Mid-20th Century Architecture and History Reconnaissance Survey

Cuyahoga County Urban County Communities

November 2016



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Cuyahoga County Department of Development

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Prepared by the Cuyahoga County Planning Commission

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INTRODUCTION

The Cuyahoga County Planning Commission (CCPC) has completed two architecture and historic inventories of the 51 small, suburban Cuyahoga County Urban County communities¹ to identify potential historic districts eligible for listing in the National Register of Historic Places *(Figure 1, Cuyahoga County Urban County Communities)*. CCPC completed the work for the Cuyahoga County Department of Development, which has used the information for project planning and federal compliance reviews. CCPC has also used the information as part of community planning projects.

The first project, an inventory of more than 52,000 buildings focusing on structures built prior to 1940, was completed by CCPC in 2007. The Ohio Historic Preservation Office (OHPO), an official extension of the National Park Service, accepted the potential historic district material and has subsequently used it as part of review and inventory work. The material is available to the public through the OHPO and the Cuyahoga County Department of Development. In addition, the material was provided to the respective communities and historical societies for their use.

The 2007 project identified twenty-one potential historic districts in eleven communities, totaling about 6,500 buildings. Most of the areas are residential (Bratenahl, Fairview Park, Garfield Heights, Newburgh Heights, Parma Heights, Rocky River, South Euclid, and University Heights); one is a 19th century township public square (Independence); one is a small, older downtown (Rocky River); one includes collegiate buildings intermixed with a neighborhood (Berea); and one is a company town (Glenwillow). The twenty-one areas ranged from less than ten buildings to several districts in excess of 1,000 buildings. For each area, a packet of material was created, including narratives detailing area history, significance, and architectural characteristics, along with a map and representative photographs.

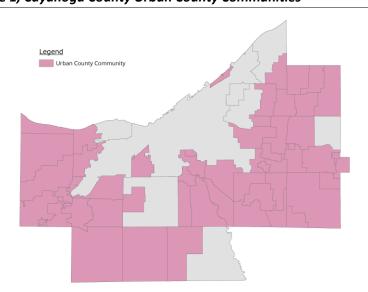


Figure 1, Cuyahoga County Urban County Communities

The communities shaded in red represent the study area for both projects, which is the 51 member communities of the Cuyahoga County Urban County.

¹ The following communities were outside the scope of this project: Brecksville, Cleveland, Cleveland Heights, East Cleveland, Euclid, Hunting Valley, Lakewood, and Parma.

The results of the second project – this document – focus on identifying potential mid-20th century residential historic districts. More than 106,000 single-family homes in the same 51 communities, built between 1945 and 1969, were reviewed. This project identified 35 potential historic districts in 23 communities, totaling 8,739 buildings (Bay Village, Beachwood, Bedford Heights, Berea, Brooklyn, Brook Park, Fairview Park, Highland Hills, Independence, Lyndhurst, Maple Heights, Middleburg Heights, Moreland Hills, North Olmsted, Pepper Pike, Rocky River, Shaker Heights, Solon, South Euclid, Strongsville, University Heights, Warrensville Heights, and Westlake). The areas ranged from less than 50 single-family homes to areas with more than 1,000 homes.

The subdivision became the organizing framework for the research, and the potential historic districts represent the breadth of architectural design, housing market segments, and subdivision planning common in Cuyahoga County during the 1940s, 1950s, and 1960s. While most of the potential historic districts have been included for their architecture and the broad patterns of development they illustrate, others have an additional historical component, such as early Federal Housing Administration approved projects, homes constructed for defense workers, homes constrained in their size and price during World War II, and subdivisions marketed exclusively to veterans after the end of World War II. A number of real estate developers and home builders who achieved substantial business success during the 1940s through 1960s are also represented in the study.

Combined, these two projects reviewed almost 160,000 buildings, making it one of the largest comprehensive inventories undertaken in America to identify historic and architecturally significant areas.

Both projects represent the first comprehensive review of early and mid-20th century buildings in these 51 Cuyahoga County communities. Given the more than one hundred thousand buildings involved, it is likely that future research will identify additional potential historic districts.

Like the 2007 project, the material pertaining to this project is available to the public through the OHPO and the Cuyahoga County Department of Development. In addition, the material was provided to the respective communities and historical societies for their use.

DEVELOPMENT HISTORY OF CUYAHOGA COUNTY

Population Trends – A Changing Dynamic

By the 1940s, the changing population dynamic, fueled by a desire for new housing and aided by infrastructure improvements and greater access to transportation, ushered in a wave of land use, design, and housing changes that swept the nation. As discussed in the National Register Bulletin *Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places,* "during the 1940s, the average population of core cities increased 14 percent while that of the suburbs increased 36 percent. For the first time, the absolute growth of the population residing in suburbs nationwide, estimated at nine million, surpassed that of central cities, estimated at six million. This trend continued, and in the 1950s, the population of suburban areas increased by 19 million compared to an increase of six million in the core cities. This growth signaled the post-World War II suburban boom. By 1960, a greater number of people in metropolitan areas lived in the suburbs than in the central city...."

The same phenomenon was occurring in Cuyahoga County during this time period. In 1940, Cuyahoga County as a whole had a population of 1,217,250 persons *(Figure 2, Population by Decade, 1940-1970, Urban County Communities, and Figure 3, Population Change by Decade, 1940-1970, Urban County Communities*). The 51 smaller communities that are now part of the Cuyahoga Urban County had a population of 133,712 persons, and comprised only 11% of Cuyahoga County's population. While Cuyahoga County grew by 41% between 1940 and 1970, the Cuyahoga Urban County communities increased by a dramatic 558% over the same period. By 1970, Cuyahoga County as a whole had a population of 1,721,300 persons. The Cuyahoga Urban County communities had a population of 612,458 persons, and now comprised almost 36% of Cuyahoga County's population.

The rate of growth during the period 1940-1970 varied considerably among the Urban County communities. Some communities, particularly those adjacent to first ring suburbs that were connected via arterial roads to the industrial, office, and retail areas in the center of the county, and had a substantial amount of vacant land suitable for development, experienced tremendous population growth. These cities included Beachwood (2,489% increase), Brooklyn (1,086% increase), Brook Park (2,643% increase), Highland Heights (1,565% increase), North Randall (1,217% increase), Parma Heights (1,945% increase), Pepper Pike (1,172% increase), Richmond Heights (1,719% increase), Seven Hills (2,188% increase), and Warrensville Heights (1,511% increase).

With the exception of communities such as Bratenahl (20% increase), Cuyahoga Heights (29% increase), and Shaker Heights (55% increase), all of which had only modest increases in population, and the communities of Linndale and Newburgh Heights, both of which actually lost population over the 30-year period, declining by 62% and 11%, respectively, the remaining communities experienced population increases ranging from 89% in Valley View to 910% in Middleburg Heights.

Housing Growth

Generally, the development history of Cuyahoga County has occurred in three distinct phases. The first phase, in the City of Cleveland and adjacent first ring suburbs, had a significant amount of development prior to 1940. In this phase, the spread of population within Cleveland and to adjacent suburbs was facilitated by the expanding streetcar network on arterial roads *(Figure 4, Urban Land Use, Cuyahoga County, 1948).* The second phase, during the 1940s, 1950s, and 1960s, had a significant amount of development in the second ring of suburban communities. This phase of development coincided with the domination of the road network by automobiles, as many of the County's roads were widened, improved, and new segments built to add capacity and improve traffic flow. The third and final phase, the 1970s through the first few years of the 21st century, had a significant amount of development in the outermost suburban communities of Cuyahoga County, which also extended into communities in adjacent counties. The third phase was influenced by the completion of the interstate highway system in Cuyahoga and adjacent counties during the 1970s, where interchanges markedly improved access to the outermost communities in Cuyahoga County, as well as adjacent counties.

Narrowing the analysis from building construction by decade to residential housing unit construction in two time periods – 1939 or earlier and 1940 to 1969 – clearly shows the shift outward from Cleveland *(Figure 5, Percent Residential Housing Unit Period of Construction)*. By 1939, it was common for more than 60% of housing units, or even more than 80%, to have already been built in many areas of Cleveland or the first-ring suburbs. From 1940 to 1969, that wave of new construction moved to the second ring of suburbs.

On a community-by-community basis, there were more than 106,000 single-family homes built between 1945 and 1969 in the Cuyahoga Urban County communities. Although communities vary greatly in land area and population, which makes direct comparison of building trends difficult, construction was widespread. Thirty communities had more than 1,000 single-family homes constructed during the 1945 to 1969 period; thirteen communities had more than 3,000 single-family homes constructed; and four communities had more than 6,000 single-family homes constructed (*Figure 6, Single-Family Parcels, By Year of Construction*).

Place Name	Year						
	1940	1950	1960	1970			
Bay Village	3,356	6,917	14,489	18,163			
Beachwood	372	1,073	6,089	9,631			
Bedford	7,390	9,105	15,223	17,552			
Bedford Heights			5,275	13,063			
Bentleyville	117	152	301	338			
Berea	6,025	12,051	16,592	22,465			
Bratenahl	1,350	1,240	1,332	1,613			
Broadview Heights	1,141	2,279	6,209	11,463			
Brooklyn	1,108	6,317	10,733	13,142			
Brooklyn Heights	496	931	1,449	1,527			
Brook Park	1,122	2,606	12,856	30,774			
Chagrin Falls	2,505	3,085	3,458	4,848			
Chagrin Falls Township	24	55	65	84			
Cuyahoga Heights	674	713	796	866			
Fairview Park	4,700	9,311	14,624	21,699			
Garfield Heights	16,989	21,662	38,455	41,417			
Gates Mills	906	1,056	1,588	2,378			
Glenwillow	218	257	359	508			
Highland Heights	356	762	2,929	5,926			
Independence	1,815	3,105	6,868	7,034			
Linndale	445	399	381	169			
Lyndhurst	2,391	7,359	16,805	19,749			
Maple Heights	6,728	15,586	31,667	34,093			
Mayfield	448	805	1,977	3,548			
Mayfield Heights	2,696	5,807	13,478	22,139			
Middleburg Heights	1,225	2,299	7,282	12,367			
Moreland Hills	561	1,040	2,188	2,952			
Newburgh Heights	3,830	3,689	3,512	3,396			
North Olmsted	3,487	6,604	16,290	34,861			
North Randall	92	178	688	1,212			
North Royalton	2,559	3,939	9,290	12,807			
Oakwood			3,283	3,499			
Olmsted Falls	754	1,137	2,144	2,504			
Olmsted Township	1,585	2,562	4,773	6,318			
Orange	492	897	2,006	2,112			
Parma Heights	1,330	3,901	18,100	27,192			
Pepper Pike	423	874	3,217	5,382			
Richmond Heights	507	891	5,068	9,220			
Rocky River	8,291	11,237	18,097	22,958			
Seven Hills	555	1,350	5,708	12,700			
Shaker Heights	23,393	28,222	36,460	36,306			
Solon	1,508	2,570	6,333	11,147			
South Euclid	6,146	15,432	27,569	29,579			
Strongsville	2,216	3,504	8,504	15,182			
University Heights	5,981	11,566	16,641	17,055			
Valley View	753	998	1,221	1,422			
Walton Hills			1,776	2,508			
Warrensville Heights	1,175	4,126	10,609	18,925			
Westlake	3,200	4,912	12,906	15,689			
Woodmere	277	419	398	976			
Cuyahoga Urban County	133,712	224,980	448,061	612,458			
Cuyahoga County	1,217,250	1,389,532	1,647,895	1,721,300			

Figure 2, Population by Decade, 1940-1970, Urban County Communities

Source: U.S. Department of Commerce; National Technical Information Service and U.S. Census Bureau, Decennial Censuses of Population and Housing.

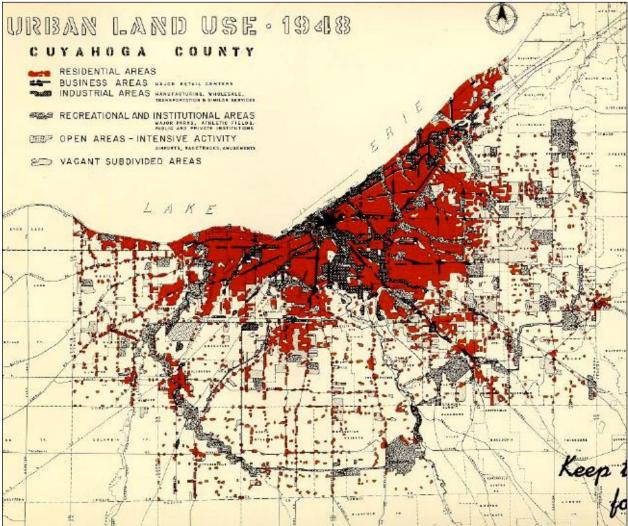
Prepared By: Office of Strategic Research, Ohio Department of Development, 3/2001 and 8/2010.

Diaco Nomo	1040 4	950	Cha 1950-1960		1960-1970		1940-1970	
Place Name	1940-1950 Number Percent		1950-1960 Number Percent		Number Percent		Number Percent	
Bay Village	3,561	106.1%	7,572	109.5%	3,674	25.4%	14,807	441.2%
Beachwood	701	188.4%	5,016	467.5%	3,542	58.2%	9,259	2489.0%
Bedford	1,715	23.2%	6,118	67.2%	2,329	15.3%	10,162	137.5%
Bedford Heights	25	20.00/	1.10	00.00/	7,788	147.6%	224	400.000
Bentleyville	35	29.9%	149	98.0%	37	12.3%	221	188.9%
Berea	6,026	100.0%	4,541	37.7%	5,873	35.4%	16,440	272.9%
Bratenahl	-110	-8.1%	92	7.4%	281	21.1%	263	19.5%
Broadview Heights	1,138	99.7%	3,930	172.4%	5,254	84.6%	10,322	904.6%
Brooklyn	5,209	470.1%	4,416	69.9%	2,409	22.4%	12,034	1086.1%
Brooklyn Heights	435	87.7%	518	55.6%	78	5.4%	1,031	207.9%
Brook Park	1,484	132.3%	10,250	393.3%	17,918	139.4%	29,652	2642.8%
Chagrin Falls	580	23.2%	373	12.1%	1,390	40.2%	2,343	93.5%
Chagrin Falls Township	31	129.2%	10	18.2%	19	29.2%	60	250.0%
Cuyahoga Heights	39	5.8%	83	11.6%	70	8.8%	192	28.5%
Fairview Park	4,611	98.1%	5,313	57.1%	7,075	48.4%	16,999	361.7%
Garfield Heights	4,673	27.5%	16,793	77.5%	2,962	7.7%	24,428	143.8%
Gates Mills	150	16.6%	532	50.4%	790	49.7%	1,472	162.5%
Glenwillow	39	17.9%	102	39.7%	149	41.5%	290	133.0%
Highland Heights	406	114.0%	2,167	284.4%	2,997	102.3%	5,570	1564.6%
Independence	1,290	71.1%	3,763	121.2%	166	2.4%	5,219	287.5%
Linndale	-46	-10.3%	-18	-4.5%	-212	-55.6%	-276	-62.0%
Lyndhurst	4,968	207.8%	9,446	128.4%	2,944	17.5%	17,358	726.0%
Maple Heights	8,858	131.7%	16,081	103.2%	2,426	7.7%	27,365	406.7%
Mayfield	357	79.7%	1,172	145.6%	1,571	79.5%	3,100	692.0%
Mayfield Heights	3,111	115.4%	7,671	132.1%	8,661	64.3%	19,443	721.2%
Middleburg Heights	1,074	87.7%	4,983	216.7%	5,085	69.8%	11,142	909.6%
Moreland Hills	479	85.4%	1,148	110.4%	764	34.9%	2,391	426.2%
Newburgh Heights	-141	-3.7%	-177	-4.8%	-116	-3.3%	-434	-11.3%
North Olmsted	3,117	89.4%	9,686	146.7%	18,571	114.0%	31,374	899.7%
North Randall	86	93.5%	510	286.5%	524	76.2%	1,120	1217.4%
North Royalton	1,380	53.9%	5,351	135.8%	3,517	37.9%	10,248	400.5%
Oakwood					216	6.6%		
Olmsted Falls	383	50.8%	1,007	88.6%	360	16.8%	1,750	232.1%
Olmsted Township	977	61.6%	2,211	86.3%	1,545	32.4%	4,733	298.6%
Orange	405	82.3%	1,109	123.6%	106	5.3%	1,620	329.3%
Parma Heights	2,571	193.3%	14,199	364.0%	9,092	50.2%	25,862	1944.5%
Pepper Pike	451	106.6%	2,343	268.1%	2,165	67.3%	4,959	1172.3%
Richmond Heights	384	75.7%	4,177	468.8%	4,152	81.9%	8,713	1718.5%
Rocky River	2,946	35.5%	6,860	61.0%	4,861	26.9%	14,667	176.9%
Seven Hills	795	143.2%	4,358	322.8%	6,992	122.5%	12,145	2188.3%
Shaker Heights	4,829	20.6%	8,238	29.2%	-154	-0.4%	12,913	55.2%
Solon	1,062	70.4%	3,763	146.4%	4,814	76.0%	9,639	639.2%
South Euclid	9,286	151.1%	12,137	78.6%	2,010	7.3%	23,433	381.3%
Strongsville	1,288	58.1%	5,000	142.7%	6,678	78.5%	12,966	585.1%
University Heights	5,585	93.4%	5,075	43.9%	414	2.5%	11,074	185.2%
Valley View	245	32.5%	223	22.3%	201	16.5%	669	88.8%
Walton Hills					732	41.2%		
Warrensville Heights	2,951	251.1%	6,483	157.1%	8,316	78.4%	17,750	1510.6%
Westlake	1,712	53.5%	7,994	162.7%	2,783	21.6%	12,489	390.3%
Woodmere	142	51.3%	-21	-5.0%	578	145.2%	699	252.3%
Cuyahoga Urban County	91,268	68.3%	223,081	99.2%	164,397	36.7%	478,746	358.0%
Cuyahoga County	172,282	14.2%	258,363	18.6%	73,405	4.5%	504,050	41.4%

