0041.TIFF

42 of 47. 2400 Roxboro Road, Roxboro Middle School: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0042.TIFF

43 of 47. 2541 Arlington Road, detached contributing garage: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0043.TIFF

44 of 47. 2641 Exeter Road, detached non-contributing garage: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0044.TIFF

45 of 47. 2542 Guilford Road, original garage attached to a contributing house: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0045.TIFF

46 of 47. 2505 Arlington Road, contributing carriage house: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0046.TIFF

Shaker Farm Historic District  
Name of Property

Cuyahoga Co., Ohio  
County and State

47 of 47. 2757 Fairmount Boulevard, Fairmount Presbyterian Church: Reference file:  
OH\_CuyahogaCounty\_ShakerFarmHD\_0047.TIFF

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**Property Owner:**

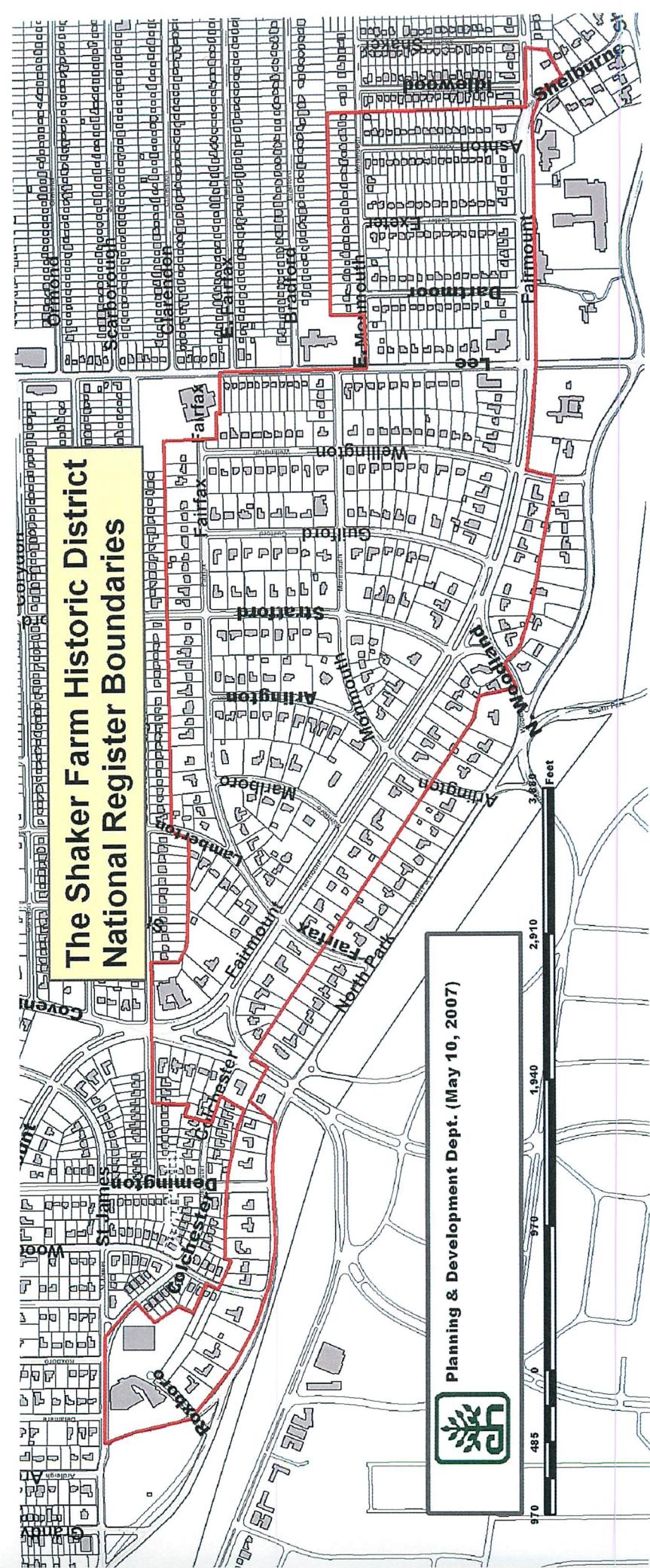
(Complete this item at the request of the SHPO or FPO.)

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Name Multiple owners  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Recorded April 25 1906 )

Fee for record \$ 50 . ) Herman C. Baehr Recorder.