Figure 3, Population Change by Decade, 1940-1970, Urban County Communities

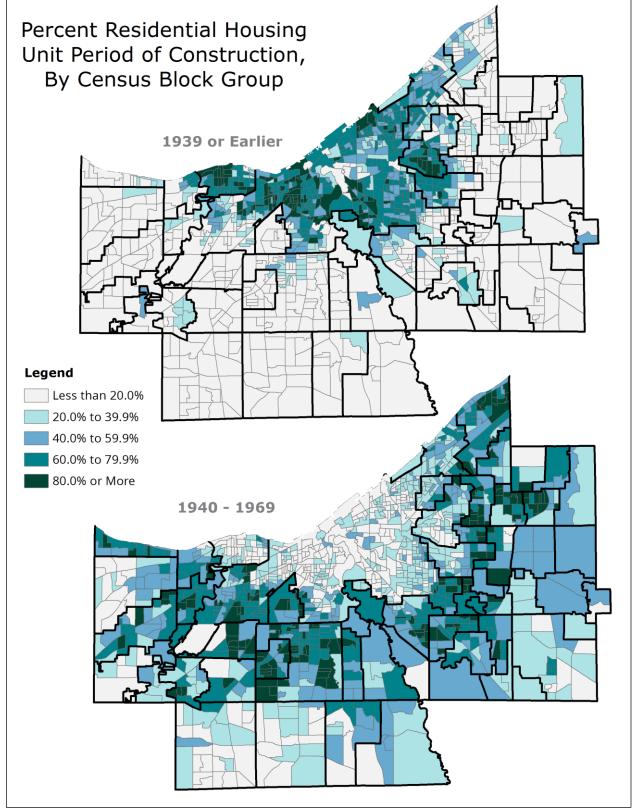
Source: U.S. Department of Commerce; National Technical Information Service and U.S. Census Bureau, Decennial Censuses of Population and Housing.

Figure 4, Urban Land Use, Cuyahoga County, 1948



Source: Cuyahoga County Regional Planning Commission, Our Citified County, April 1954.

Figure 5, Percent Residential Housing Unit Period of Construction, By Census Block Group, Cuyahoga County



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2014

City	Total Parcels	1945-1949	1950-1959	1960-1969
Bay Village	3,816	618	2,152	1,046
Beachwood	2,147	132	1,421	594
Bedford	2,479	339	1,619	521
Bedford Heights	2,076	52	679	1,345
Bentleyville	64	3	50	11
Berea	3,579	446	1,883	1,250
Bratenahl	47	5	38	4
Broadview Heights	1,998	179	998	821
Brook Park	6,418	33	3,360	3,025
Brooklyn	2,556	336	1,441	779
Brooklyn Heights	305	85	157	63
Chagrin Falls	372	37	176	159
Chagrin Falls Township	14	2	8	4
Cuyahoga Heights	100	23	40	37
Fairview Park	4,162	1,139	1,767	1,256
Garfield Heights	6,121	865	4,350	906
Gates Mills	368	21	4,330	177
Glenwillow	44	5	24	177
Highland Heights	1,454	59	637	758
Highland Hills	1,434	78	64	8
Independence	1,458	208	1,004	246
Linndale	5	1	3	1
Lyndhurst	4,488	906	2,721	861
Maple Heights	6,463	1,411	4,189	863
Mayfield	721	47	364	310
Mayfield Heights	4,017	625	2,329	1,063
Middleburg Heights	2,740	222	1,271	1,247
Moreland Hills	569	46	309	214
Newburgh Heights	83	8	49	26
North Olmsted	6,647	504	2,558	3,585
North Randall	134	15	112	7
North Royalton	2,391	220	1,388	783
Oakwood	326	78	137	111
Olmsted Falls	857	67	422	368
Olmsted Township	777	119	380	278
Orange	466	57	298	111
Parma Heights	5,459	571	3,768	1,120
Pepper Pike	1,244	46	662	536
Richmond Heights	1,888	58	1,150	680
Rocky River	2,903	429	1,746	728
Seven Hills	3,202	160	1,306	1,736
Shaker Heights	2,341	449	1,646	246
Solon	2,308	133	942	1,233
South Euclid	5,952	1,476	3,686	790
Strongsville	2,677	141	1,312	1,224
University Heights	1,676	535	1,019	122
Valley View	207	22	85	100
Walton Hills	578	37	313	228
Warrensville Heights	2,435	400	1,648	387
Westlake	3,040	229	2,160	651
Woodmere	52	4	13	35
Cuyahoga Urban County Total	106,374	13,681	60,024	32,669
Remainder of County	53,416	10,087	33,350	9,979
Cuyahoga County	106,374	13,681	60,024	32,669

Figure 6, Single-Family Parcels, By Year of Construction, Cuyahoga County Urban County and Cuyahoga County

Source: Cuyahoga County Fiscal Office, January 2013

METHODOLOGY

Housing is most often developed in a unit known as a subdivision, which is the division of a larger area of land into separate, small lots. Each lot is then sold individually, and a single-family house is constructed on it.

During the time period of this study, 1945 – 1969, most single-family houses were constructed as part of a subdivision, and so the subdivision emerged as the primary study unit. In the first step of the study, subdivisions built out during the 1940s through the 1960s were identified using Cuyahoga County records and reviewed using aerial photography from both an overhead view and oblique perspective (40 degree angle). The starting year for review was changed from 1945 to 1940 to permit the inclusion of World War II-related historic residential areas.

Initial Review

The initial review of properties included approximately 106,000 single-family homes, located in almost 3,350 subdivisions, re-subdivisions, lot consolidation and lot split areas in which the average construction date occurred between 1945 and 1969. About 70,000 homes were noted for further review.

About 36,000 homes did not qualify for further review based on the following reasons:

- subdivisions primarily built-out prior to the 1940s;
- subdivisions primarily built-out after the 1960s;
- subdivisions built-out over many decades, which diluted the impact of the 1945 1969 buildings;
- subdivisions that were not physically intact, due to circumstances such as partial demolition due to freeway construction;
- subdivisions of expensive homes with large lots in desirable neighborhoods, resulting in renovations/additions that removed much of the original design or features of many homes;
- areas, primarily along older main roads, that were not part of subdivisions and therefore lacked design continuity as individual owners constructed homes over time; and
- areas where residential and commercial buildings intermingled, resulting in a lack of design continuity.

For the approximately 1,200 two-family structures built during 1945 – 1969, only several small areas were identified for further review. This building type was most often constructed singly or in very small groups, none of which constituted a potential historic district.

For the approximately 1,000 multi-family buildings, no areas were identified for further review. This building type was most often constructed singly or in small groups on individual parcels, none of which constituted a potential historic district.

Prior to the start of this project, it was determined that no commercial areas developed during the mid-20th century in the 51 Urban County communities qualified as potential historic districts due to the fact that subsequent renovation projects altered, covered, and/or demolished original features.

Further Review

A subdivision, in addition to being a physical collection of house lots for sale, embodied the developer's design intent, target homebuyer market segment, and marketing strategy, expressed through attributes such as lot size, house square footage, price point, architectural style, and location.

In the second step of the study, results were refined by reviewing plat drawings and period published material, which provided factual information concerning subdivisions and developers, along with insights involving the marketing and design of specific housing development projects.

In the third step of the study, National Register of Historic Places criteria were applied, resulting in the identification of potential historic districts. For each of the 35 identified potential historic districts, this document includes a narrative about the development, bibliography, an inventory of building characteristics, a parcel-based map, and representative images such as examples of period marketing advertisements or articles.

OVERVIEW OF RESULTS

The 35 potential historic districts identified in this study comprise 8,739 total buildings, located in singlefamily home subdivisions. The potential historic districts are located in 23 different communities of the Cuyahoga Urban County (Figure 7, Cuyahoga County Urban County Communities, and Location of Potential Historic Districts, and Figure 8 – Inventory of Potential Mid-Century Modern Historic Districts).

The potential historic districts represent the breadth of architectural design, housing market segments, and subdivision planning common in Cuyahoga County during the 1940s, 1950s, and 1960s. A summary of subdivision characteristics includes:

- Subdivisions ranging in size from less than 50 homes to more than 1,000;
- Subdivisions planned on lots ranging from less than one-seventh of an acre to more than two acres;
- Subdivisions designed as grid street patterns, curvilinear roads, or lengthy cul-de-sacs with a single entry point;
- Subdivisions reflecting the local evolution of 1940s through 1960s architectural styles, generally progressing from Minimal Traditional and Cape Cods to Ranch houses of various designs and sizes and finally Split-Levels and the start of contemporary designs; two-story Colonial style homes, or homes of other architectural styles with Colonial details, appeared throughout the time period;
- Home sizes generally spreading across several price ranges:
 - \$14,000 to \$18,000 for homes in the 1,000 to 1,300 square foot range;
 - o mid-\$20,000s to \$50,000 for homes in the 1,500 to 2,200 square foot range; and
 - o mid-\$30,000s to \$100,000 for homes in the 2,000 to 3,500 square foot range;
- Home architectural style and design features in a single subdivision based on different approaches, including use of only one architectural style or a mix of architectural styles, repetition of a limited number of designs, variety produced by regular introduction of different model home designs, creation of custom homes, or use of prefabricated homes.
- Subdivision development based on different business models, including a single entity acting as both developer and builder of all homes; a developer selling lots and working cooperatively with specific builders; or a developer selling lots, often with various design, cost, and/or construction restrictions, and allowing a buyer to select a home builder.

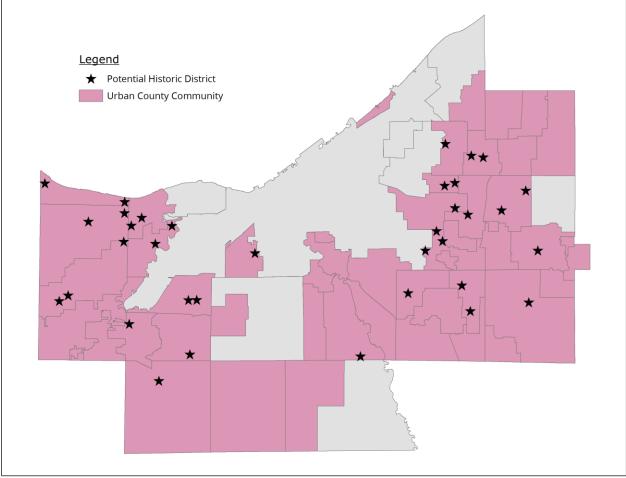
In addition to strong design themes, the study has resulted in the identification of subdivisions with historical importance or association with significant persons/firms in the real estate development and construction fields. For example, one subset of subdivision design and construction includes significant historical components, such as early Federal Housing Administration approved projects, homes

constructed for defense workers, homes constrained in their size and price during World War II, and subdivisions marketed exclusively to veterans after the end of World War II.

Finally, many real estate developers and home builders achieved substantial business success during the 1940s, 1950s, and 1960s. Some continued businesses begun before or during the Great Depression, while others started their careers after World War II. Individuals and firms identified in this study and associated with potential historic districts include (in alphabetical order): Saul Biskind, Alex Bruscino, Robert Dvorak, Alex Fodor, Rudolph A. Gall and Ruth C. Gall, Arthur Krumwiede, John Marquard Sons, Mead-Jacobs (Lewis W. Mead and David H. Jacobs), Sam H. Miller, Carl Milstein, Pate Homes, Rapid Transit Land Sales Company, William Risman, Ryan Homes, Peter and Fred Rzepka, Scholz Homes (Donald J. Scholz), A. Siegler & Sons, The Moreland Hills Company (Robert L. Stern), The Van Sweringen Company, and Zehman-Wolf (Sidney Zehman and Milton A. Wolf).

Other important developers may be identified in the future.

Figure 7, Cuyahoga County Urban County Communities, and Location of Potential Historic Districts



Source: Cuyahoga County Planning Commission.

Figure 8, Inventory of Potential Mid-Century Modern Historic Districts

Community Name	Potential Historic District Name	Number of Buildings	Dominant Construction Period	Primary Architectural Style (minimum 50% of buildings)	Developer
23 communities	35 areas	8,739			
Bay Village	Dover Bay	119	late 1950s	Ranch	Scholz Homes, Inc.
Bay Village	Nantucket Row	35	late 1940s to late 1950s	Cape Cod	Arthur E. Krumwiede
Beachwood	Shaker Country Estates	156	early 1950s through 1960s	Ranch	Van Sweringen Company
Bedford Heights	Bedford Ridge	459	late 1950s	Ranch	Consolidated Management (William B. and Robert R. Risman)
Bedford Heights	Heather Hill	203	late 1950s to late 1960s	Ranch	Darden Builders/ National Homes Corp.
Berea	Parknoll Estates	521	mid-1950s to early 1960s	Ranch	Alex Bruscino
Brook Park	Carl Milstein Subdivision No. 1	304	mid- to late 1950s	Ranch	Associated Management (Carl Milstein)
Brook Park	Sam H. Miller Subdivisions	1,079	mid-1950s to early 1960s	Ranch	Sunshine Realty (Sam Miller)
Brooklyn	Fortune Heights	100	early 1940s to early 1950s	Cape Cod	Standard Home Builders
Fairview Park	Valley Forge Estates	137	early to late 1960s	Colonial	The Sepper Development Company
Fairview Park	West Valley Estates	186	early to late 1960s	Colonial, Ranch, Split-level	Kay Development Company
Highland Hills	Northfield Park	112	late 1940s to late 1950s	Colonial (multi-family)	The Brown Construction Company/ Center Northfield Housing Company
Independence	Dalebrook Estates	129	mid-1950s to late 1960s	Ranch	American Construction Company
Lyndhurst	Lyndhurst Park Estates	83	some 1940 and earlier; most mid-1940s to late 1950s	Cape Cod	Charles M. Collacott Co.
Lyndhurst	Richmond Park	148	mid- to late 1940s	Minimal Traditional	Chakford Builders, Inc.
Maple Heights	Northwood Acres	212	mid to late 1950s	Minimal Traditional	A. Siegler & Sons
Middleburg Heights	Rolling Ranchlands	178	mid to late 1950s	Ranch	Rudolph A. and Ruth C. Gall
Moreland Hills	Jackson Glens	38	late 1930s to early 1940s; mid-1940s to mid-1960s	Cape Cod	The Moreland Hills Company (Robert L. Stern)
North Olmsted	Bretton Ridge	344	mid- to late 1960s	Split-Level	Saul Biskind
North Olmsted	Clague Manor	177	late 1930s to late 1940s	Cape Cod	E. C. Andrews Company
North Olmsted	Park Ridge	302	early to late 1960s	Split-Level/Bi-Level	Saul Biskind
Pepper Pike	Bolingbrook Acres	273	early 1950s through 1960s	Ranch	Van Sweringen Company
Pepper Pike	Pepper Ridge	12	early to late 1950s; mid- to late 1960s	Contemporary	Robert A. Little, et al

continued

Figure 8. Inventor	of Potential Mid-Century Modern Historic	<i>Districts</i> – continued