373575 The Shaker Heights Land Co. To The Shaker Heights Improvement Co.  
 Know all men by these presents that The Shaker Heights Land Company a corporation, the grantor for the consideration of one dollar (\$1.00) and other valuable considerations received to its full satisfaction of The Shaker Heights Improvement Company a corporation the grantee does give grant bargain sell and convey unto the said grantee its successors and assigns the following described premises. Situated in the Township of Warrensville now the Village of Cleveland Heights County of Cuyahoga State of Ohio, also in original lots Nos 11, 12, and 22 of said Warrensville Township being certain parcels of land fronting on Fairmount Boulevard, as shown on The Shaker Heights land Company's subdivision recorded in volume 32 pages 7, 8, 9, 10, and 11, Cuyahoga County map records and further described as follows. Block 1. Being all of sublots Nos 1,2,3,4,5,6,7, and 8, as shown on recorded plat in block 1, and containing 4.965 acres. Block 2 Being all of sublots Nos. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26, in block No 2 as shown on recorded plat and containing 8.816 acres. Block 3 Being all of sublots Nos 38, 39, 40, 41, 42, 43, 44, and 45, in block No 3 as shown on recorded plat, and containing 5.127 acres. Block 4, Being all of sublots Nos. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, and 64, in block No 4 as shown on recorded plat and containing 5.750 acres. Block 5 Being all of sublots Nos 79, 80, 81, 82, 83 and 84 in block No 5 as shown on recorded plat and containing 3.274 acres. Block 6 Being all of sublots Nos 103, 104, 105, 106, 107, and 108 in block No 6 as shown on recorded plat and containing 3.409 acres. Block 7 Being all of sublots Nos 130, 131, 132, 133, and 134, in block No 7 as shown on recorded plat and containing 3.380 acres. Block 8, Being all of sublot Nos 152, 153, 154, 155, and 156 in block No 8 as shown on recorded plat and containing 3.133 acres. Block 9 Being all of sublots Nos. 167, 168, 169, 170, 171, 172 and 173 in Block No 9 as shown on recorded plat and containing 3.417 acres. Block 11 Being all of sublots Nos 211, 212, 213 214, and 215 in block No 11 as shown on recorded plat and containing 3.165 acres. Block 12, Being all of sublots Nos 229, 230, 231, 232, 233 and 234. in Block No 12 as shown on recorded plat and containing 3.326 acres. Block 13 Being all of sublots Nos 248, 249, 250, 251, and 252 in Block No 13 as shown on recorded plat and containing 2.836 acres. Block "A" Situated in the Township of Warrensville now the village of Cleveland heights County of Cuyahoga State of Ohio being in original lot No 11 of said Warrensville Township and further described as follows. Beginning at an iron pin set in the north line of original lot No 11 at its intersection with the easterly line of Fairmount Boulevard as shown on plat recorded in volume 32 pages 7, 8, 9, 10, and 11 Cuyahoga County Map records. thence from said point of beginning north  $89^{\circ} 33' 00''$  east along the northerly line of said original lot No 11 310.0 feet to a stake. thence south  $15^{\circ} 02' 20''$  west 270.25 feet to a stake. thence south  $37^{\circ} 45' 00''$  east 175.0 feet to the westerly line of Forest Hill Road. thence southerly along the westerly line of said Road on a curved line deflecting to the right 111.68 feet, said curved line having a radius of 1064.06 feet and the chord of whose arc bears south  $53^{\circ} 28' 00''$  west 111.62 feet to an iron pin set at a point of Compound curve. thence southwesterly on a compound curve deflecting to the right 75.48 feet said curve line having a radius of 60.16 feet and the chord of whose arc bears north  $87^{\circ} 34' 50''$  west 70.64 feet to an iron pin set at a point of compound curve in the northerly line of Fairmount Boulevard. thence northwesterly along Fairmount Boulevard on a curved line deflecting to the right 437.85 feet, said curved line having a radius of 490.50 feet and the chord of whose arc bears north  $26^{\circ} 03' 50''$  west 423.46 feet to an iron bolt set at a point of tangency. thence  $00^{\circ} 29' 25''$  west 79.99 feet to an iron pin and place of beginning. the above described parcel of land contains 2.527 acres. Parcel 1, Situated in the Township of Warrensville now the Village of Cleveland Heights County of Cuyahoga and State of Ohio being in original lot No 11 of said Warrensville Township and further described as follows. Beginning at a stone monument set in the westerly line of Coventry Road at the northeast corner of land conveyed to Geo. F. Gund by deed recorded in volume 935 page 15 Cuyahoga County Deed records. thence from said point of beginning north  $70^{\circ} 08' 20''$  west along the north line of said Gund's land 421.31 feet to a stone monument, thence north  $22^{\circ} 11' 30''$  east 266.74 feet to the south line of an eighty ( 80 ) foot road recorded in volume 30 page 2 of Cuyahoga County map Records. thence north  $89^{\circ} 33' 00''$  east along the south line of said Road 410.80 feet to the westerly line of Coventry Road. thence south  $15^{\circ} 14' 00''$  west along the westerly line of said Coventry

Road 242.62 feet to a stone monument set at a point of curve. thence on a curved line reflecting to the right 167.44 feet said curved line having a radius of 1784.80 feet and the chord of whose arc bears south  $17^{\circ} 55' 15''$  west 167.37 feet to a stone monument and place of beginning. The above described parcel of land contains 3.166 acres. To have and to hold the above granted and bargained premises with the appurtenances thereunto belonging unto the said grantee its successors and assigns forever. And the said grantor does for its self and its successors covenant with the said grantee its successors and assigns that at and until the ensealing of these present s it is well seized of the above described premises as a good and indefeasible estate in fee simple and has good right to bargain and sell the same in manner and form as above written, that the same are free and clear from all encumbrances whatsoever except \$116.917.00 of a certain mortgage from the grantor to the Society for Savings recorded in volume 969 page 45 Cuyahoga County Records of Mortgages which amount of said Mortgage grantee assumes and agrees to pay, and except the restrictions contained in a certain deed from the grantor to Lydia E. F. Painter recorded in volume 935 page 10 Cuyahoga County Deed Records. and the covenants and restrictions hereinafter stipulated. And that it will warrant and defend said premises with the appurtenances thereunto belonging to the said grantee its successors and assigns forever against all lawful claims and demands whatsoever except as aforesaid. And the grantee herein for itself and its successors and assigns in consideration of the execution and delivery of this deed hereby covenants and agrees for itself and its successors and assigns for the benefit of the grantor its successors and assigns to hold said real estate herein described upon the following terms. 1. Said real estate shall be used exclusively for private dwelling house purposes, provided that nothing herein contained shall prohibit the use of said premises for church purposes to the extent of four hundred (400) feet fronting on the northerly side of Fairmount Boulevard, the parcels so used to be selected by grantee its successors, and assigns but subject to all other conditions and restrictions hereinafter contained. No such house shall be erected placed or suffered to remain upon said premises the cost of construction of which shall be less than three thousand five hundred dollars (\$3500.00) nor shall such house be erected placed or suffered to remain thereon within fifty (50) feet of Fairmount Boulevard nor Coventry Road nor within thirty (30) feet of any other highway, nor within fifteen (15) feet of the side line of any adjoining or abutting sublot as the said premises are now or may be hereafter subdivided. 2. No barn or stable shall be erected or placed upon said premises the cost of construction of which shall be less than eight hundred dollars (\$800.00) and no barn or stable water closet or other outbuilding shall be erected or placed thereon within one hundred and fifty (150) feet of Fairmount Boulevard Nor Coventry Road nor within sixty (60) feet of any other highway, nor without the written consent of the owner thereof, within ten (10) feet of the side line of any adjoining or abutting sublot as the said premises are now or may be hereafter subdivided. and no water closet shall be maintained on said premises if sewer be accessible unless the same be properly connected with said sewer. 3. No place of public entertainment, apartment house flat boarding house, hotel, tavern, dance hall, or other resort shall be established conducted or maintained on said premises. 4. No land hereby conveyed shall be subdivided into lots having a frontage on said Fairmount Boulevard or on Coventry Road of less than eighty (80) feet and in case said premises or any part thereof shall be hereafter conveyed as lots having a frontage on said Fairmount Boulevard or Coventry Road of eighty (80) feet or more the restrictions hereinbefore contained as to the distances at which buildings shall be placed from the front and side lines of the premises hereby conveyed shall apply with respect to the front and side lines of such lots and in case said premises shall be subdivided as aforesaid only one dwelling house shall be erected thereon in accordance with the provisions hereinbefore contained. 5. No Spirituous vinous or fermented liquors shall be manufactured or sold either at wholesale or retail on said premises. 6. No nuisance nor advertising signs, bill boards or other advertising devices shall be permitted on said premises, nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any holder of adjoining land. 7. The above enumerated restrictions agreements covenants and conditions shall be deemed as covenants and not conditions hereof and shall run with the land and shall bind the grantee its successors and assigns until the first day of May A. D. 1929 In witness whereof the said The

Shaker Heights Land Company a corporation the grantor has caused its corporate seal to be hereunto affixed and these presents to be signed by its Vice-President and Secretary this 18th day of April in the year of our Lord one thousand nine hundred and six.

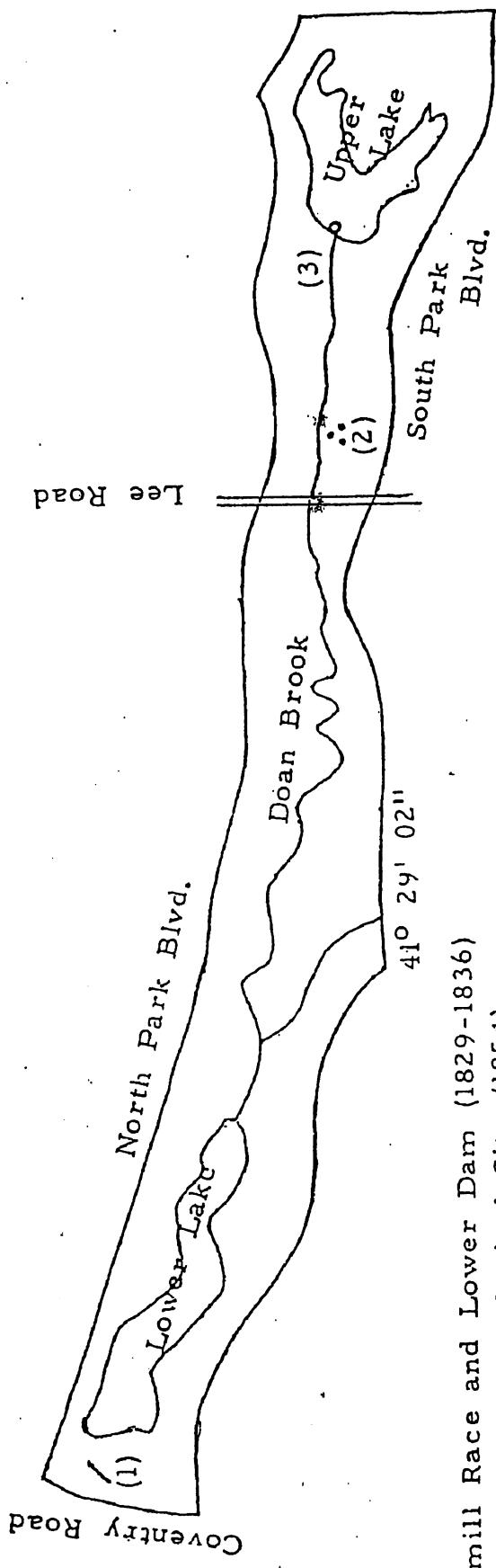
The Shaker Heights Land Company ( The Shaker )  
by W. H. Gratzwick Vice-President ( Heights Land )  
N. Y. 1893  
Erie County ss ) 18th day of by Herbert P. Bissell Secretary ( Company Buffalo )  
April 1906 before me a Notary Public in and for said County and State personally appeared W. H. Gratzwick and Herbert P. Bissell to me personally known who did say that they are the Vice President and Secretary respectively of The Shaker Heights Land Company a corporation and that the seal affixed to said instrument is the corporate seal of said corporation and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and who did acknowledge the said instrument to be their free act and deed of said corporation In witness whereof I have hereunto set my hand and my official seal this 18th day of April 1906.  
Trans. April 24 1906 George B. Hastings ( George B. Hastings )  
Erie Co. N. Y.  
Rec. April 24 1906 at 12.47 P. M. ) Notary Public ( Notary Public Buffalo )  
Recorded April 25 1906 )  
Fee for record \$2.25 ) Herman C. Baehr Recorder.

373577 Jan and Marie Farkas To Stanislav and Anna Soulek  
Know all men by these presents that we Jan Farkas and Marie Farkas husband and wife the grantors for the consideration of six hundred and seventy five & no/100 dollars (\$675.00) received to our full satisfaction of Stanislav Soulek and Anna Soulek his wife the grantee do give grant bargain sell and convey unto the said grantees their heirs and assigns the following described premises. Situated in the City of Cleveland County of Cuyahoga and State of Ohio and known as being parts of sublots Nos 268 and 269 in F. H. Egger's allotment of a part of original 100 acre lots Nos. 287 and 316 as shown by the recorded plat in volume 13 of maps page 22 of Cuyahoga County Records bounded and described as follows. beginning at a point in the easterly line of Pallister street ten ( 10 ) feet northerly from the southwesterly corner of said sublot No 269 , thence easterly along the northerly line of land conveyed to Willi am and Emma Schart about 124 feet to the easterly line of said sublot # 269 thence northerly along the easterly line of said sublot No 269 and 268 40 feet thence westerly parallel with the southerly line of said sublot No 269 about 124 42/100 feet to the easterly line of Pallister street thence southerly along the easterly line of Pallister street 40 feet to the place of beginning. Be the same more or less but subject to all legal highways. To have and to hold the above granted and bargained premises with the appurtenances thereunto belonging unto the said grantees their heirs and assigns forever. And we the said grantors do for ourselves and our heirs executors and administrators covenant with the said grantees their heirs and assigns that at and until the sealing of these presents we are well seized of the above described premises as a good and indefeasible estate in fee simple and have good right to bargain and sell the same in manner and form as above written and that the same are free and clear from all incumbrances whatsoever and that we will warrant and defend said premises with the appurtenances thereunto belonging to the said grantees their heirs and assigns forever against all lawful claims and demands whatsoever And we the said grantors do hereby remise release and forever quit claim unto the said grantees and their heirs and assigns all our right and title of dower in the above described premises. In witness whereof we hereunto set our hands this 23rd day of April in the year of our Lord one thousand nine hundred and six.

Signed and acknowledged in presence of ) Jan Farkas  
Jos. J. Sacha Vinc. F. Hlavin ) Marie Farkas  
The State of Ohio ) Before me a Notary Public in and for said County personally appeared the Cuyahoga County ss ) above named Jan Farkas and Marie Farkas who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed. In testimony whereof I have hereunto set my hand and official seal at Cleveland this 23rd day of April A. D. 1906.  
Trans. April 24 1906 Jos. J. Sacha ( Notarial seal )  
Rec. April 24 1906 at 1.10 P. M. ) Notary Public ( Cuyahoga County )  
Recorded April 25 1906 )  
Fee for record \$ . 80 ) Herman C. Baehr Recorder.