Community Name	Potential Historic District Name	Number of Buildings	Dominant Construction Period	Primary Architectural Style (minimum 50% of buildings)	Developer)
Rocky River	Country Club Estates	68	mid- to late 1950s	Ranch	Mead-Jacobs (Lewis W. Meade and David H. Jacobs)/Scholz Homes, Inc.
Rocky River	Tonawanda Drive	44	mid- to late 1950s	Cape Cod	John Marquard Sons, Inc.
Shaker Heights	Mercer Neighborhood	765	pre-1940 through 1960s	Colonial	Van Sweringen Company
Solon	Carriage Park	87	mid- to late 1960s	Colonial	Ryan Homes
South Euclid	May-Fields on Belvoir	955	pre-1940 to mid-1950s	Colonial	Knight-Norris-Gibbs Company and Modern Land Company (Harry and I. F. Bialosky)
Strongsville	Co-Moor Colony	61	mid-1950s to late 1960s	Ranch	AI T. Taft
University Heights	University Parkway	95	late 1940s to mid-1960s	Ranch	Sidney Zehman and Milton A. Wolf
University Heights	University Subdivision	551	pre-1940 to late 1950s	Colonial	Rapid Transit Land Company
Warrensville Heights	Lee Gardens	321	pre-1940 to mid-1940s; early 1950s to late 1950s	Minimal Traditional	City Allotment Co.
Warrensville Heights	Shakerwood	308	mid-1940s to early 1950s	Colonial	Robert J. and Robert E. Dvorak
Westlake	Fresno Drive	21	late 1950s to early 1960s	Cape Cod	Oscar Kroehle
Westlake	Westwood	156	late 1960s into 1970s	Split-Level	Pate Homes

OVERVIEW OF SUBURBANIZATION

Suburban living, initially only attainable by America's elite, became the "American Dream" for middleand lower-income families by the mid-twentieth century. A growing population, a lack of new housing due to curtailed development during the Great Depression and World War II, and an influx of returning veterans fueled housing demand (push factors). Affordable housing, made possible by inexpensive land on the outskirts of central cities, new financing and insurance mechanisms directed at increasing homeownership, and innovative housing designs and materials, coupled with advances in transportation and improved infrastructure (pull factors) "put home ownership within reach of many Americans and further encouraged widespread suburbanization." The forces of that movement – which began in the years just before World War II – forever shaped the physical, cultural, social, political, and economic landscape of communities across this country.

The origins of the suburb "can be traced to the eighteenth century suburbs of London and, in the United States, to the Romantic landscape movement of the mid-nineteenth century." Suburbs "reflect important aspects of the decentralization of American cities and towns, as well as important patterns of architecture, community planning and development, landscape design, social history, and other aspects of culture." A historic suburb, as defined in the National Park Service's publication *Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* is "a geographic area, usually located outside the central city, that was historically connected to the city by one or more modes of transportation; subdivided and developed primarily for residential use according to a plan; and possessing a significant concentration, linkage, and continuity of dwellings on small parcels of land, roads and streets, utilities, and community facilities."

Across the nation, the forces leading to the development and expansion of these historic suburbs are rooted in changes in transportation; land use, site development, and subdivision design; financing and insurance reforms designed to encourage homeownership; and innovations in architecture, construction technology, and landscape design. In Cuyahoga County, much like other areas of the country, the development and expansion of historic suburbs were driven, from the beginning, by at least one of these forces. Beginning in earnest in the early 1890s and continuing into the early 20th century, suburban developments were established in what are now the first-ring suburbs of Cleveland. Examples in Cleveland Heights* (Euclid Heights, Euclid Golf, and Ambler Heights subdivisions), Lakewood* (Clifton Park subdivision), and East Cleveland* (Forest Hill Park subdivision) developed, at least in part, because of the extension of street car routes and the accessibility provided to prospective residents.

Another local example is the "Garden City" residential subdivisions in the area now known as Shaker Heights. Starting in the early 1900s through the 1930s, brothers Oris Paxton and Mantis James Van Sweringen, real-estate developers of downtown Cleveland's iconic Terminal Tower complex, purchased and subdivided the land, as well as developed much of this prominent residential community of homes built in the English, French, or Colonial styles. The Van Sweringens also developed the Shaker Heights Rapid Transit, which ran from Shaker Heights to the Terminal Tower complex, to serve prospective residents of their development.

In the late 1930s and beyond, residents in Cuyahoga County, unlike some areas of the country, had a more conservative mindset when it came to architecture and design, so there was not much demand for homes built in the "pure" modern style. Exceptions include the 1938 home of architect Harold B. Burdick (Cleveland Heights*), as well as the homes of several other architects, including Ernst Payer, Clyde Patterson, and Don Hisaka. In the 1950s, a dozen homes "reflecting the fundamentalist style

promulgated by Walter Gropius," were designed by Robert A. Little for the Pepper Ridge subdivision, a private development in Pepper Pike.

After World War II, the massive expansion of the interstate highway system throughout Cleveland and countywide provided increased access to the outer reaches of Cuyahoga County, making it physically and financially feasible for developers to build new homes for the growing middle class. Much of the migration that followed occurred to the southeast and southwest of Cleveland, with the greatest growth occurring in cities such as Brook Park, Parma,* and Warrensville Heights. Unlike many of the homes from earlier eras, these modest suburban homes were constructed by builders, with only a limited number of designs. These Cape Cods, two-story colonials, ranches, and split-levels were replicated on street after street, in subdivision after subdivision, in community after community from the late 1940s through the 1960s *(Figure 8, Inventory of Potential Mid-Century Modern Historic Districts*).

* Community outside the geographic scope of this Reconnaissance Survey.

FORCES OF SUBURBANIZATION: TRANSPORTATION

The National Park Service recognized "the important role that transportation played in fostering America's suburbanization and in shaping the physical character of American suburbs...which resulted in the creation of a distinctive suburban landscape, contributing to the growth of American cities and coinciding with a major event in American history - the emergence of the metropolis" *(Figure 9, Milestones in Urban and Metropolitan Transportation)*.

During the early 20th century, urban roadways became crowded rights-of-way used by streetcars, automobiles, trucks, and pedestrians. During the 1920s, road engineers and political leaders in the Cleveland region undertook major programs of extending and widening streets and roads. Federal and state funds were available for a number of these projects, which helped reduce the burden on local taxpayers and permitted more construction. Four-lane roadways, replacing narrower and often twisting roads built prior to heavy traffic, were a popular design around Cleveland and many cities. On the far east side, Kinsman, Euclid, and Lee Roads were among those upgraded. On the west side, the four-lane projects included West Lake Road. Widening of older streets inside Cleveland proved slower and more costly, but engineers widened and resurfaced a large number, especially where trolleys and automobiles competed for space on narrow brick pavements. Projects such as the widening and extension of Chester Avenue from East 13th Street to Wade Park (now University Circle) had to occur in sections of eight to ten blocks per year. In 1928, engineers counted nearly 1,800 miles of roadway in the region constructed with federal, state, and county funds. Even more, they planned redevelopment and construction totaling 281 miles in Cuyahoga County and another 312 miles in the outlying areas at a cost of \$63 million, exclusive of rights-of-way and damages.

Figure 9, Milestones in Urban and Metropolitan Transportation

(Excerpted from National Register Bulletin, National Park Service, U. S. Department of the Interior, Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places)

1830 Baltimore and Ohio Railroad introduce the steam locomotive in America.

1868-1892 Parkways designed by Olmsted firm for Brooklyn, Buffalo, Boston, and Louisville.

1887 Electric streetcar introduced by Frank J. Sprague in Richmond, Virginia.

1893-1915 Kessler Brothers design park and boulevard system for Kansas City.

1902 *Improvement of Towns and Cities* by Charles Mulford Robinson calls for civic improvements such as roads, site planning, playgrounds and parks, street plantings, paving, lighting, and sanitation.

1908 Introduction of the Model-T automobile by Henry Ford.

1911 *The Width and Arrangement of Streets* by Charles Mulford Robinson is published, later republished as *City Planning* (1916).

1916 Federal Aid Highway Act (42 U.S. Stat. 212), commonly called the "Good Roads Act," establishes Bureau of Public Roads and authorizes Federal funding of 50 percent of State road projects within a Federal aid highway network.

1916-1924 Construction of Bronx River Parkway, New York.

1923 Detroit Rapid Transit Commission announces comprehensive system of mass transit including a centralized subway.

1928-29 Radburn developed as the "Town for the Motor Age."

1938 Bureau of Public Roads report, *Toll Roads and Free Roads,* calls for a master plan for highway development, a series of upgraded interregional roads, and the construction of express highways into and through cities to relieve urban traffic congestion.

1939 New York World's Fair "Futurama" presents designer Norman Bel Geddes's vision for a national highway system and the modern city of the motor age.

1940 Arroyo Seco Freeway opens in Pasadena; first modern, high-speed turnpike opens in Pennsylvania.

1944 Federal Aid Highway Act calls for a limited system of national highways and a National System of Interstate Defense Highways; Interregional Highway Committee recommends creation of a 32,000-mile national network of express highways, now known as the Eisenhower Interstate System.

Source: The National Park Service U.S Department of the Interior, National Register Bulletin, *Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places, September 2002, Page 18.*

Widening and extending roads failed to solve traffic issues. In 1934, the low point of the Great Depression, county engineers surveyed traffic volume on major streets. During a twelve-hour period, 43,000 vehicles crossed the Detroit-Superior Bridge. The outward movement of households and businesses also added traffic along newer roads. Engineers counted 13,000 vehicles on Cedar Avenue west of Fairmount Boulevard, and 1,500 crossed Cedar Road at Warrensville Center Road, roughly the edge of eastward suburban settlement. Even during the Depression, automobile registrations jumped 16% and travel increased 45%. "Our street systems," reported the Regional Association of Cleveland in 1941, "belong to the horse-and-buggy era."

In its 1938 report, *Toll Roads and Free Roads*, the U.S. Bureau of Public Roads called for a master plan for highway development, a series of upgraded interregional roads, and the construction of express highways into and through cities to relieve urban traffic congestion. The emergency of World War II intervened, and Federal highway spending was limited to the improvement of roads directly serving military installations or defense industries. In 1941 President Franklin D. Roosevelt appointed a seven-member Interregional Highway Committee to work with the Bureau of Public Roads on recommendations for national highway planning following the war. The Highway Committee's recommendations for an extensive 32,000-mile national network of expressways resulted in the Federal Aid Highway Act of 1944. The act authorized a National System of Interstate Highways, which included metropolitan expressways designed to relieve traffic congestion and serve as a framework for urban redevelopment. Highway construction authorized under the 1944 act started slowly, but by 1951 every major city was working on arterial highway improvements. Under President Dwight D. Eisenhower, the Federal Aid Highway Act of 1956 provided substantial funding for the accelerated construction of a 41,000-mile, national system of interstate and defense highways which included 5,000 miles of urban freeways.

In Cuyahoga County, road planning continued during World War II. An essay in the *Encyclopedia of Cleveland History* noted that in November 1944 a committee of planners and engineers published a plan for expressway construction consisting of an inner and outer beltway plus seven radial routes. The plan projected that expressways would eventually serve 20% of the region's traffic, drawing enough traffic from local roads to eliminate the "need for many extensions and widenings." Fewer autos on local streets, in this scheme, would "ensure quiet in the neighborhood," encouraging residents not to seek " 'greener pastures' in the suburbs." Expressway proponents also promised a reduction in accidents and "quick movement of heavy traffic." Cost estimates ran to \$228 million over ten to twenty years, with the state and federal governments paying most of the bill. During the mid-1950s, engineers in Cleveland spent \$14 million to construct a section of the Innerbelt running six-tenths of a mile. In the future, federal officials would pay 90% of those costs, leaving the state responsible for the remaining 10%.

The scale of the interstate system, with its multiple lanes and wide interchanges, heightened the differences between those favoring traffic flow and others committed to property development. Conflict in the political arena began during the process of identifying routes. The methodology of a route proposal submitted by consulting engineers was conceived "solely on the basis of traffic," causing the planning director of Cleveland to advise the Cuyahoga County Engineer on June 1, 1954 that it "would result in so great a disruption of [the] over-all community plan that we cannot endorse it." Routing remained imprecise for several years pending the availability of funds. In December, 1957 however, the report of another consulting firm repeated that "the primary purpose of a freeway is to serve traffic...." (*Encyclopedia of Cleveland History*)

The interstate highway system in Cuyahoga County was planned and mostly constructed between the late 1950s and the end of the 1970s. Generally, those favoring traffic service predominated. The new Innerbelt, according to an October 7, 1961 report in the Cleveland *Plain Dealer*, "Loosens Downtown Traffic." Occasionally, proponents of local development and property values managed to secure changes in routings and the elimination of extensions. In mid-1965, Ohio Highway Department officials agreed to major changes in the location of interstate routes through the eastern suburbs after a lengthy and organized opposition campaign *(Figure 10, Recommended Cuyahoga County Freeway System, 1957, and Figure 11, Existing Cuyahoga County Freeway System, 2016).*

Traditional programs of road building and reconstruction continued during the period of constructing the interstate system. Cleveland and Cuyahoga County engineers removed or paved over brick streets and streetcar tracks, changing to concrete or asphalt pavement. During the 1950s and into the1960s, main roads had to be extended in suburban Cuyahoga County to serve traffic in numerous residential subdivisions, commercial districts, and office and industrial areas that were being created. For example, the Cuyahoga County Engineer's Office led efforts to build road segments to create continuous east-west arterial routes across the county:

Granger Road

Granger Road – Brecksville Road westward to Brookpark Road (Independence, Brooklyn Heights, Parma)

Snow Road/Rockside Road

Snow Road – West 130th Street westward to Cleveland Hopkins Airport (Brook Park) Snow Road – Broadview Road westward to State Road (Parma)

Rockside Road – rerouting from Brecksville Road eastward to Turney Road (Independence, Valley View, Garfield Heights)

Rockside Road – Broadway Avenue eastward to Aurora Road (Maple Heights, Bedford Heights)

Bagley Road/Pleasant Valley Road/Alexander Road/Pettibone Road

East Bagley Road – rerouting from West 130th Street westward to Pearl Road (Parma, Middleburg Heights)

Pleasant Valley Road – Brecksville Road eastward to Alexander Road (Independence, Valley View)

Alexander Road – Northfield Road eastward to Macedonia Road (Walton Hills, Oakwood)

Roadway expansion was part of the interplay of increased automobile ownership, advances in building technology, and the Baby Boom that manifested itself in the "freeway" or "bedroom" suburbs of Cuyahoga County and the nation. The location of interchanges and the reduction of travel times created by the high-speed highways exerted considerable influence on residential, commercial, office, and industrial development patterns. For example, land values climbed in proximity to proposed interchanges, and communities reworked zoning codes to address how they wanted the highway to impact their jurisdictions. Highway alignments occasionally resulted in the reshaping of residential subdivisions that had already been platted, or the demolition of newly completed streets of homes. Unprecedented ease of access, along with the decentralization of jobs, retailing, and housing opportunities provided by the highway network, has directed Cuyahoga County development patterns for many decades.

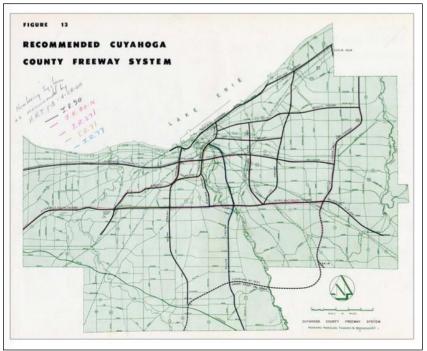


Figure 10, Recommended Cuyahoga County Freeway System, 1957

Source: Howard Needles Tammen & Bergendoff.



Figure 11, Existing Cuyahoga County Freeway System, 2016

Source: Google.

FORCES OF SUBURBANIZATION: LAND USE AND SITE DEVELOPMENT

Predominately residential in nature, subdivisions typically contain single family homes, multiple family housing, or a combination of the two. Occasionally, as part of an overall master plan, subdivisions may include provisions for a school, limited commercial development, and/or parks and community facilities. Historically, many factors play into the selection of land destined for residential subdivision development, including accessibility to transportation, employment, and proximity to services (schools, shopping, parks and recreational opportunities); availability of public utilities (water, sewer, natural gas, electricity, and roads); land features that affect the suitability of land for residential development (steep slopes, flood plains, and wetlands); and demographics that may predict the marketability of the properties constructed. Legal mechanisms that provided additional controls on land development included deed restrictions, used since the nineteenth century to limit land uses and provide specifics about development, and, since the 1920s, locally adopted zoning ordinances and subdivision regulations to control the use and character of residential neighborhoods, as well as to exclude less desirable land uses, such as industry or warehouses.