81° 33' 21"



(1) Sawmill Race and Lower Dam (1829-1836)  
(2) Woolen Mill Archeological Site (1854)  
(3) Spillway Intake and Upper Dam (1854)

NORTH UNION SHAKER SITE

Scale: 1:12,000

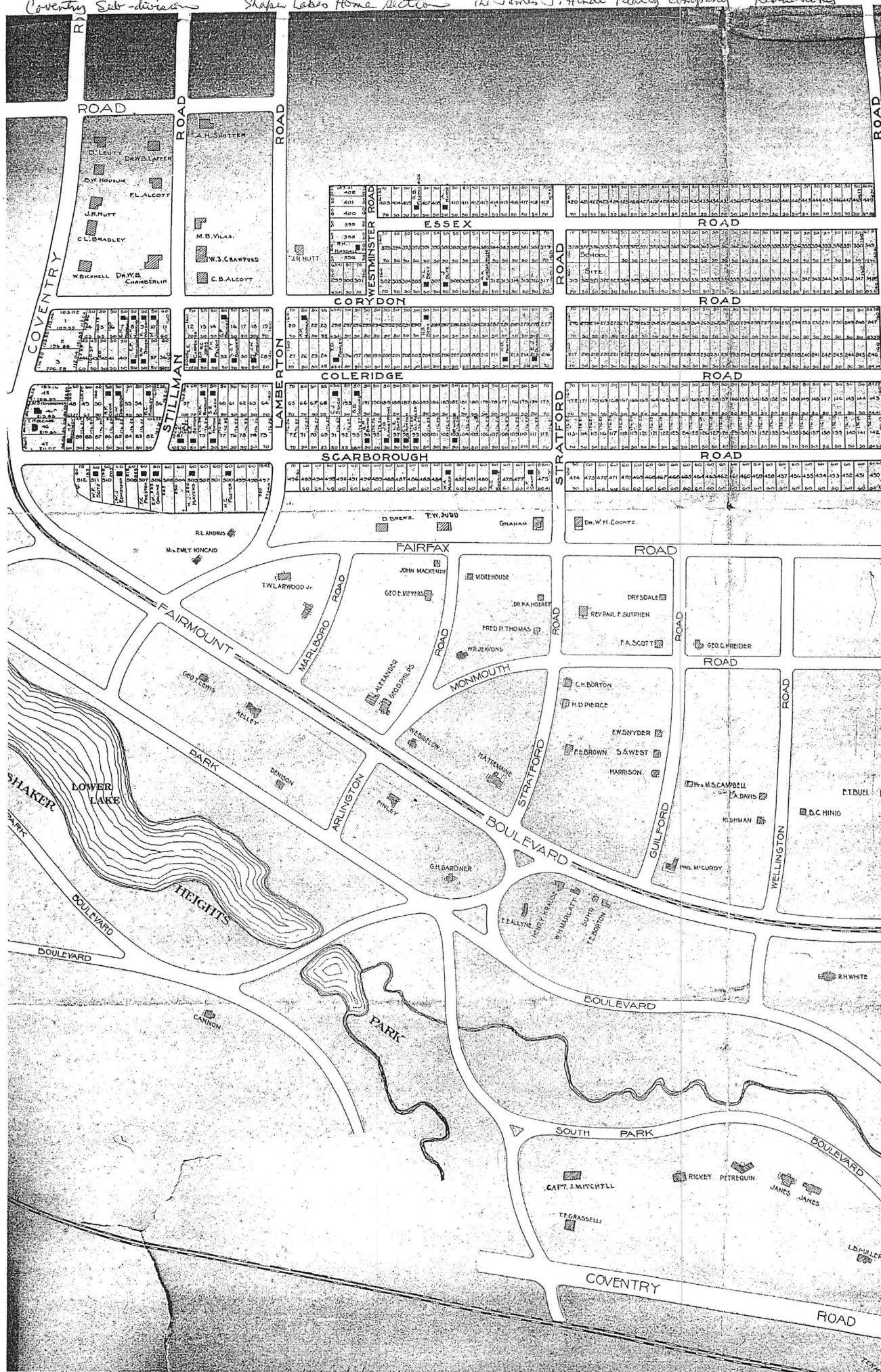
Approx. 146 Acres

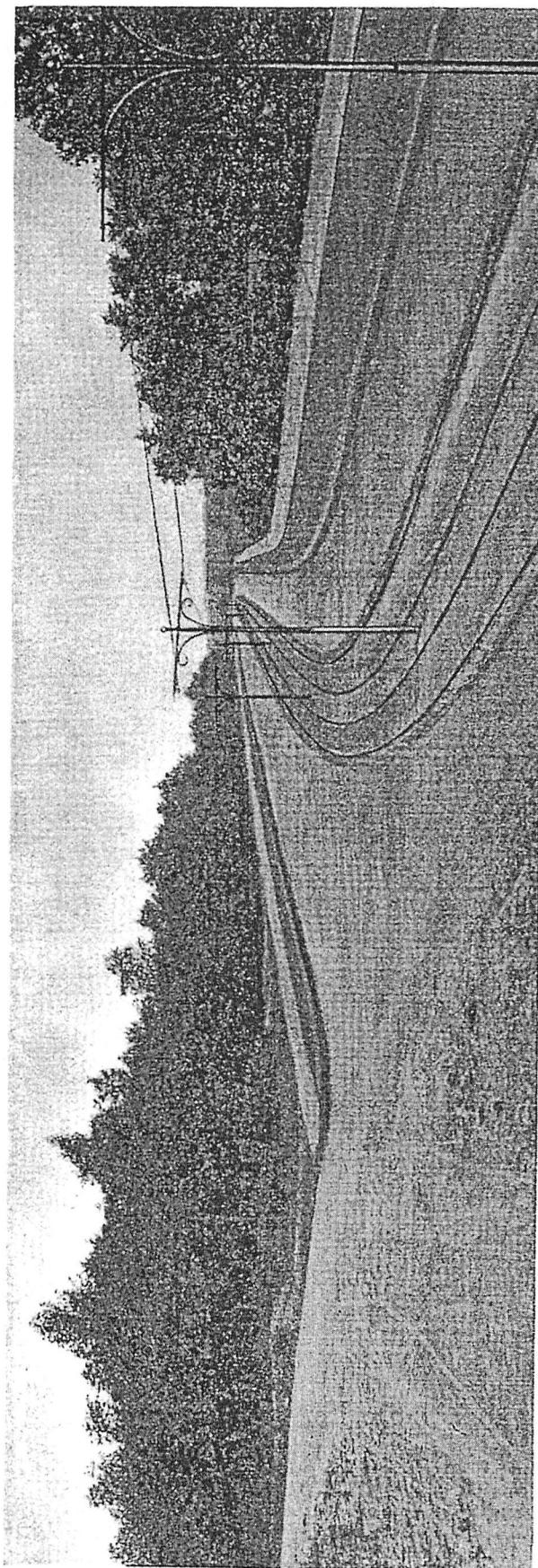
North  
Arrow

### Coventry Sub-division

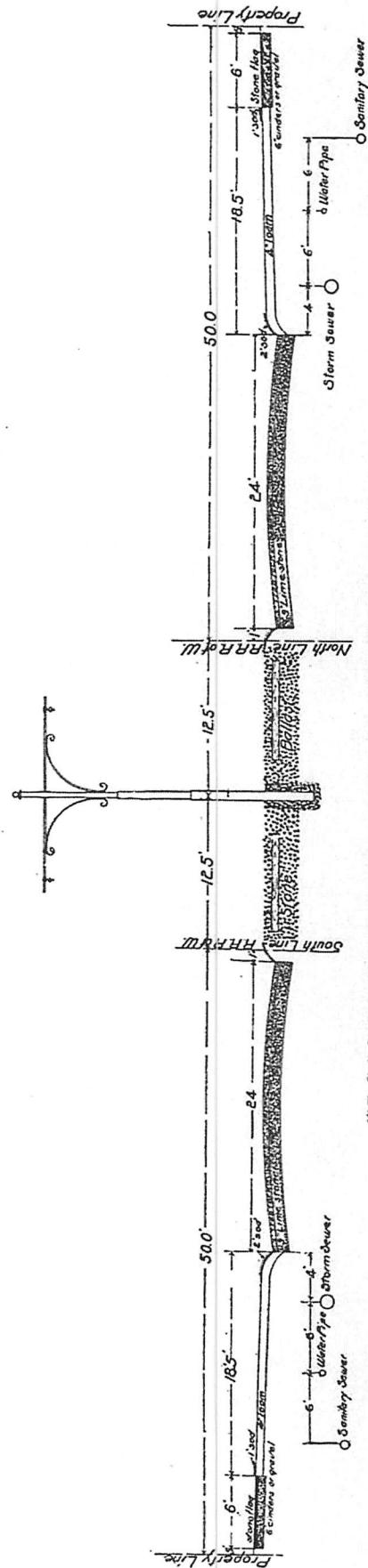
Shaper Lakes Home Section The James J. Hinde Realty Company

Restrictions





LOOKING WEST ON FAIRMOUNT BOULEVARD

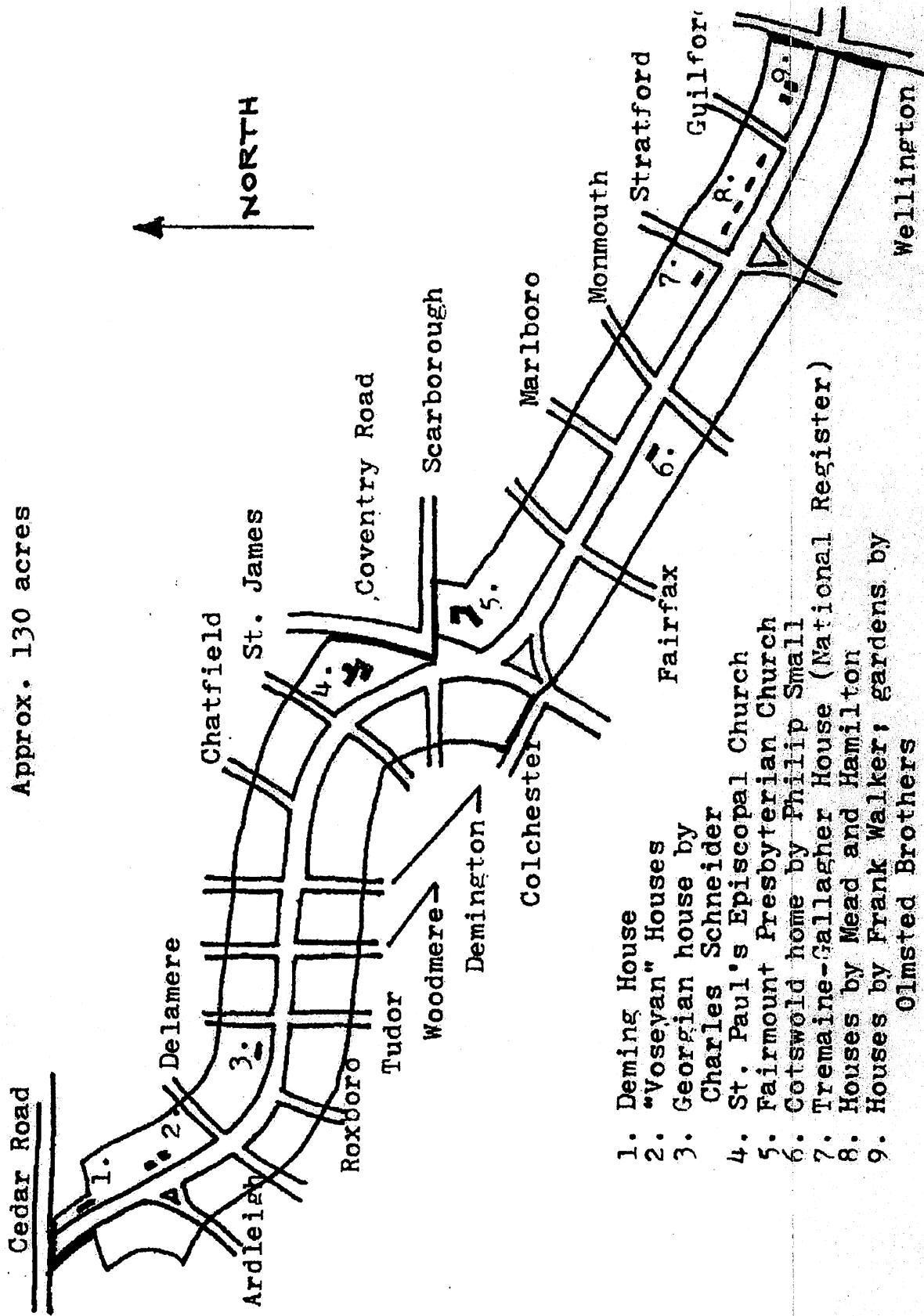


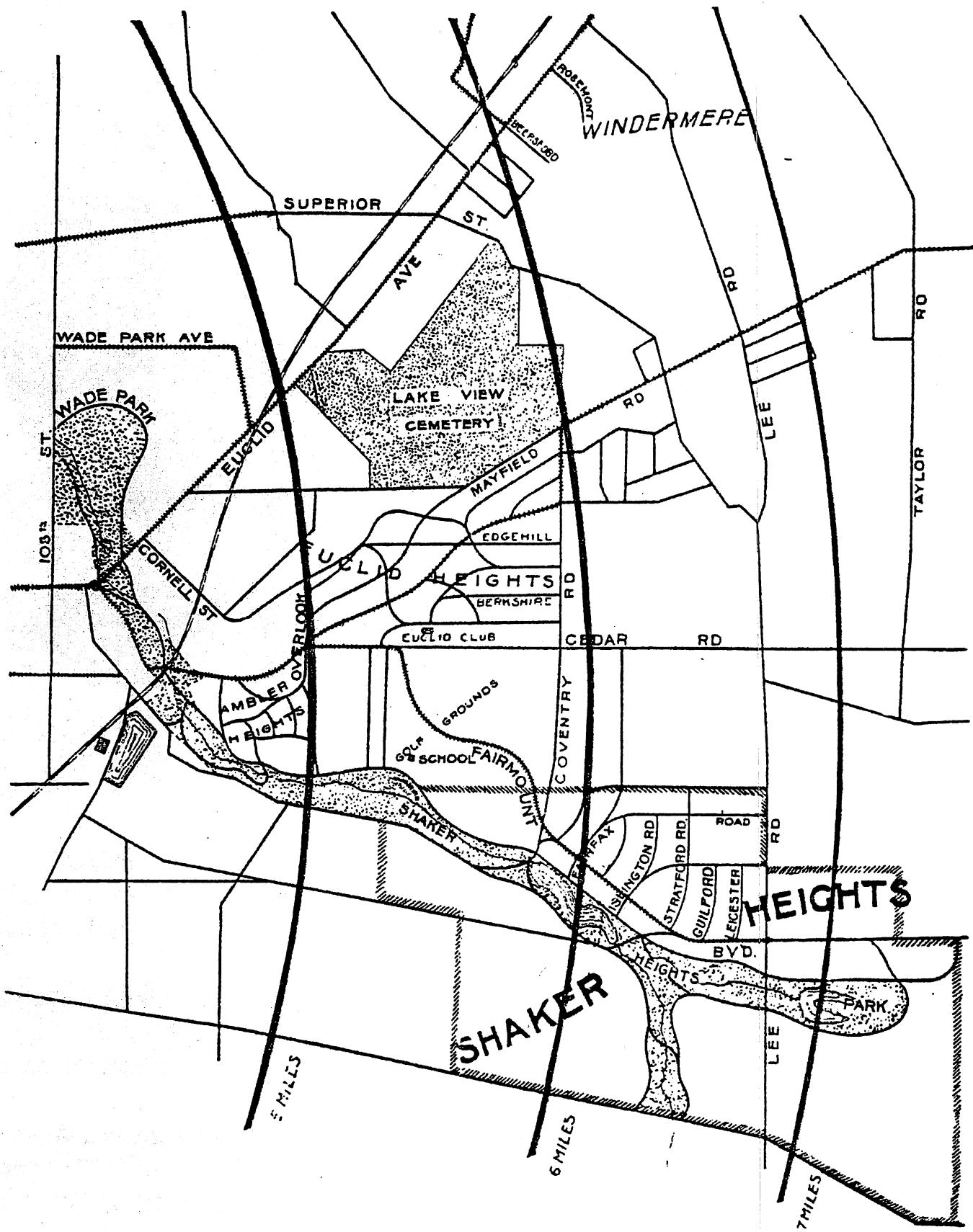
CROSS-SECTION OF FAIRMOUNT BOULEVARD

FAIRMOUNT BOULEVARD DISTRICT

Scale: 1" = 1000'

Approx. 130 acres





SHAKER HEIGHTS AND VICINITY, CLEVELAND

June 6, 1911

386

Council Adams moved that the report of the Lighting Committee be accepted and filed and that a vote of thanks be extended to Chairman Cain and the Lighting Committee for the furtherance of the work imposed upon them and the successful termination of the Gas franchise problem with the East Ohio Gas Company.

Councilman Adams introduced Ordinance No. 819 Granting The East Ohio Gas Company its succors and assigns the right to lay, extend, maintain, operate, repair and remove mains and pipes in, through and under the streets, alleys, public grounds and public places of the Village of Cleveland Heights, Ohio, for the transportation and supply of artificial gas to said Village and its inhabitants. Ordinance No. 819 was read.

It was moved by Councilman Cain that the rule requiring ordinances and resolutions to be read on three different days be suspended and that Ordinance No. 819 be placed upon its final passage.

Roll call, Ayes:- Adams, Austen, Cain, Fisher, Kenney, Smith.

Nays:- None.

Motion carried.

It was moved by Councilman Fisher seconded by Councilman Austen that Ordinance No. 819 be passed as read.

Roll call, Ayes:- Adams, Austen, Cain, Fisher, Kenney, Smith.

Nays:- None.

Motion carried  
Ordinance passed.

Councilman Adams, Chairman of the Committee appointed to investigate the matter of the detachment petition filed with the Council, reported that the Committee were not as yet ready or well enough informed to intelligently report upon this subject.