Developers and the Development Process

The National Park Service publication identifies five major types of developers: the Subdivider, the Home Builder, the Community Builder, the Operative Builder, and the Merchant Builder. While it is implied that the type of developer is reflective of a specific era, in actuality the difference has more to do with the scale of development.

The Subdivider

Generally, the subdivider acquires, surveys, develops a site plan - installing site improvements such as roads, utilities, and sidewalks – and then sells the lots to a prospective homeowner, homebuilder, or speculator who would construct buildings. In the project area, representative developers who could be considered in "The Subdivider" category (*Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type*) include American Construction Company (Dalebrook Estates in Independence), the Moreland Hills Company (Jackson Glens in Moreland Hills), Robert E. Little (Pepper Ridge in Pepper Pike), Lewis W. Mead and David H. Jacobs (Country Club Estates in Rocky River), City Allotment Company (Lee Gardens in Warrensville Heights), and Oscar Kroehle (Fresno Drive in Westlake).

The Home Builder

"Subdividers" sometimes found that building a few houses in a platted subdivision helped buyers see the vision, and helped sell residential lots. The main focus remained on selling land. In the project area, representative developers who could be considered in "The Home Builder" category (*Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type*) include Charles M. Collacott Co. (Lyndhurst Park Estates in Lyndhurst) and Saul Biskind (Park Ridge in North Olmsted).

The Community Builder

This type of developer operated on a large scale, controlled all aspects of the development process, and often relied on the expertise of professionals in related fields (engineers, planners, landscape architects, and architects). Large tracts of land were acquired and developed according to a master plan, and critical neighborhood elements, such as proximity to schools, shopping centers, and recreation facilities, became important considerations. Nationally, subdivisions developed by Edward H. Bouton (Baltimore) and J. C. Nichols (Kansas City's Country Club district) were prime examples. In the project area,

representative developers who could be considered in "The Community Builder" category **(Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type)** include the Van Sweringen Company (Shaker Country Estates in Beachwood, Bolingbrook Acres in Pepper Pike, and Mercer Neighborhood in Shaker Heights), Kay Development Company (West Valley Estates in Fairview Park), Saul Biskind (Bretton Ridge in North Olmsted), and the Rapid Transit Land Company (University Subdivision in University Heights).

The Operative Builder

Beginning in the 1920s, many developers took control of the entire development process, including land acquisition, platting and subdivision, installation of site improvements, as well as home construction. Large subdivisions were often improved and opened for home construction in phases. After the home financing industry was restructured in the 1930s, these builders were able to obtain FHA-approved, private financing for the development of neighborhoods of small single-family houses or attached dwellings for owners or renters. Principles of mass production, standardization, and prefabrication were introduced as ways to reduce construction costs and accelerate production times to satisfy defense-related and veterans' housing needs. In the project area, representative developers who could be considered in "The Operative Builder" category *(Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type)* include Arthur E. Krumwiede (Nantucket Row in Bay Village), Alex Bruscino (Parknoll Estates in Berea), The Sepper Development Company (Valley Forge Estates in Fairview Park), The Brown Construction Company/Center Northfield Housing Company (Northfield Park in Highland Hills), Chakford Builders, Inc. (Richmond Park in Lyndhurst), E. C. Andrews Company (Clague Manor in North Olmsted), John Marquard Sons, Inc. (Tonawanda Drive in Rocky River), and Al T. Taft (Co-Moor Colony in Strongsville).

The Merchant Builder

The era of large-scale corporate builders was ushered in by readily available financing and much more liberal terms for FHA-approved mortgages; streamlined methods of construction through the use of principles of mass production, standardization, and prefabrication on a large scale; and an unprecedented demand for housing, for both defense production facilities employees and returning veterans. For the first time the "idea of selling both a home and a lifestyle...represented the integration of the suburban ideals of home ownership and community in a single real estate transaction," and drove changes in the entire housing industry from construction to finance to marketing. In the project area, representative developers who could be considered in "The Merchant Builder" category (Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type) include Scholz Homes, Inc. (Dover Bay in Bay Village), Consolidated Management (Bedford Ridge in Bedford Heights), Darden Builders/ National Homes Corp. (Heather Hill in Bedford Heights), Standard Home Builders (Fortune Heights in Brooklyn), Associated Management (Carl Milstein Subdivision No. 1 in Brook Park), Sunshine Realty (Sam H. Miller Subdivisions in Brook Park), A. Siegler & Sons (Northwood Acres in Maple Heights), Rudolph A. and Ruth C. Gall (Rolling Ranchlands in Middleburg Heights), Ryan Homes (Carriage Park in Solon), Sidney Zehman and Milton A. Wolf (University Parkway in University Heights), Robert J. and Robert E. Dvorak (Shakerwood in Warrensville Heights), and Pate Homes (Westwood in Westlake).

The Hybrid Builder

The 955-home subdivision May-Fields on Belvoir in South Euclid, developed by the Knight-Norris-Gibbs Company and Modern Land Company is, in terms of builder category, more of a hybrid between "The Subdivider" category and "The Community Builder" category (*Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type*).

Planning

Several factors occurred near the turn of the twentieth century that sparked a renewed interest in the formal principles of city planning and the emergence of planning as a profession. The City Beautiful Movement, "a reform philosophy of architecture and urban planning which initially focused on the aesthetics and grandeur in cities...promoting a harmonious order [that] would increase the quality of life," became very popular, particularly following the display of the "White City" at Chicago's 1893 Columbian Exposition, the writings of Charles Mulford Robinson, and Daniel Burnham's Chicago Plan (1909). Cleveland's 1903 Group Plan, which included the Mall and seven public buildings in downtown, was one of the earliest and most complete civic-center plans in the country.

The National Park Service publication *Historic Residential Suburbs* noted that "comprehensive planning, coupled with zoning and subdivision regulations, became the focal point of discussions between the Nation's leading community builders and urban planners beginning in 1912." Organizations such as the American City Planning Institute (ACPI), National Conference on City Planning (NCCP), American Civic Association (ACA), and the National Association of Real Estate Boards (NAREB), brought planners, builders, and real estate interests together "to promote controls over land use in the Nation's growing metropolitan areas." They also "encouraged the development of residential suburbs according to established professional principles of landscape architecture and community planning."

Based on a joint collaboration between NAREB and ACPI in 1927, the U.S. Department of Commerce issued a model statute, *A Standard City Planning Act*, to encourage State governments to pass legislation enabling local and metropolitan land-use planning for the purpose of planning and coordinating metropolitan growth and developing regional plans. In the late 1920s, California approved the first State planning statute and enabling legislation for subdivision regulation by local ordinance, while regional planning commissions and associations began to form in growing metropolitan areas such as New York, San Francisco, and Los Angeles. These plans, which "addressed a variety of suburban issues such as neighborhood planning, commercial and industrial zoning, recreation, and transportation, received substantial attention at the 1931 President's Conference, and would have far-reaching influence on the development of FHA standards for the design of residential suburbs." (National Park Service, *Historic Residential Suburbs*)

With the exception of Shaker Heights, which had a General Plan by 1927, a special survey undertaken by Cleveland State University, College of Urban Affairs (*Land Controls in Greater Cleveland*) showed that communities in the project area started undertaking general plans in the 1950s, with the majority of the plans being written in the 1960s and 1970s.

Land Use Controls

Deed Restrictions

Before the turn of the twentieth century, there were few mechanisms for developers or homeowners to invoke to control the development of land, apart from deed restrictions. Deed restrictions were placed on the deed of sale with the intent of ensuring that the land was developed as originally planned and that the real estate values of homeowners and the developer were protected. Restrictions varied from locale to locale, and could include controls on the size of lots, the size or design of buildings, mandatory setbacks, minimum costs, construction materials, or requirements for owner residency. These restrictions were legally binding, and were enforceable through civil lawsuits.

Deed restrictions were a popular form of land use control for several decades. *Use of Deed Restrictions in Subdivision Development*, by Helen C. Monchow, which set forth a comprehensive list of items to be included in deed restrictions, was published by the Institute for Research in Land Economics and Public Utilities in Chicago in 1928. In 1931, at the President's Conference on Home Building and Home Ownership, the Committee on Subdivision Layout adapted Monchow's list in its recommendations and endorsed deed restrictions.

While in-depth deed research for properties located in the project area was outside the scope of this reconnaissance survey, references to "architectural restrictions" did appear in newspaper advertisements for several of the subdivisions discussed, including Valley Forge Estates and West Valley Estates (Fairview Park) and Jackson Glens (Moreland Hills). Newspaper advertisements for Lyndhurst Park (Lyndhurst) simply mentioned "deed restrictions," while advertisements for Dalebrook Estates (Independence) mentioned "value-creating restrictions."

While "real estate practices and the rating system used to approve suburban neighborhoods for FHAinsured loans encouraged the use of restrictions in the 1930s and 1940s as a safeguard for maintaining neighborhood stability and property values ... in the landmark decision *Shelley v. Kraemer* (334 U.S. 1, 1948), the U.S. Supreme Court determined such restrictions based on race 'unenforceable,' providing a legal foundation for the principle of equal access to housing and influencing changes in Federal housing policy." (National Park Service, *Historic Residential Suburbs*)

Zoning and Subdivision Regulations

Zoning ordinances and subdivision regulations are two other land use control mechanisms that are employed to control the development of land. The basic purpose of zoning is to provide for the separation of uses into zones – residential, commercial, industrial, etc. – to ensure "the health, welfare, and safety of the public." Additional restrictions can include details such as building size and height, building setbacks, floor space, minimum cost, accessory buildings, lot coverage, and off-street parking. Subdivision regulations apply to new land development, and include factors such as lot, street, and sidewalk layout, drainage design, and public utility placement.

In 1909 Los Angeles passed the first zoning ordinance, creating separate districts or "zones" for residential and industrial land uses, and in 1916 New York City was among the first to impose regulations on the height and mass of buildings through local legislation. The U.S. Department of Commerce joined private advocacy groups in encouraging local legislation for zoning, publishing an annual report, *Zoning Progress in the United States*, and a series of manuals including *A Zoning Primer*

(1922), A City Planning Primer (1928), The Preparation of Zoning Ordinances (1931), and Model Subdivision Regulations (1932).

While in-depth research into the historic nature of zoning ordinances and codes for properties located in the project area was outside the scope of this reconnaissance survey, the year the first zoning ordinance was established is available, by community, from a survey undertaken by Cleveland State University's College of Urban Affairs. As illustrated in *Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type*, the first zoning ordinance established for a community in the project area was for Bay Village in 1920. During the 1920s and 1930s, another eight communities in the project area established zoning ordinances (Beachwood, Independence, Lyndhurst, Pepper Pike, Shaker Heights, South Euclid, Strongsville, and Warrensville Heights). During the 1940s and 1950s, eleven communities in the project area established zoning ordinances (Bedford Heights, Brooklyn, Brook Park, Fairview Park, Maple Heights, Middleburg Heights, North Olmsted, Rocky River, Solon, University Heights, and Westlake). Berea and Moreland Hills both established their first zoning ordinance in 1973. Highland Hills, formerly Warrensville Township, became a village in 1992, the same year their first zoning ordinance was established.

In the project area, subdivision regulations were generally established after the adoption of the community's respective zoning code. A sampling of communities showed that the earliest adoption of subdivision regulations in the project area occurred in Warrensville Heights in 1954. Other examples of adoption of subdivision regulations included Pepper Pike (1962), Westlake (1964), Strongsville (1967), Independence and Beachwood (1968), Bedford Heights (1972), Rocky River (1973), North Olmsted (1980), and Highland Hills (1998).

By 1936, 85 percent of American cities had adopted zoning ordinances. Nevertheless, there was opposition and legal challenges in many localities, and in 1926, the landmark case Village of Euclid, (Cuyahoga County) Ohio v. Ambler Realty Co. (272 U.S. 365, 1926), the "U.S. Supreme Court upheld the constitutionality of zoning in which exclusively residential development of single-family houses was supported as the most inviolate of land uses." In 1931, at the President's Conference on Home Building and Home Ownership, the Committee on City Planning and Zoning recommendations also "upheld zoning regulations and comprehensive planning measures as the primary means for controlling metropolitan growth and as an essential factor in designing and regulating stable residential neighborhoods." (National Park Service, *Historic Residential Suburbs*)

Trends in Subdivision Design

Subdivision design is the method of laying out a development plan for a specific area of undeveloped land, including an internal circulation network, a system of utilities and drainage, blocks of buildable house lots, and, sometimes, community facilities. The design can be one that is inspired by a collaboration of developers, planners, architects, and landscape architects or regulated by a city's existing subdivision regulations, zoning code, or a combination of the two methods. Over the last 100+ years, subdivision development practices have incorporated a variety of philosophies and design ideas into plats, including, gridiron plats, planned rectilinear and picturesque suburbs, influences from the City Beautiful Movement, and Garden City principles *(Figure 12, Trends in Suburban Land Development and Subdivision Design)*.

In the 1920s, Clarence Perry, a former member of the New York Regional Plan and City Recreation Committee and an associate director of the Russell Sage Foundation, began to formulate the Neighborhood Unit model for community planning. Encompassing Garden City principles, the Neighborhood Unit model made use of "superblocks having a central swathe of open park land, the grouping of residences to face gardens and grounds and back on service courts, separate circulation networks for pedestrians and automobiles, and a hierarchy of streets to reduce construction costs and ensure safety." In 1928, Perry's concepts were embodied in the creation of Radburn, New Jersey, a new town neighborhood of moderately priced homes located on curvilinear streets.

Perry's model was enthusiastically endorsed at the 1931 President's Conference on Home Building and Home Ownership. Additionally, Seward H. Mott, head of FHA's Land Planning Division in the mid-1930s and "responsible for establishing principles for neighborhood planning and for reviewing subdivision plans submitted by developers seeking FHA approval" also incorporated many of Perry's ideas "into written standards and basic design principles that could be uniformly applied across the Nation to the design of neighborhoods of small houses."

In 1947, the Urban Land Institute (ULI), an extremely influential nonprofit research organization with interests in urban planning, land development, and the building industry, published its first edition of the *Community Builder's Handbook*. This publication advocated development based on the curvilinear subdivision and neighborhood unit approach of Clarence Perry. By the late 1940s, the curvilinear subdivision had evolved from the Olmsted, City Beautiful, and Garden City models to the FHA approved standard, which had become the legally required form of new residential development in many localities...ensuring that "this form of development, in seamless repetition, would create the post-World War II suburban landscape." (National Park Service, *Historic Residential Suburbs*)

FORCES OF SUBURBANIZATION: FINANCING SUBURBAN DEVELOPMENT

Historically, homeownership was costly and sometimes financially risky. In the nineteenth century most well-established families purchased their homes outright, a practice that made homeownership for anyone other than the very wealthy practically impossible. By the early twentieth century, while some building and loan associations, real estate developers, and companies that sold mail order housing kits, such as Sears & Roebuck and Aladdin Homes, offered installment plans that required a small down payment and modest monthly payments, many homeowners commonly secured short-term loans requiring annual or semi-annual interest payments and a balloon payment after three to five years. This practice forced homeowners to refinance mortgages frequently, and in some cases carry second or third mortgages. While the practice worked well in times of prosperity, it proved disastrous during economic downturns or periods of falling real estate prices such as occurred after the Stock Market Crash of 1929 and the ensuing Great Depression.

Figure 12, Trends in Suburban Land Development and Subdivision Design

(Excerpted from National Register Bulletin, National Park Service, U. S. Department of the Interior, Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places)

1819 Early rectilinear suburb developed at Brooklyn Heights, New York.

1851 Early curvilinear suburb platted at Glendale, Ohio.

1853 First village improvement society founded at Stockbridge, Massachusetts.

1857-1859 Llewellyn Park, New Jersey, platted outside New York City.

1858 First urban park in U. S., Central Park, developed in New York City by Olmsted and Vaux.

1869 Riverside, outside Chicago, platted by Olmsted and Vaux, establishes ideal model of the Picturesque curvilinear suburb.

1869-1871 Garden City, Hempstead, Long Island, platted by Alexander Tunney Stewart.