Mr. Clifford Fuller and Mr. Van Sweringen, residents of that part of the territory desiring to be detached, were present and were heard upon this matter at the conclusion of which, upon motion of Councilman Cain the proposition was laid upon the table until the next meeting of the Council.

No report being received in regard to the erection of a drinking fountain in front of the Town Hall Councilman Cain moved it being seconded by Councilman Austen that this matter be referred to the Village Engineer with power to act.

Roll call, Ayes:- Adams, Austen, Cain, Fisher, Kenney, Smith.

Nays:- None.

Motion carried.

Councilman Adams moved it being seconded by Councilman Fisher that the Clerk be directed and authorized to issue a voucher to Anna Lawrence for \$400.00 to be placed in the Petty Fund account at the Town Hall pay of laborers on road repair work.

Roll call, Ayes:- Adams, Austen, Cain, Fisher, Kenney, Smith.

Nays:- None.

Motion carried.

June 20, 1911

402

NOW, THEREFORE, BE IT RESOLVED, that said report be placed on file in the office of the Clerk of this Village at the Town Hall, and that said Clerk shall cause notice to be given as required by law that such assessment has been made, and that the same is on file in the office of the Clerk for the inspection and examination of persons interested therein.

Roll call, Ayes:- Austen, Cain, Fisher, Kenney, Smith.  
Nays:- None.

Adopted June 20th, 1911.

RESOLUTION.

Moved by Councilman Smith seconded by Councilman Fisher,

WHEREAS, plans and specifications have heretofore been prepared for the construction of a sidewalk on either side of Coventry Road from the south line of Mayfield Road to the north line of Shaker Heights Parkway,

NOW, THEREFORE, BE IT RESOLVED that the Clerk of this Council be and he is hereby directed to advertise for bids for said improvement in accordance with said plans and specifications, said bids to be received by this Council on the 25th day of July, 1911.