1876-1892 Sudbury Park, Maryland, designed by Frederick Law Olmsted.

1889 Camillo Sitte (Austria), author of *Der Stadtebau*, calls attention to the informal character of Medieval towns, as a model for village design.

1891-1914 Roland Park, Baltimore, developed by Edward H. Bouton, designed by the Olmsted firm using extensive deed restrictions and featuring cul-de-sacs.

1893 Columbian World's Exposition, Chicago, introduction of comprehensive planning and City Beautiful movement

1898 Ebenezer Howard, Garden City diagram published in *Tomorrow* (republished as *Garden Cities of Tomorrow,* 1902).

1902-1905 Garden cities of Letchworth (1902) and Hampstead Gardens (1905), England, designed by Parker and Unwin, introducing cul-de-sacs, superblock planning. open-court clustering, and other Garden City features.

1902 *Improvement of Towns and Cities* by Charles Mulford Robinson calls for civic improvements such as roads, site planning, playgrounds and parks, street plantings, paving, lighting, and sanitation.

1904 American Civic Association (ACA) formed by the merging of the American League for Civic Improvement and American Park and Outdoor Art Association.

1907-1950s Country Club District, Kansas City, developed by community builder J. C. Nichols, with landscape architectural firm of Hare and Hare.

1909 Los Angeles passes first zoning ordinance creating separate districts or zones for residential land use.

1909 Raymond Unwin's Town Planning in Practice published, adopted in England and United States.

1909-1911 Forest Hills Gardens developed by Russell Sage Foundation, with architect Grosvenor Atterbury, and landscape architect Frederick Law Olmsted, Jr.

1909 National Conference on City Planning (NCCP) founded; First National Conference on City Planning and Problems of Congestion convened.

1911-1929 Shaker Village, near Cleveland, Ohio, by the Van Sweringen Brothers.

1915 Kingsport, Tennessee, laid out by city planner John Nolen.

continued

1916 New York City establishes zoning ordinance.

1917 American City Planning Institute (ACPI) founded, renamed the American Institute of Planners (1938).

1918-1919 World War I emergency housing programs under United States Housing Corporation (U.S. Department of Labor) and Emergency Fleet Housing Corporation (U.S. Shipping Board).

1921 John Nolen makes the first plan for the Garden City at Mariemont, Ohio.

1922 Publication of *The American Vitruvius: An Architect's Handbook of Civic Art* by Werner Hegemann and Elbert Peets.

1923 U.S. Division of Building and Housing (U.S. Department of Commerce) issues model zoning enabling act for State governments.

1923 Regional Planning Association of America (RPAA) founded.

1924 Sunnyside Gardens, New York City, designed by Clarence Stein and Henry Wright of RPAA for the City Housing Corporation.

1924 *Standard State Zoning Enabling Act* published by Secretary of Commerce Herbert Hoover's Advisory Committee on Zoning.

1926 U.S. Supreme Court upholds constitutionality of zoning (*Village of Euclid, Ohio, v. Ambler Realty Company,* 272 U.S. 365, 1926).

1927 Publication of John Nolen's New Towns for Old: Achievements in Civic Improvement in Some American Small Towns and Neighborhoods.

1928 Standard City Planning Enabling Act published by U.S. Department of Commerce's Advisory Committee on City Planning and Zoning following 1927 joint resolution by ACPI and NAREB. Helen C. Monchow's *The Use of Deed Restrictions in Subdivision Development* published by Institute for Research in Land Economics.

1928 Radburn, New Jersey, designed as a "Town for the Motor Age" by RPAA planners Clarence Stein and Henry Wright.

1929 Clarence Perry's Neighborhood Unit plan published in volume 7 of the *Regional Survey of New York and Its Environs.*

1931 President's Conference on Home Building and Home Ownership convened; *Neighborhoods of Small House Design* by Robert Whitten and Thomas Adams published.

1932 U.S. Department of Commerce publishes Model Subdivision Regulations.

1932-1936 Chatham Village, Pittsburgh, developed by Buhl Foundation, providing a model for Garden City planning incorporating superblock and connected dwellings.

1934 The Design of Residential Areas by Thomas Adams published.

1935 First phase of construction begins at Colonial Village, Arlington, Virginia, the first privately financed, large-scale rental housing community insured by the FHA under Section 207 of the National Housing Act of 1934.

1935-1938 Resettlement Administration establishes greenbelt communities at Greenbelt, Maryland; Greenhills, Ohio; Greendale, Wisconsin; and Greenbrook, New Jersey (never executed).

1936 FHA publishes *Planning Neighborhoods for Small Houses*, with the first standards for the design of neighborhoods of small houses, encouraging patterns of curvilinear streets, cul-de-sacs for safety and economy, and neighborhood character.

1936 Urban Land Institute founded (independent nonprofit research organization).

continued

1939 Early large-scale FHA-approved neighborhoods of single-family dwellings developed, including Edgemore Terrace, Wilmington, Delaware, and Arlington Forest, Arlington, Virginia.

1941 Developer Fritz Burns begins Westchester, Los Angeles, using FHA mortgage insurance for housing defense workers under Title VI of National Housing Act, as amended.

1942 Establishment of the National Association of Home Builders (NAHB), Home Builders and Subdividers Division split from NAREB.

1946-1947 Former NHA administrator Phillip Klutznick, and town planner Elbert Peets, begin planning of Park Forest, Illinois; and William Levitt begins development of the first Levittown on Long Island.

1947 Urban Land Institute publishes first edition of *Community Builder's Handbook*.

1948 United States Supreme Court rules that covenants based on race to be "unenforceable" and "contrary to public process" (*Shelley v. Kraemer* 334 U.S. 1).

1949 Joseph Eichler develops his first tract of modern housing at Sunnyvale, California.

1951 Publication in England of *Toward New Towns* by Clarence S. Stein.

1961 Innovative proposal for 260-home subdivision published in Arts & Architecture's Case Study Series.

Source: The National Park Service U.S Department of the Interior, National Register Bulletin, *Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*, September 2002, Pages 35-36.

The passage of a series of Federal laws in the 1930s, 1940s, and 1950s dramatically expanded financing options, enabling more middle class households to become homeowners for the first time *(Figure 13, Federal Laws and Programs Encouraging Homeownership)*. These laws also were effective in spurring the home building industry to construct countless suburban single-family subdivisions and rental apartment villages, particularly following World War II. These programs provided a system of low-interest, long-term, self-amortizing loans for homeowners; insurance for privately financed home mortgages; and Federal defense housing insurance and home loan programs for construction and purchase of housing in areas designated as critical for defense production. Additionally, loan guarantees, mortgage insurance, and more liberal terms for loans to veterans returning from World War II were provided under the "GI" Bill.

Federal Home Loan Banking System

The Federal Home Loan Bank Act of July 22, 1932, created the Federal home loan bank system by establishing a credit reserve and authorizing member institutions, primarily savings and loan associations, to receive credit secured by first mortgages, effectively organizing the system of mortgage financing that remains in place today. Legislation in 1938 created the Federal National Mortgage Association (Fannie Mae) to buy and sell mortgages from member institutions, making additional money available for home mortgages.

Federal Housing Administration

The Federal Housing Administration (FHA) was a permanent, national program of mutual mortgage insurance for privately financed residential mortgages (homes, housing subdivisions, and rental housing) that was created under Title II of the National Housing Act of 1934, and signed into law by President Franklin D. Roosevelt on June 27, 1934. This law revolutionized home financing and set in motion a series of events that effectively broadened homeownership. Initially, the Federal program provided insurance for as much as 80 percent of a home's value, and extended the repayment period for up to 20

years. Subsequently, FHA mortgage terms were further liberalized by amendments to the Act in 1938 (insured loans for as much as 90 percent of a home's value, and extended the repayment period for up to 25 years) and the Housing Act of 1948 (insured loans for as much as 95 percent of a home's value, and extended the repayment period for up to 30 years). Through the development of standards, as well as its review and approval of properties for mortgage insurance, the FHA institutionalized principles for both neighborhood planning and small house design.

Defense Housing Programs

On March 28,1941, the addition of Title VI to the National Housing Act created a program of Defense Housing Insurance, targeting rental housing in areas designated critical for defense and defense production. After World War II, this program was continued to provide housing to veterans, eventually enabling operative builders to secure Federal mortgage insurance on as much as 90 percent of their project costs.

The "GI" Bill

The Veterans Administration (VA), per the Servicemen's Readjustment Act of 1944 (G.I. Bill of Rights), provided guarantees on home mortgages for veterans returning from military service. The liberalized terms of FHA-approved loans enabled veterans to use their "GI" benefit in place of cash, thereby eliminating the down payment on a new house altogether.

Figure 13, Federal Laws and Programs Encouraging Homeownership

(Excerpted from National Register Bulletin, National Park Service, U. S. Department of the Interior, Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places)

1932 **Federal Home Loan Bank Act** (47 Stat. 725) establishes home loan bank system authorizing advances secured by home mortgages to member institutions.

1933 **Home Owners' Loan Act** (48 Stat. 129) establishes Home Owners' Loan Corporation, an emergency program (1933-36) introducing the concept of low interest, long-term, self-amortizing loans and enabling homeowners to refinance mortgages with five percent, 15-year amortizing loans.

1934 **National Housing Act** (48 Stat. 1246) creates Federal Housing Administration (FHA) to establish national standards for the home building industry and authorizes Federal insurance for privately financed mortgages for homes, housing subdivisions, and rental housing. First FHA mortgages require a 20 percent down payment and monthly payments amortized over 20 years.

1938 **Amendments to the National Housing Act** (52 Stat. 8) allow Federal mortgage insurance on as much as 90 percent of home's value and extend payments up to 25 years (Title II). Law authorizes the creation of the Federal National Mortgage Association (Fannie Mae) to buy and sell mortgages under the Reconstruction Finance Corporation.

1941 **Amendments to the National Housing Act** (55 Stat. 31) adds Title VI, creating a program of Defense Housing Insurance targeting the construction of housing in areas designated critical for defense and defense production.

1942 **Federal defense housing and home loan programs** consolidated in the National Housing Agency under Executive Order 9070.

1944 **Servicemen's Readjustment Act** (58 Stat. 291), commonly known as the "GI Bill," authorized Veteran's Administration to provide loan guarantees for home mortgages for World War II veterans.

1946 Veterans' Emergency Housing Act of 1946 (60 Stat. 215) authorizes Federal assistance in housing returning veterans and extends FHA authority to insure mortgages under Title VI.

continued

1947 National Housing Agency renamed Housing and Home Finance Agency (61 Stat. 954).

1948 **Housing Act of 1948** (62 Stat. 1276) liberalizes FHA mortgage terms by allowing insurance on up to 95 percent of a home's value and loan payment periods extending as much as 30 years (Section 203). Also adds Section 611 to Title VI of the National Housing Act to encourage the use of cost-reduction techniques through large-scale modernized site construction of housing.

1949 **Federal Housing Act of 1949** (63 Stat. 413) establishes a national housing directive to provide Federal aid to assist in community development, slum clearance, and redevelopment programs.

1954 Housing Act of 1954 (68 Stat. 590) provides comprehensive planning assistance under Section 701.

Source: The National Park Service U.S Department of the Interior, National Register Bulletin, *Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places, September 2002, Page 30.*

FORCES OF SUBURBANIZATION: HOUSE AND GARDEN DESIGN

"The evolution of the suburban American home and landscape reflects changing concepts of the ideal family life. From 1838 to 1960, the design of the single- family, detached suburban home in a landscaped setting evolved in several broad stages from picturesque country villas to sprawling ranch houses on spacious suburban lots." The concept was aided by advances in home design and construction methods "starting with the invention of balloon framing in the 1830s, wire nails, and the circular saw ... and continuing through successive stages of standardization, mass production, and prefabrication," all of which lowered construction costs, accelerated production, and allowed for more freedom in interior and exterior design (*Figure 14, Suburban Architecture and Landscape Gardening, 1832 to 1960*).

The concept of the home as an "intentionally designed therapeutic refuge from the city, offering tranquility, sunshine, spaciousness, verdure, and closeness to nature" has been perpetuated in "pattern books, the writings of domestic reformers, and popular magazines" since the 1830s. Companies such as Sears and Roebuck, Aladdin Homes, and Gordon-Van Tine Homes offered mail-order kit houses, all pre-cut, shipped to the site, and ready for assembly. Over time, house designs were adapted for families with more modest incomes, advances in transportation lowered the cost of commuting, and suburban living became affordable to an increasingly broad spectrum of the population. Magazines, such as *Better Homes & Gardens, American Home, House and Garden,* and *Sunset Magazine*, which could be found at the local grocery store, were filled with ideas and plans for the modern home and were the "modern-day pattern books" for the 1940s, 1950s, and 1960s. In the project area, a number of developers including Scholz Homes, Inc. (Dover Bay in Bay Village), the Van Sweringen Company (Shaker Country Estates in Beachwood), The Sepper Development Company (Valley Forge Estates in Fairview Park), Rudolph A. and Ruth C. Gall (Rolling Ranchlands in Middleburg Heights), and the Knight-Norris-Gibbs Company and Modern Land Company (May-Fields on Belvoir in South Euclid), touted the benefits of suburban living in their marketing material.

Garages were introduced after 1900, about the same time as automobile-oriented road improvements, such as paved road surfaces, curbs, sidewalks, and driveways were readily accommodated in the design of new neighborhoods: "Initially placed behind the house toward the rear of the lot, by the end of the 1920s, attached and underground garages began to appear in stock plans for small homes, as well as factory-built houses." The design of an expandable two-story house with a built-in garage and additional upper-story bedroom was introduced by the FHA in 1940. By the 1950s, garages or carports were integrated into the design of many homes. (National Park Service, *Historic Residential Suburbs*)

Figure 14, Suburban Architecture and Landscape Gardening, 1832 to 1960

(Excerpted from National Register Bulletin, National Park Service, U. S. Department of the Interior, Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places)

1832 Balloon frame construction invented in Chicago.

1838 Rural Residences by Alexander Jackson Davis published.

1841 Publication of *Treatise on Domestic Economy*, by Catharine E. Beecher and *Treatise on the Theory and Practice of Landscape Gardening* by Andrew Jackson Downing.

1842-1850 Cottage Residences and Architecture of Country Houses by Downing published.

1869 The American Woman's Home by Catharine E. Beecher and Harriet Beecher Stowe published.

1870 Art of Beautifying Suburban Home Grounds by Frank J. Scott published.

1876 Model Homes for the People: A Complete Guide to the Proper and Economical Erection of Buildings, the first of a series of mail order plan catalogs by George and Charles Palliser, published.

1878 *Modern Dwellings in Town and Country Adapted to American Wants and Climate* by Henry Hudson Holly published.

1907-1908 *How to Lay Out Suburban Home Grounds* by Herbert J. Kellaway and *Artistic Bungalows* by William Radford published.

1907-1908 Sears and Roebuck begins pre-cut, mail order house catalog sales.1913-1914 Suburban Gardens and Planting Around the Bungalow by Grace Tabor published.

1916 Frank Lloyd Wright's American System Ready-Cut method of prefabrication used in the Richard's Small House and Duplexes, Milwaukee, Wisconsin.

1918 The Small Place: Its Landscape Architecture by Elsa Rehmann published.

1919 Architects' Small House Service Bureau founded in Minneapolis.

1921 *The Little Garden* published, introducing "The Little Garden Series," edited by Mrs. Francis King (Louise Yeomans King).

1922 Better Homes movement founded by the Butterick Company and endorsed by Secretary of Commerce Herbert Hoover.

1922-1923 Country Club Plaza, Kansas City, Missouri, first automobile-oriented regional shopping center, developed by J. C. Nichols.

1923 Home Owners Service Institute sponsors "Home Sweet Home," the official demonstration house for the Better Homes in America movement and publishes *Books of A Thousand Homes,* edited by Henry Atterbury Smith.

1926 Publication of Myrl E. Bottomley's The Design of Small Properties.

1928-1932 Variety of moderately priced small houses built at Radburn; grounds and plantings by Marjorie Sewell Cautley

1929 Architects' Small House Service Bureau, Inc., publishes *Small Homes of Architectural Distinction,* edited by Robert T. Jones.

continued

1930 Park-and-Shop, Cleveland Park, Washington, D.C., designed by Arthur Heaton for Shannon and Luchs Real Estate.

1931 President's Conference on Home Building and Home Ownership.

1932 Museum of Modern Art, New York, mounts exhibition entitled, "The International Style: Architecture Since 1922."

1932-1936 Chatham Village, at Pittsburgh, developed by the Buhl Foundation and designed by architects Ingham and Boyd and landscape architect Ralph E. Griswold.