Roll call, Ayes:- Austen, Cain, Fisher, Kenney, Smith.  
Nays:- None.

Resolution adopted June 20th, 1911.

Councilman Fisher introduced Ordinance No. 821.

To assent to the detachment of territory from the Village of Cleveland Heights, Ohio, and the erection of the same into a new Township.

Ordinance No. 821 was read.  
Councilman Austen move that the rule requiring ordinances and resolutions to be read on three different days be suspended and that Ordinance No. 821 be placed upon its final passage.

Roll call, Ayes:- Austen, Cain, Fisher, Kenney, Smith.  
Nays:- None.

Motion carried.

It was moved by Councilman Kenney seconded by Councilman Smith Ordinance No. 821 be passed as read.

Roll call, Ayes:- Austen, Cain, Fisher, Kenney, Smith.  
Nays:- None.

Motion carried  
Ordinance passed.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

1839-1847  
Jacob Strong Home  
Western Reserve  
18829 Fairmount Blvd.

1853  
Robert Drake Home  
Western Reserve  
20975 Fairmount Blvd.

1840  
Robert Corlett Home  
Farm House  
21710 Fairmount Blvd.

1866  
Henry Corlett Home  
Farm House  
22300 Fairmount Blvd.

1853  
John Cowle Home  
Western Reserve  
23550 Fairmount Blvd.

1879  
Thomas Craine Home  
Farm House  
22300 S. Woodland

1860  
Joshua Cole Home  
Carpenter Gothic  
19807 Chagrin Blvd.

1844-1847  
William Kawish Home  
Farm House  
19620 Chagrin Blvd.

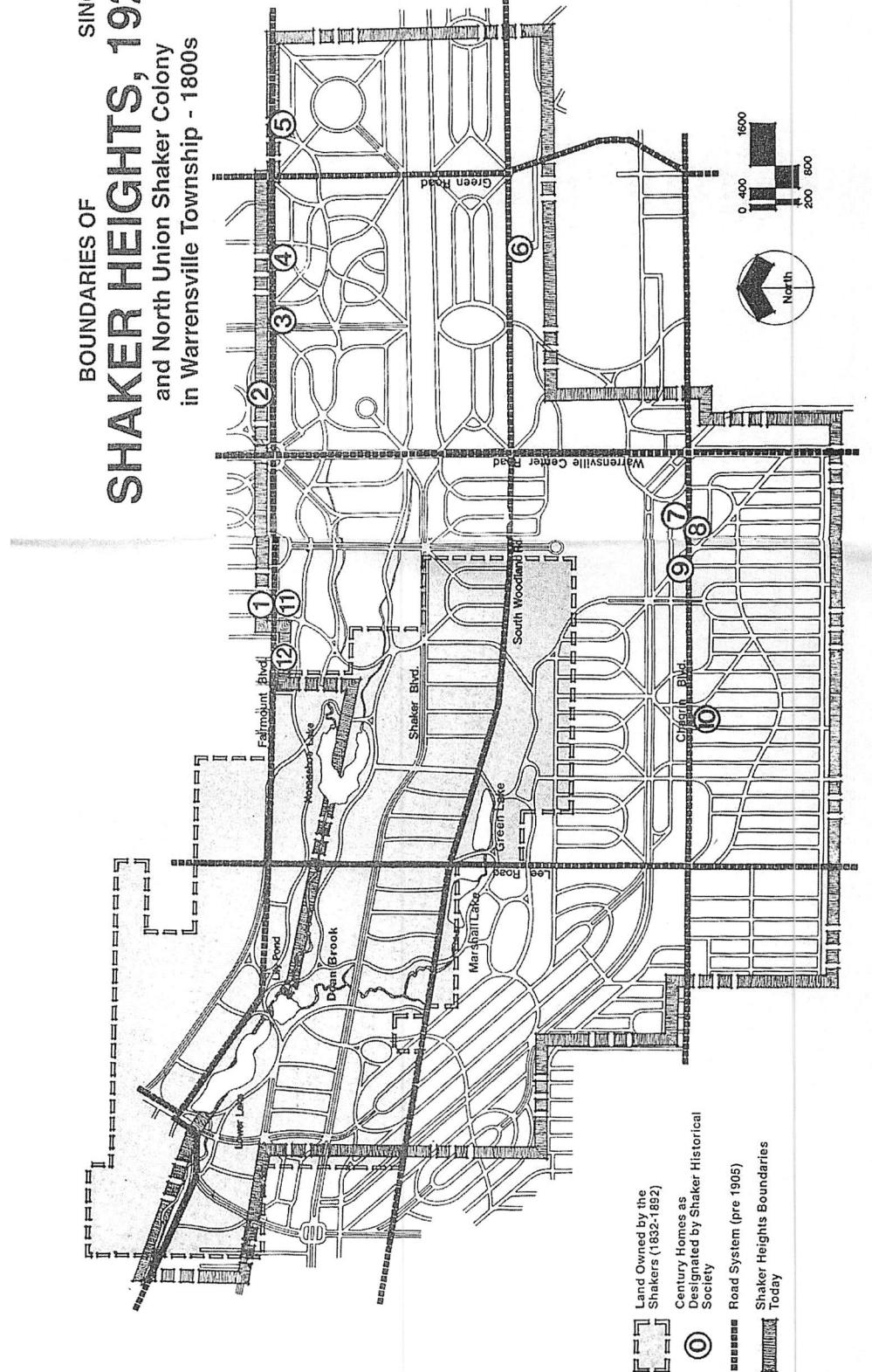
1836  
Asa Upson Home  
Western Reserve  
19027 Chagrin Blvd.