1933-1934 Century of Progress International Exhibition, Chicago, features "House of Tomorrow."

1934 Federal Housing Administration establishes programs for insuring mortgages on small homes and large-scale rental housing.

1935 *Rehousing Urban America* by Henry Wright and *Garden Design* by Marjorie Sewell Cautley published.

1935 Demonstration of prefabrication at Purdue Research Village, Lafayette, Indiana.

1935 Forest Products Laboratory of the U.S. Department of Agriculture introduces house made of "stress-skin" plywood panels.

1936 Bemis Industries publishes three-volume *The Evolving House*, which outlines principles of prefabrication.

1936 Federal Housing Administration publishes first standards for insurable neighborhoods and introduces the FHA minimum house.

1936-1939 Buckingham Community, Arlington, Virginia, developed by Paramount Motors Company using the principles of economies of large-scale construction and standardization of building components.

1938 Federal Home Loan Bank Board, Producers Council, and AIA jointly introduce Federal Home Building Service Plan, encouraging home builders to use the services of registered architects to carry out construction according to architect-designed small house plans.

1940 Construction of Crow Island School, Winnetka, Illinois, by architects Eliel and Eero Saarinen and Perkins, Wheeler, and Will.

1940 Publication of *Modern House in America* by James Ford and Katherine Morrow Ford.

1940 FHA introduces new standards and an efficient, flexible system of house design and construction; issues "Architectural Bulletins" with unit plans for large-scale housing.

1940 John Pierce Foundation with the Celotex Company of Chicago, Illinois, introduces cemesto boards in the construction of prefabricated houses for Glenn Martin Aircraft near Baltimore, Maryland.

1940-1941 Royal Barry Wills publishes Houses for Good Living and Better Houses for Budgeteers.

1942 Skidmore, Owings and Merrill plans defense-worker community at Oak Ridge, Tennessee.

1945-1946 Publication of *Tomorrow's House: How to Build Your Post-War Home Now,* by George Nelson and Henry Wright; *The Small House of Tomorrow* by Paul R. Williams; *If You Want to Build a House* by Elizabeth B. Mock.

1945-1966 Arts & Architecture publishes Case Study House series.

1946 Sunset Magazine publishes Western Ranch Houses featuring work of Cliff May, Doug Baylis and others.

1946 Movement to provide veterans' housing gains momentum especially in rental housing; Veterans' Emergency Housing Act of 1946 (60 Stat. 215) extends FHA authority to insure mortgages under Title VI. Elevator structures determined acceptable for FHA rental housing.

continued

1947 Legislation to encourage private development of housing for veterans based on prefabrication methods in the form of short term loans to housing manufacturers.

1947 Levitt and Sons builds first houses at Hempstead on Long Island, New York; Philip Klutznick forms American Community Builders to develop Park Forest, Illinois (planner Elbert Peets).

1947-1950 Prefabricated homes made of porcelain enameled steel panels manufactured by the Lustron Corporation (Carl Strandlund, manufacturer).

1948 Cameron Village Shopping Center, Raleigh, North Carolina, first large retail shopping center, planned by developer Wilke York, and site planner, Seward H. Mott.

1950 Landscape for Living by landscape architect Garrett Eckbo, published by Architectural Record.

1952-1954 Northland Shopping Center, Detroit, Michigan, planned by Victor Gruen and Associates.

1953 Southdale Shopping Center, Minneapolis, Minnesota, first enclosed, climate controlled mall designed by Victor Gruen.

1952-1956 U.S. Gypsum Research Village in Barrington Woods, Illinois, showcases contemporary house designs.

1953 *Before You Buy A House* published by New York Architectural League and Southwest Research Institute, promoting modern principles of house design and the collaboration of architects and developers.

1955-1956 Publication of Thomas Church's Gardens Are for People: How to Plan for Outdoor Living; Garrett Eckbo's Art of Home Landscaping; and Sunset Magazine's Landscape for Western Living.

1957 Hollin Hills, Alexandria, Virginia, selected as one of the "Ten Buildings in America's Future" in AIA Centennial Exhibition.

1957-1958 Publication of A. Quincy Jones Jr., and Frederick E. Emmons's *Builders' Homes for Better Living* and Carl Koch's *At Home with Tomorrow.*

Source: The National Park Service U.S Department of the Interior, National Register Bulletin, *Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places, September 2002, Pages 70-71.*

The Pre- and Postwar Suburban House Designs, mid-1930s to 1969

Continued population growth, an escalating demand for new housing, and six million returning veterans eager to start families, combined to produce the largest building boom in America's history, almost all of it concentrated in the suburbs. Spurred by the builder's credits and liberalized terms for VA- and FHA-approved mortgages by the end of the 1940s, home building proceeded on an unprecedented scale, reaching a record high in 1950 with the construction of 1,692,000 new single-family houses.

Marketing material also pushed the intangible and emotional benefits of homeownership, such as this narrative from L. F. Garlinghouse Home Plans on building a home: "You will find that it will cost you no more to buy or build a house than to rent one of comparable quality. And there are few things that will give you as much satisfaction, comfort, and sense of security in future years and will also increase your standing in the community as owning your own home."

The following discussion highlights prevalent architectural styles, design characteristics of those styles, and local examples that were built in various subdivisions in the project area. It should be noted that very few of the subdivisions in the project area that were selected as potential historic districts had houses that were built in just one architectural style. Houses in most subdivisions were built in a predominate style, with a mix of one or more other architectural styles.

FHA Small or Minimum House

While the Federal Housing Administration (FHA) was a permanent, national program of mutual mortgage insurance for privately financed residential mortgages, it was also responsible for developing design and construction standards. Through publications such as *Principles of Planning Small Houses* (1936), *Property Standards, Recent Developments in Building Construction*, and *Modern Housing*, which addressed issues of prefabrication methods and materials, housing standards, and principles of design, the FHA influenced housing design for decades.

The FHA Minimum House, FHA's simplest design, was "praised for its livability." Built in a variety of materials, including wood, brick, concrete block, shingles, stucco, or stone, the basic model (House A) was a small, one-story, 534 square foot house. There was a small kitchen, which had modern appliances, and a larger multipurpose living room that extended across the front of the house. The two bedrooms and a bathroom were located off a small hallway at the back of the house. The utility room, with an integrated mechanical system, replaced the basement and its furnace.

The FHA Minimum House had four other variations, each one a little larger. House B provided 624 square feet of living space, while Houses C and D were two-story homes, having two upstairs bedrooms. House D also offered a simple attached garage. House E, the largest FHA design offered, was a compact two-story house, with three bedrooms. The 1940 edition of FHA plans offered more variations "as rooms were added or extended to increase interior space, often forming an L-shaped plan. Exterior design resulted from the combination of features such as gables, porches, materials, windows, and roof types. Factors such as orientation to sunlight, prevailing winds, and views became as important as the efficient layout of interior space. Fireplaces and chimneys could be added, as well as basements."

In the project area, suburban developments that primarily showcased the FHA Small or Minimum House included Fortune Heights (Brooklyn), developed by Standard Home Builders; Clague Manor (North Olmsted), developed by the E. C. Andrews Company; and Lee Gardens (Warrensville Heights), developed by City Allotment Co.

The Prefabricated House

During the 1930s, while other public and private enterprises explored ways to make the conventionally built house more affordable, companies such as Bemis Industries, Inc. experimented with a variety of materials – steel and steel panels, gypsum based block and slabs, and composition board – to create affordable housing that could be constructed quickly. In *The Evolving Home*, a three-volume book on prefabricated homes written by Albert Farwell Bemis in 1936, the author outlined his strategies:

- Simplify the house by eliminating seldom-used spaces;
- Streamline the construction process by using time- and labor-saving equipment, materials, and techniques; and
- Apply principles of modern industrial management for production based on economies of scale and the sequential production of components.

Manufacturers, such as the Celotex Company (Chicago) and Homasote Company (Trenton, N.J.), using prefabricated systems developed by the U.S. Department of Agriculture, became leaders in the development of housing for defense workers during World War II. After the war, a number of manufacturers continued to market and produce prefabricated housing, some with more success than others. Two companies, Acorn Houses, introduced in 1945 by Carl Koch and John Bemis, and the porcelain enamel steel Lustron House, manufactured from 1947 to 1950 by Carl Strandlund and architect Morris Beckman, did not succeed long-term. The National Homes Corporation (Lafayette, Indiana) and Gunnison Homes (New Albany, Indiana) were more successful, in part because they adapted their designs to the "needs, incomes, and tastes of postwar middle-income home buyers."

In the project area, suburban developments that primarily showcased the Prefabricated House included Dover Bay (Bay Village), developed by Scholz Homes, Inc.; Heather Hill (Bedford Heights), developed by Darden Builders/ National Homes Corp.; and Country Club Estates (Rocky River), developed by Mead-Jacobs/Scholz Homes, Inc.

The Minimal Traditional House

The Minimal Traditional house, with its simple, classic form and lack of ornamentation, could be called a bridge between the eclectic styles of the 1920s and early 1930s and the early Suburban Ranch house *(Figure 15, The Minimal Traditional, Plan No. 5292).* Built in large numbers before and after World War II, and frequently associated with the ubiquitous tract house, the Minimal Traditional house was usually a small, square, one story house less than 1,000 square feet in size, with a detached garage set back on the lot. The small size made this house style affordable to working and middle-class families.

Common elements include:

- Boxy appearance with minimal architectural or decorative details
- Small, usually one-story
- Rectangular plan, often on a concrete slab
- Low or intermediate pitched roof, typically parallel-gabled, or occasionally hipped
- Closed eaves (little or no overhang)
- Front-facing gable section or gabled or shed projection over front entry
- Usually a central main entry with flanking windows
- Common siding material was cement asbestos shingle, wood or aluminum siding or brick (usually striated)
- Non-functioning shutters
- Detached garages, set back on the property, were common

In the project area, suburban developments that primarily showcased the Minimal Traditional architectural style included the single-family portion of Northfield Park (Highland Hills), developed by the Brown Construction Company/Center Northfield Housing Company; Richmond Park (Lyndhurst), developed by Chakford Builders, Inc.; Northwood Acres (Maple Heights), developed by A. Siegler & Sons; and Lee Gardens (Warrensville Heights), developed by City Allotment Co. *(Figure 22, Potential Mid-Century Modern Historic Districts, Detailed Building Characteristics)*.

The Cape Cod

Loosely inspired by dwellings originating in eighteenth century New England, the Cape Cod house, which often mirrored the FHAs 1940 Principles for Planning Small Houses, was "adapted and simplified for rapid construction in subdivisions of hundreds, and sometimes thousands, of houses" following World War II *(Figure 16, The Cape Cod, Plan No. 5035)*. Following FHAs guidelines for neighborhood planning, subdivisions of Cape Cods were often situated on curvilinear streets and cul-de-sacs.

The design of the Cape Cod, which was typically a one or one-and-one-half story brick, wood, or asbestos shingle sided home of about 800 square feet with or without a basement, borrowed elements from the Colonial and Colonial Revival periods – symmetrical massing, center entries with transoms or sidelights, exterior end or central chimneys, and two evenly spaces dormers piercing a steeply pitched, gable roof. Unlike its early counterparts, the Cape Cod of the 1940s, 1950s, and 1960s did not have the extensive detailing that would have been seen in earlier homes.

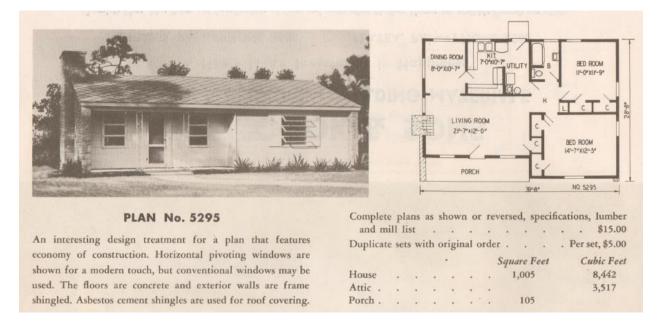
A simple and affordable home, the Cape Cod accounted for much of the low- and moderate-income housing built during the 1940s and early 1950s. The interior typically had a living room, kitchen, two bedrooms, and a bathroom. Depending on the locale, the developer, and the scale of the development, construction methods could vary from traditional stick-built to large-scale production, using prefabrication methods and materials. William Levitt, a developer who exemplified the latter method, created his first large-scale suburb, Levittown on Long Island, which would eventually accommodate 82,000 residents in more than 17,500 houses.

Common elements include:

- Fairly small
- Symmetrical
- One- to one and one-half stories
- Side-gabled roof, with narrow eaves
- Usually two matching roof dormers
- Multi-light (often six- over-six or six-over-one) windows
- Center entrance with a paneled door, occasionally with transoms or sidelights and/or flanking columns
- A center or exterior chimney
- Wood clapboard or shingle siding

In the project area, suburban developments that primarily showcased the Cape Cod architectural style included Nantucket Row (Bay Village), developed by Arthur E. Krumwiede; Fortune Heights (Brooklyn), developed by Standard Home Builders; Lyndhurst Park Estates (Lyndhurst), developed by the Charles M. Collacott Co.; Jackson Glens (Moreland Hills), developed by the Moreland Hills Company; Clague Manor (North Olmsted) developed by the E. C. Andrews Company; Tonawanda Drive (Rocky River), developed by John Marquard Sons, Inc.; and Fresno Drive (Westlake) developed by Oscar Kroehle (*Figure 22, Potential Mid-Century Modern Historic Districts, Detailed Building Characteristics*).

Figure 15, The Minimal Traditional, Plan No. 5292



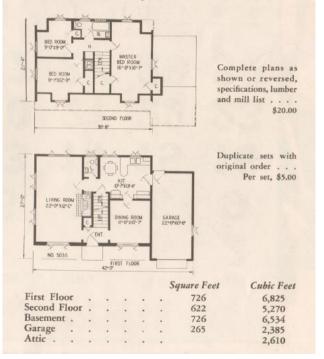
Source: J. W. Cook & Sons, Lumber-Millwork-Building Materials, L. F. Garlinghouse Home Plans, Topeka, Kansas, February 1954 Calendar, The Modern Home Builders' Guide, Collection of Marcia Moll and Richard Sicha.

Figure 16, The Cape Cod, Plan No. 5035



PLAN No. 5035

All of the dignity and charm of the traditional Colonial home has been combined with an excellent floor plan to produce this modification of the basic Cape Cod plan. If the garage is omitted, the house will have a frontage of only 31 ft., making it suitable for a narrow city lot.



Source: J. W. Cook & Sons, Lumber-Millwork-Building Materials, L. F. Garlinghouse Home Plans, Topeka, Kansas, January 1954 Calendar, The Modern Home Builders' Guide, Collection of Marcia Moll and Richard Sicha.

The Suburban Ranch House

The Suburban Ranch house, popular in the 1930s, 1940s, 1950s and 1960s "reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type reflected the nation's growing fascination with the informal lifestyle of the West Coast and the changing functional needs of families" *(Figure 17, The Ranch, Plan No. 8108)*. Inspired by the traditional housing of Southwest ranches and Spanish Colonial houses, California architects Cliff May, H. Roy Kelley, William W. Wurster, and others applied the concept to a suburban house design for middle-income families in the 1930s: "The house was typically built of natural materials, such as adobe or redwood, and was oriented to an outdoor patio and gardens that ensured privacy and intimacy with nature." Living space was on one floor, with a basement for laundry and other utilities and a multipurpose room for hobbies and recreation. Builders of middle and upper-income homes mimicked the architect-designed homes of the Southwest, offering innovations such as sliding glass doors, picture windows, carports, screens of decorative blocks, and exposed timbers and beams.

Variations include: The "Forty-niner," a modified version of the FHA-approved Cape Cod, by Levitt & Sons, designed to give a ranch-like appearance but with a lower cost.

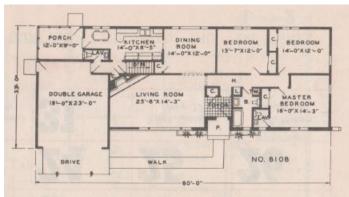
Common elements include:

- Elongated, asymmetrical facade
- Low, horizontal orientation
- One-story
- Low-pitched roof
- Wide, overhanging eaves
- Minimal front porch
- Integral, attached garage or carport
- Rear porch or patio
- Picture window in front, and bands of windows
- Rear sliding glass doors
- Low chimney(s)
- Decorative wrought iron porch supports and/or railings
- Non-functioning shutters
- Wall material of clapboard or brick or a combination of both

In the project area, suburban developments that primarily showcased the Suburban Ranch architectural style included Dover Bay (Bay Village), developed by Scholz Homes, Inc.; Shaker Country Estates (Beachwood), developed by the Van Sweringen Company; Bedford Ridge (Bedford Heights), developed by Consolidated Management; Heather Hill (Bedford Heights), developed by Darden Builders/National Homes Corp.; Parknoll Estates (Berea), developed by Alex Bruscino; Carl Milstein Subdivision No. 1 (Brook Park), developed by Associated Management ; Sam H. Miller Subdivisions (Brook Park), developed by Sunshine Realty; Dalebrook Estates (Independence), developed by American Construction Company; Rolling Ranchlands (Middleburg Heights) developed by Rudolph A. and Ruth C. Gall; Bolingbrook Acres (Pepper Pike), developed by the Van Sweringen Company; Country Club Estates (Rocky River), developed by Mead-Jacobs; Co-Moor Colony (Strongsville), developed by Al T. Taft; and University Parkway (University Heights), developed by Sidney Zehman and Milton A. Wolf *(Figure 22, Potential Mid-Century Modern Historic Districts, Detailed Building Characteristics)*.

Figure 17, The Ranch, Plan No. 8108





PLAN No. 8108

This distinctive ranch home will be the envy of the neighborhood. The outstanding exterior will certainly attract attention and the floor plan will meet the approval of the most discriminating homemaker. The rooms are extra large and arranged to eliminate unnecessary cross traffic. Placing the foyer at the end of the living room offers many possibilities for furniture groupings around the fireplace and picture window.

Complete plans as shown	Sq. Ft. Cu. Ft.
or reversed, specifica-	First Floor 1,76215,682
tions, lumber and mill	Basement 1,76214,096
list\$25.00	Garage 452 4,520
Duplicate sets with origi-	Porch 108
nal order Per set, 5.00	Attic 8,127

Source: J. W. Cook & Sons, Lumber-Millwork-Building Materials, L. F. Garlinghouse Home Plans, Topeka, Kansas, May 1956 Calendar, The Modern Home Builders' Guide, Collection of Marcia Moll and Richard Sicha.

The Split-Level House

The design for the Split-Level House, developed in the 1930s, but becoming popular in the 1950s, was a variation on the Suburban Ranch House design *(Figure 18, The Tri-Level, Plan No. 9034)*. The design effectively created a staggered three-story layout, with the bedrooms located a half-story above the main living area, and a recreation (rec) room located a half-story below the main living area. The garage was attached, either to one side of the house or beneath part of the main living area. Split-Level, Bi-Level, and Tri-Level Houses were thought to provide increased privacy for the family, because the bedrooms were separated from the living areas.

Variations include: Bi-Level and Tri-Level Houses.

Common elements include:

- Two-story section connected at mid-height to one-story "wing"
- Low-pitched roof
- Overhanging eaves
- Horizontal lines
- Attached garage on the lowest level or below grade
- Windows typically include a picture window
- Wall material of clapboard or brick or a combination of both

In the project area, suburban developments that primarily showcased the Split-Level architectural style included Bretton Ridge and Park Ridge (both in North Olmsted), both developed by Saul Biskind; and Westwood (Westlake), developed by Pate Homes *(Figure 22, Potential Mid-Century Modern Historic Districts, Detailed Building Characteristics)*.

The Contemporary House

While the Contemporary Home had its roots in the ideas of European modernism and the International Style, the influence of such master architects as "Frank Lloyd Wright, Walter Gropius, Marcel Breuer, Richard J. Neutra, Mies van der Rohe and other modernists inspired many architects to look to new solutions for livable homes using modern materials of glass, steel, and concrete, and principles of organic design that utilized cantilevered forms, glass curtain walls, and post-and-beam construction" *(Figure 19, The Contemporary, Plan No. 9778)*. Fundamental to the design were informal, open floor plans, with expansive windows to successfully integrate interior and exterior spaces; rooflines that were flat or sloped; and patios or terraces that functioned as outdoor rooms.

The American public was introduced to modern house design at the 1933 Century of Progress World's Fair in Chicago, through the case studies published in *Arts and Architecture* (1945 and 1966), and through popular magazines of the day, including *House Beautiful, Sunset Magazine, Better Homes*, and *Parents' Magazine*. While the movement started in California, with architect-designed homes for upper-income families, "architects and others promoted the development of small houses reflecting modernistic design principles to meet the postwar housing shortage through plan books and detailed instructions that pointed out the construction and space efficiencies offered by modern design."

Common elements include:

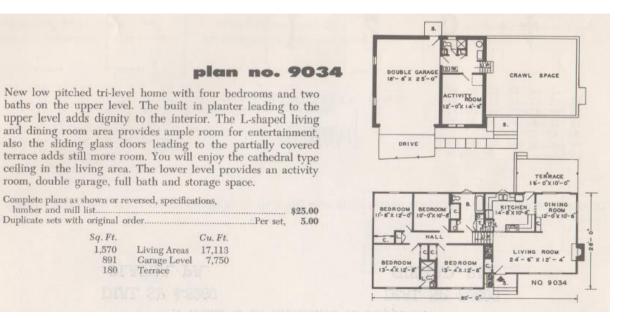
- Informal, open floor plans
- Corner windows, floor-to-ceiling window walls, and sliding glass doors

- Integration of interior and exterior spaces
- Patios and terraces in the rear that provided outdoor rooms
- Rooflines that were flat or sloped
- Overhanging eaves
- Masonry hearth walls
- Privacy screens of design concrete blocks
- Use of glass, steel, natural wood, and masonry materials
- Carports

In the project area, suburban developments that primarily showcased the Contemporary architectural style included Pepper Ridge (Pepper Pike), developed by Robert A. Little *(Figure 22, Potential Mid-Century Modern Historic Districts, Detailed Building Characteristics)*.

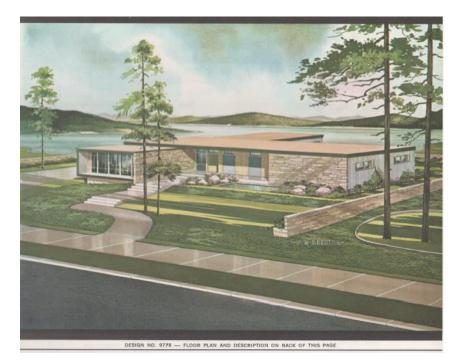






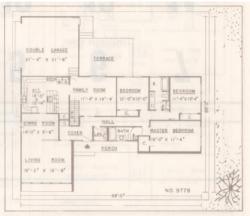
Source: J. W. Cook & Sons, Lumber-Millwork-Building Materials, L. F. Garlinghouse Home Plans, Topeka, Kansas, February 1961 Calendar, The Modern Home Builders' Guide, Collection of Marcia Moll and Richard Sicha.

Figure 19, The Contemporary, Plan No. 9778



No. 9778—The exterior is quite contemporary and the interior is quite practical with all space being used to the best advantage. The living room-dining room area can be kept in ready-for-company condition since cross traffic is unnecessary. An exposed stone wall in the living room adds an air of luxury to this area. The kitchen contains a built-in range, oven, dishwasher, desk, snack bar and an abundance of cabinets. There is also space for both washer and dryer and a large broom closet. The family room opens onto the terrace through sliding glass doors. Two and one-half baths are provided, one being private to the master bedroom. The open stairway in the family room leads to a full basement.

Four complete plans \$39,	Area	Sq. Ft.
as shown or reversed, specifications,	First Floor	2.060
lumber and mill lists. Additional sets \$4.00 each.	Basement	2,060
(One set, \$28.00; Two sets, \$33.00)	Garage	



Source: J. W. Cook & Sons, Lumber-Millwork-Building Materials, L. F. Garlinghouse Home Plans, Topeka, Kansas, June 1969 Calendar, The Modern Home Builders' Guide, Collection of Marcia Moll and Richard Sicha.

The Colonial House

Reflecting back to the homes built by British settlers in New England (1600-1740), mid-20th century Colonial homes retained some of the design features of their predecessors, particularly those details found in New England, Georgian, and Dutch Colonials *(Figure 20, The Colonial, Plan No. 5586; and Figure 21, The Colonial, Plan No. 7572)*.

Common elements include:

- Steeply pitched roof
- Most often two stories tall
- Sided in wood clapboard, shingles, aluminum, or brick, or a combination
- Chimney, placed centrally or at one or both ends
- Usually a centrally placed front door, often with sidelights and/or a fanlight
- Use of "Colonial" elements such as, columns, Palladian windows, pediments, cornices with dentil moldings, and balustrades
- Center-hall floor plan
- Double hung windows with small panes
- Decorative shutters
- Garage or additional room attached to one side

In the project area, suburban developments that primarily showcased the Colonial architectural style included Valley Forge Estates (Fairview Park), developed by The Sepper Development Company; the multi-family portion of Northfield Park (Highland Hills), developed by the Brown Construction Company/Center Northfield Housing Company; Mercer Neighborhood (Shaker Heights), developed by the Van Sweringen Company; Carriage Park (Solon) developed by Ryan Homes; May-Fields on Belvoir (South Euclid), developed by Knight-Norris-Gibbs Company and Modern Land Company; University Subdivision (University Heights), developed by the Rapid Transit Land Company; and Shakerwood (Warrensville Heights), developed by R2016obert J. and Robert E. Dvorak *(Figure 22, Potential Mid-Century Modern Historic Districts, Detailed Building Characteristics)*.

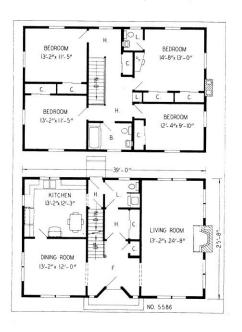
Figure 20, The Colonial, Plan No. 5586



PLAN No. 5586 — This seven-room Colonial home is an outstanding example of beauty and efficiency. The double doors in the center hall are mirrored making it possible to use the hall for a powder room. The open stairway leads to the four large bedrooms. The rooms are of generous size and the dressing table and lavatory for the master bedroom are added features that will meet with great favor. Nine large closets assure ample storage space. The large efficient kitchen has sufficient space for a breakfast table as shown. Plans show a full basement.

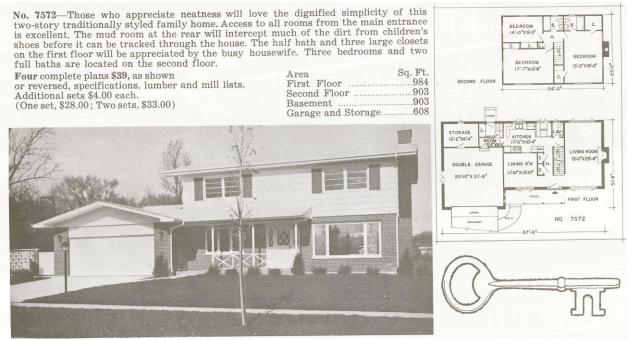
Complete plans as shown or reversed,

specification	s, lu	ım	ibe	r a	nd	mi	11 1	ist						\$25.00
Duplicate sets	with	h	orig	gin	al	ord	er		2		1	Per	set,	\$ 5.00
Area														Sq. Ft.
First Floor .	e 3		a.				÷	4		22			5	1,002
Second Floor	2 3		3			2	÷							1,041
Basement .														



Source: J. W. Cook & Sons, Lumber-Millwork-Building Materials, L. F. Garlinghouse Home Plans, Topeka, Kansas, February 1962 Calendar, The Modern Home Builders' Guide, Collection of Marcia Moll and Richard Sicha.

Figure 21, The Colonial, Plan No. 7572



Source: J. W. Cook & Sons, Lumber-Millwork-Building Materials, L. F. Garlinghouse Home Plans, Topeka, Kansas, September 1967 Calendar, The Modern Home Builders' Guide, Collection of Marcia Moll and Richard Sicha.

Landscape Design and the Mid-Century Modern House

Formal landscape gardening for the suburban home dates back to the 1800s and the *Treatise on the Theory and Practice of Landscape Gardening* by Andrew Jackson Downing. Published in 1841, it was the first landscape design guide printed in America. Thirty years later, Frank F. Scott's comprehensive landscape manual, *Art of Beautifying Suburban Home Grounds of Small Extent*, published in 1870, was "intended to help the middle-class home owner achieve beautiful landscape effects that were low in cost and easy to maintain." Landscape principles published for the Victorian Era emphasized trees, shrubs, and the idea of plants as specimens, with a verdant lawn, while those in the Arts & Crafts Era stressed harmony with nature.

With the development of new house forms came a fresh approach to landscape design, particularly with the Suburban Ranch and Contemporary House designs: "The modern style sought to achieve an integration of interior and exterior space by creating lines of vision through transparent windows and doors to patios, intimate garden spaces, zones designed for special uses, and distant vistas. Hedges, freestanding shrubbery, and beds of low growing plants, arranged to form abstract geometrical patterns, reinforced the horizontal and vertical planes of the modern suburban house."

Marketing material from L. F. Garlinghouse Home Plans professed that "grounds, like houses, should have a floor plan with definite areas laid out for different functions, such as gardening, play areas, and if space permits, a space for outdoor relaxation and entertaining." A May 1968 advertisement from the company stated that "proper use of lighting will more than double the potential of your outdoor area. Very popular now is the rheostat or dimmer switch for patio lighting. While cooking outdoors and during dinner, the lights can be full intensity; afterwards the lights can be dimmed for pleasant conversation and for full enjoyment of the moon and stars."

With the "emphasis on the integration of indoor and outdoor living [which] encouraged the arrangement of features such as patios and terraces, sunshades and trellises, swimming pools, and privacy screens" shown in popular magazines of the day, the mantra for the mid-century modern residential landscape could be taken right out of a 1968 Garlinghouse advertisement: "attractive landscaping can add much to the charm and value of your home – proper landscaping will give your home the finishing touch."

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POTENTIAL HISTORIC DISTRICTS – AREA NARRATIVES

Introduction

The following section provides information concerning each of the 35 potential historic districts identified in this reconnaissance survey. For each potential historic district, the information includes the Community Name, Potential Historic District Name, Number of Buildings, Number of Single-Family Houses, Narrative, and Land and Building Characteristics, plus bibliographic sources. The Narrative section provides information on the subdivision origin, developer and builder(s), sale price range of homes, range of years in which home construction occurred, and a summary of building characteristics such as architectural style(s) and features. The Land and Building Characteristics section is a detailed statistical breakdown of the physical characteristics of the lots and buildings in the subdivision.

Narrative section note: The primary source of information concerning subdivisions and developers was period newspaper articles. The narratives provide information as presented in an article, such as an obituary summarizing a developer's career. The project scope and budget did not provide for research of homes at an individual level, such as examination of building permits or city directories.

Additional information included for each potential historic district includes a Map with the potential historic district outlined, Images of Typical Properties (two oblique aerial images, one showing a wider view of buildings in a portion of the subdivision, and one focusing on a smaller number of buildings), and one or more images of vintage real estate material, most often represented through advertisements for the development, a builder, or an individual house.

Map section note: Potential historic district boundaries represent the original subdivision boundaries, as shown on plats filed with Cuyahoga County. If potential historic district boundaries differ from those of the original subdivision, this is noted in the Narrative section.

Land and Building Characteristics section note: The statistical information is the most recent information shown in Cuyahoga County Fiscal Office records, which may or may not reflect building characteristics at the time when homes were constructed. For example, Total Living Area – Average may have increased over time due to the construction of additions; Roof Materials may have changed due to roof replacement; and Exterior Wall Material may have changed due to exterior renovation. Cuyahoga County Fiscal Office records combine aluminum siding and vinyl siding into one category. Research to determine the original building characteristics of each home in a subdivision would require review of each building permit held by the municipality, which is outside the scope of this project.

Summary Tables

Figures 22 and 23 provide summary information for the 35 potential historic districts in this section. *Figure 22, Potential Mid-Century Modern Historic Districts, Detailed Building Characteristics,* outlines the characteristics for each area, including Community Name, Potential Historic District Name, Number of Buildings, Dominant Construction Period, Average House Square Footage (current), and House Price Range (original). The architectural styles within each district are also listed, noting a style representing more than 50% of buildings (Primary) and other styles representing at least 5% of buildings. *Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type,* outlines the type of developer associated with each potential historic district, as well as the year in which the zoning ordinance was established in each community.