1817  
Moses Warren Home  
Western Reserve  
3535 Ingleside Road

1871  
Silvester Knittel Home  
Farm House  
18800 Fairmount Blvd.

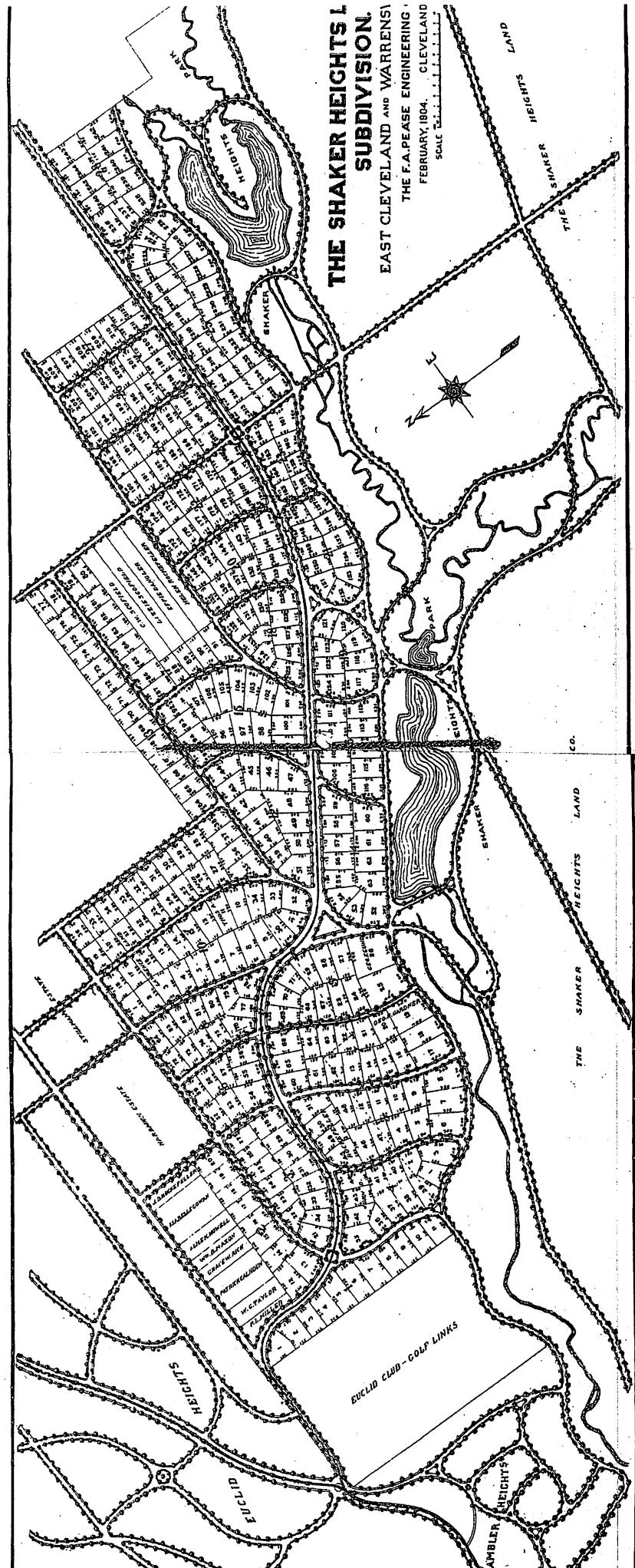
1871  
Henry and Sarah Hecker  
Farm House  
3532 Fairmount Blvd.

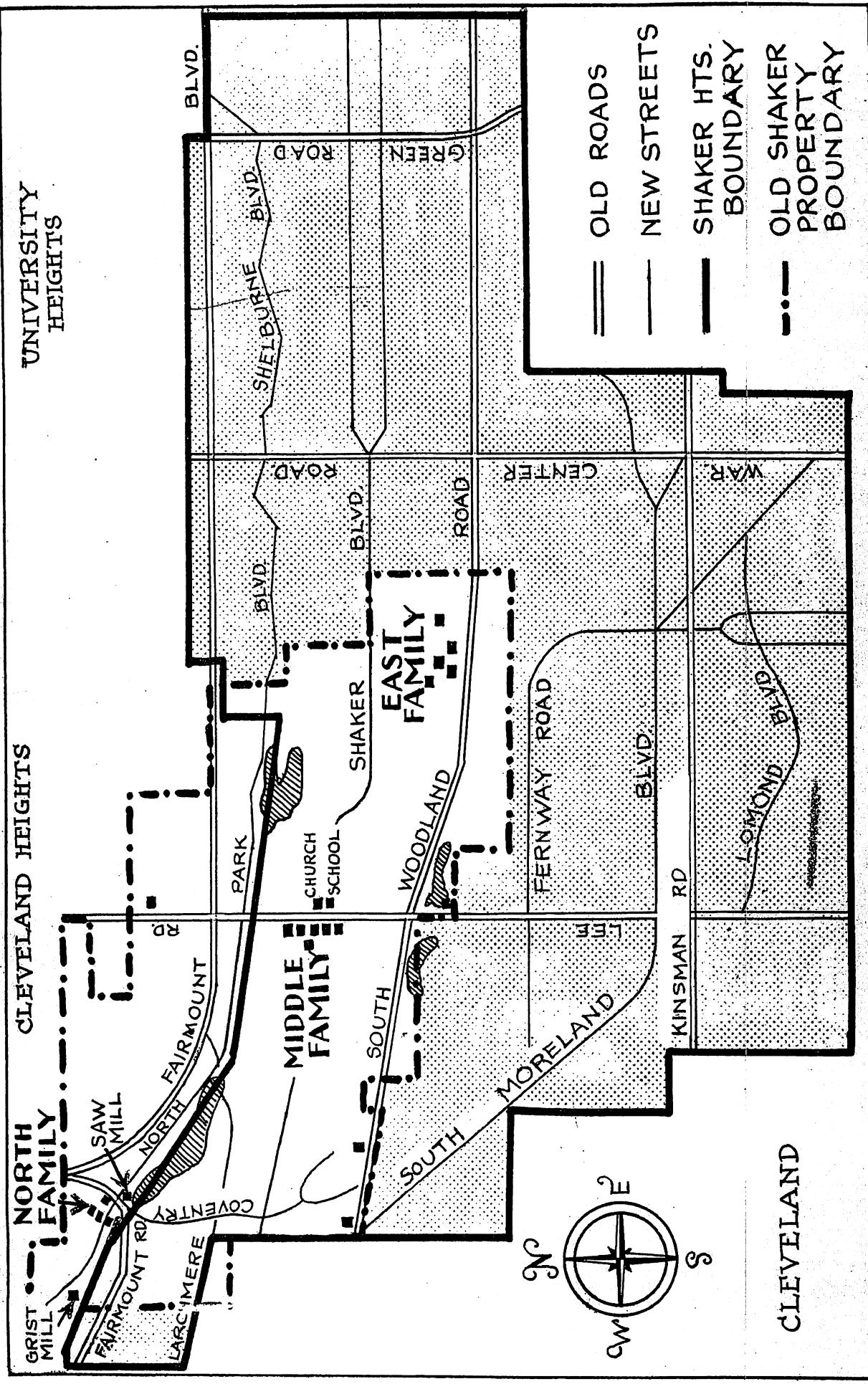
SINCE  
**SHAKER HEIGHTS, 1920**  
and North Union Shaker Colony  
in Warrensville Township - 1800s



THE SHAKER HEIGHTS I  
SUBDIVISION.

EAST CLEVELAND AND WARRENS  
THE F.A.PLADE ENGINEERING  
FEBRUARY, 1904. CLEVELAND  
SCALE 1:12,000





Map of Shaker Colony Settlement and changed boundary lines

# SHAKER VILLAGE HISTORIC DISTRICT

Shaker Heights, Ohio