Eligibility for the National Register of Historic Places

All 35 potential historic districts were selected based on their ability to illustrate qualifying characteristics for listing in the National Register of Historic Places, within the context of a specific community.

All of the 35 potential historic districts illustrate the broad patterns of history within a community, such as post-World War II suburbanization. **(Criteria A)**. In addition, some potential historic districts illustrate associations specific to the World War II period, such as early Federal Housing Administration approved projects, homes constructed for defense workers, homes constrained in their size and price during World War II, and subdivisions marketed exclusively to veterans after the end of World War II.

Further research may determine that specific potential historic districts are associated with significant persons, such as a developer or builder **(Criteria B)**. Prominent developers and builders were identified as part of this project, however compilation of an inventory of every project associated with a specific individual or firm, as well as a comparative analysis of all the projects of a specific individual or firm, was outside the scope of this project.

Other potential historic districts illustrate the distinctive characteristics of homes during the 1940s, 1950s, and/or 1960s, such as a subdivision with a strong design theme because all of the homes represent one architectural style **(Criteria C)**. Several subdivisions illustrate prefabrication as part of the home construction process, a method of construction that gained more application in the post-World War II period. Although homes in a subdivision would not individually be considered eligible for listing in the National Register, the organizing framework of a subdivision can produce a significant and distinguishable entity whose components may lack individual distinction.

Cuyahoga County Context

Determining the context of the 35 potential historic districts within Cuyahoga County as a whole was outside the scope of this project, because this project was conducted for the HUD entitlement known as the Cuyahoga County Urban County, which includes 51 of the total 59 communities in Cuyahoga County. These 51 communities have joined together to receive HUD funding, such as Community Development Block Grants, with the Cuyahoga County Urban County Department of Development as the administrative entity *(Figure 1, Cuyahoga County Urban County Communities)*.

Figure 22, Potential Mid-Century Modern	n Historic Districts.	. Detailed Buildina Characteristics
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Community Name	Potential Historic District Name	Number of Buildings	Dominant Construction Period	Average House Square Footage (current)	House Price Range (original)	Primary Architectural Style (minimum 50% of buildings)	Other Architectural Style(s) (minimum 5% of buildings)
23 communities	35 areas	8,739					
Bay Village	Dover Bay	119	late 1950s	1,735	\$35K	Ranch	Split-Level
Bay Village	Nantucket Row	35	late 1940s to late 1950s	2,904	\$28-45K	Cape Cod	Ranch
Beachwood	Shaker Country Estates	156	early 1950s through 1960s	2,568	\$35K+	Ranch	Split-Level, Colonial
Bedford Heights	Bedford Ridge	459	late 1950s	1,339	\$14-15K	Ranch	
Bedford Heights	Heather Hill	203	late 1950s to late 1960s	1,397	\$15-19K	Ranch	Split-Level/Bi-Level
Berea	Parknoll Estates	521	mid-1950s to early 1960s	1,148	\$15-19K	Ranch	
Brook Park	Carl Milstein Subdivision No. 1	304	mid- to late 1950s	1,016	\$14-16K	Ranch	Cape Cod
Brook Park	Sam H. Miller Subdivisions	1,079	mid-1950s to early 1960s	1,119	\$14-16K	Ranch	Cape Cod
Brooklyn	Fortune Heights	100	early 1940s to early 1950s	1,208	\$6-8K	Cape Cod	Colonial
Fairview Park	Valley Forge Estates	137	early to late 1960s	2,910	\$40-60K	Colonial	Cape Cod, Split-Level, Ranch
Fairview Park	West Valley Estates	186	early to late 1960s	3,025	\$40-100K		Colonial, Ranch, Split-Level
Highland Hills	Northfield Park	112	late 1940s to late 1950s	1,355	multi-family (\$9K); one-family (\$22K)	Colonial (multi- family)	Minimal Traditional (one- family)
Independence	Dalebrook Estates	129	mid-1950s to late 1960s	2,037	\$40-50K	Ranch	
Lyndhurst	Lyndhurst Park Estates	83	some 1940 and earlier; most mid-1940s to late 1950s	2,762	\$40-60K	Cape Cod	Colonial
Lyndhurst	Richmond Park	148	mid- to late 1940s	993	\$10K	Minimal Traditional	
Maple Heights	Northwood Acres	212	mid to late 1950s	1,055	\$16-18K	Minimal Traditional	Ranch
Middleburg Heights	Rolling Ranchlands	178	mid to late 1950s	1,447	\$23-40K	Ranch	Split-Level
Moreland Hills	Jackson Glens	38	late 1930s to early 1940s; mid-1940s to mid-1960s	2,803	\$40-50K	Cape Cod	Colonial
North Olmsted	Bretton Ridge	344	mid- to late 1960s	2,062	\$25-32K	Split-Level	Colonial
North Olmsted	Clague Manor	177	late 1930s to late 1940s	1,135	\$4-5K	Cape Cod	Minimal Traditional
North Olmsted	Park Ridge	302	early to late 1960s	2,005	\$23-31K	Split-Level/Bi-Level	Colonial
Pepper Pike	Bolingbrook Acres	273	early 1950s through 1960s	3,121	\$35-60K	Ranch	Colonial, Split-Level
Pepper Pike	Pepper Ridge	12	early to late 1950s; mid- to late 1960s	3,781	can not be determined	Contemporary	

continued

Community Name	Potential Historic District Name	Number of Buildings	Dominant Construction Period	Average House Square Footage (current)	House Price Range (original)	Primary Architectural Style (minimum 50% of buildings)	Other Architectural Style(s) (minimum 5% of buildings)
Rocky River	Country Club Estates	68	mid- to late 1950s	1,929	\$28-38	Ranch	
Rocky River	Tonawanda Drive	44	mid- to late 1950s	2,178	\$32-45K	Cape Cod	
Shaker Heights	Mercer Neighborhood	765	pre-1940 through 1960s	2,695	can not be determined	Colonial	Ranch
Solon	Carriage Park	87	mid- to late 1960s	2,001	\$35-45K	Colonial	Split-Level, Ranch
South Euclid	May-Fields on Belvoir	955	pre-1940 to mid-1950s	1,405	can not be determined	Colonial	Cape Cod, Minimal Traditional
Strongsville	Co-Moor Colony	61	mid-1950s to late 1960s	2,168	\$30-50K	Ranch	Split-Level, Colonial
University Heights	University Parkway	95	late 1940s to mid-1960s	3,244	\$40-50K	Ranch	Colonial, Split-level
University Heights	University Subdivision	551	pre-1940 to late 1950s	2,198	can not be determined	Colonial	
Warrensville Heights	Lee Gardens	321	pre-1940 to mid-1940s; early 1950s to late 1950s	1,113	\$5K	Minimal Traditional	Colonial
Warrensville Heights	Shakerwood	308	mid-1940s to early 1950s	1,320	\$16-18K	Colonial	
Westlake	Fresno Drive	21	late 1950s to early 1960s	1,699	\$25-30K	Cape Cod	
Westlake	Westwood	156	late 1960s into 1970s	2,386	\$38-44K	Split-Level	Colonial

Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type

					Year					
Community Name	Subdivision or Area Name	Developer	Number of Buildings	The Subdivider	The Home Builder	The Community Builder	The Operative Builder	The Merchant Builder	The Hybrid Builder (a Combination of Two or More Types)	Zoning Ordinance Established 1, 2
Bay Village	Dover Bay	Scholz Homes, Inc.	119					*		1920
Bay Village	Nantucket Row	Arthur E. Krumwiede	35				*			1920
Beachwood	Shaker Country Estates	Van Sweringen Company	156			*				1925
Bedford Heights	Bedford Ridge	Consolidated Management (William B. and Robert R. Risman)	459					*		1951
Bedford Heights	Heather Hill	Darden Builders/ National Homes Corp.	203					*		1951
Berea	Parknoll Estates	Alex Bruscino	521				*			1973

continued

Figure 23, Potential Mid-Century Modern Historic Districts, Developers by Type – continued

Community Name				Type of Developer								
	Subdivision or Area Name	Developer	Number of Buildings	The Subdivider	The Home Builder	The Community Builder	The Operative Builder	The Merchant Builder	The Hybrid Builder (a Combination of Two or More Types)	Year Zoning Ordinance Established 1, 2		
Brook Park	Carl Milstein Subdivision No. 1	Associated Management (Carl Milstein)	304					*		1957		
Brook Park	Sam H. Miller Subdivisions	Sunshine Realty (Sam Miller)	1,079					*		1957		
Brooklyn	Fortune Heights	Standard Home Builders	101					*		1940		
Fairview Park	Valley Forge Estates	The Sepper Development Company	137				*			1940		
Fairview Park	West Valley Estates	Kay Development Company	186			*				1940		
Highland Hills	Northfield Park	The Brown Construction Company/ Center Northfield Housing Company	112				*			1992		
Independence	Dalebrook Estates	American Construction Company	129	*						1925		
Lyndhurst	Lyndhurst Park Estates	Charles M. Collacott Co.	83		*					1926		
Lyndhurst	Richmond Park	Chakford Builders, Inc.	148				*			1926		
Maple Heights	Northwood Acres	A. Siegler & Sons	212					*		1958		
Middleburg Heights	Rolling Ranchlands	Rudolph A. and Ruth C. Gall	178					*		1955		
Moreland Hills	Jackson Glens	The Moreland Hills Company (Robert L. Stern)	38	*						1973		
North Olmsted	Bretton Ridge	Saul Biskind	344			*				1950		
North Olmsted	Clague Manor	E. C. Andrews Company	177				*			1950		
North Olmsted	Park Ridge	Saul Biskind	302		*					1950		
Pepper Pike	Bolingbrook Acres	Van Sweringen Company	273			*				1924		
Pepper Pike	Pepper Ridge	Robert A. Little, et al	12	*						1924		
Rocky River	Country Club Estates	Mead-Jacobs (Lewis W. Meade and David H. Jacobs)/Scholz Homes, Inc.	68	*						1947		
Rocky River	Tonawanda Drive	John Marquard Sons, Inc.	44				*			1947		
Shaker Heights	Mercer Neighborhood	Van Sweringen Company	765			*				1927		
Solon	Carriage Park	Ryan Homes	87					*		1950		
South Euclid	May-Fields on Belvoir	Knight-Norris-Gibbs Company and Modern Land Company (Harry and I. F. Bialosky)	955						*	1923		
Strongsville	Co-Moor Colony	Al T. Taft	61				*			1927		
University Heights	University Parkway	Sidney Zehman and Milton A. Wolf	95					*		1956		
University Heights	University Subdivision	Rapid Transit Land Company	551			*				1956		
Warrensville Heights	Lee Gardens	City Allotment Co.	321	*						1931		
Warrensville Heights	Shakerwood	Robert J. and Robert E. Dvorak	308					*		1931		
Westlake	Fresno Drive	Oscar Kroehle	21	*						1954		
Westlake	Westwood	Pate Homes	156					*		1954		

Sources: 1. Land-use Controls in Greater Cleveland, Special survey by Cleveland State University, College of Urban Affairs, 1985, http://ech.cwru.edu/Resource/text/LUCIGC.html; 2. http://whdrane.conwaygreene.com/NXT/gateway.dll?f=templates&fn=default.htm&vid=whdrane:OHHighlandhills

Community Name Bay Village

Potential Historic District Name Dover Bay

Number of Buildings 119

Number of Single-Family Houses 119

Narrative

This subdivision is located on the site of the former Dover Bay Country Club. Organized golfing began in 1895 on part of the W. H. Lawrence estate (now the Cashelmara development). By the time the club was sold in 1955, Dover Bay had become the oldest private golf club in Greater Cleveland still on its original site.

The golf club property was purchased by Scholz Homes, Inc. of Toledo, Ohio, a nationally known home designer and builder that operated factories that manufactured wall units and other building components delivered to the building site for assembly. Donald J. Scholz estimated that 50,000 of his firm's designs were built. In 1969, he was named builder of the year by Professional Builder magazine for being a pioneer in modular housing. Scholz was inducted into the National Association of Home Builders Hall of Fame in 1979.

Scholz homes were also built in the Forest Hills neighborhood of Cleveland Heights and the Country Club Estates subdivision in Rocky River.

The developer marketed the five differently designed homes as "contemporary," including features such as walls of glass, African mahogany paneling, and exposed beams. Model homes were staged by leading local interior decorating firms and department stores.

Construction started in 1956 and was complete by 1960. During 1957 and 1958, 92% of the homes were built. The homes were marketed in the \$35,000 range. In terms of style, almost 90% of the homes are Ranches, with about 10% Split-Levels.

Homes were situated on lots averaging just under one-half of an acre, while the homes averaged almost 1,750 square feet in size. Almost 90% of the homes were one-story in height. Only about one-third of the homes had a basement. Generally, the homes have gable roofs, six or seven rooms including three or four bedrooms, one or two full bathrooms, one half-bath, and a two-car attached garage. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.46 acres (20,089 sf)

Total Living Area – Average (square feet): 1,735

Height: 1-story (88%), 2-story (12%)

Roof Type: gable (98%), hip (2%)

Roof Material: asphalt (98%), wood (2%)

Exterior Wall Material: wood (74%), alum/vinyl (26%)

Attic: none (100%)

Basement: none (64%), basement (35%), walkout (2%)

Rooms: 5 (2%), 6 (48%), 7 (39%), 8 (8%), 9 (2%), 10 (2%)

Bedrooms: 2 (8%), 3 (71%), 4 (21%)

Full Bathrooms: 1 (57%), 2 (37%), 3 (6%)

Half Bathrooms: 0 (29%), 1 (62%), 2 (8%)

Garage Type: attached (99%), detached (1%)

Garage Capacity: 1 (3%), 2 (97%)

Subdivisions

Dover Bay Subdivisions, No. 1 - v. 162, p. 25; No. 2 – v. 164, p. 34; No. 3 – v. 165, p. 20; No. 4 – v. 165, p. 17; No. 5 – v. 166, p. 20; No. 6 – v. 167, p. 9.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive. *Toledo Blade*, November 16, 2002, "Toledo's Don Scholz made California Contemporary part of the Midwest's vernacular."

Potential Historic District Map

Source: Cuyahoga County Planning Commission



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Vintage Real Estate Material

Source: Cleveland Public Library, *Plain Dealer* online archive. December 30, 1956



Vintage Real Estate Material

Source: Cleveland Public Library, *Plain Dealer* online archive. June 9, 1957



Community Name Bay Village

Potential Historic District Name Nantucket Row

Number of Buildings 35

Number of Single-Family Houses

Narrative

New England Meadows was subdivided by Arthur E. Krumwiede, who also designed and built the homes. As the subdivision and street name implies, the goal of the subdivision was to create a street of New England style homes. Krumwiede was an aficionado of Colonial American architecture and furnishings, and he incorporated design elements from New England homes of that era into his designs. For example, the home at 31004 Nantucket Row was modeled after a 1690 house in Hingham, Massachusetts (likely the Wilder House). Marketing information and real estate ads for his homes often used the term "authentic early American." Krumwiede also developed the Brandywine Homesteads subdivision in Sagamore Hills, Ohio in Summit County, in the same style. Krumwiede had an active interest in local history. He was a charter member of the Bay Village Historical Society and active in the Avon and Avon Lake Historical Societies.

The homes on Nantucket Row are reminiscent of the work of Royal Barry Wills, FAIA, a prominent Boston-based architect and design book author who was active in the 1930s-1950s, specializing in designing indigenous New England houses.

The Cape Cod style homes on Nantucket Row cost in the \$28,000-\$45,000 range. The lots are just over one-half of an acre, with homes averaging 2,900 square feet in size. A number of homes have rear additions, but they generally do not alter the street elevation of the house. Construction started in 1949 and was completed by 1959.

Most of the houses were 1.5-stories in height and almost all had gable roofs. About one-third of the homes had no basement, while more than one-half had a crawlspace. About 90% of the homes had an attached two-car garage. Generally, the houses had three or four bedrooms, one or two full bathrooms, and one half bath.

Note: The area discussed in this document represents most of the original New England Meadows Subdivisions. The original subdivision includes houses on Walker Road, some of which were built prior to this group of large, Cape Cod style homes. In addition, several more Cape Cod style homes exist adjacent to the boundaries noted in this document, such as on the west side of Plymouth Drive, opposite Nantucket Row. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.54 acres (23,529 sf)

Total Living Area – Average (square feet): 2,904

Height: 1-story (9%), 1.5-story (74%), 1.75-story (3%), 2-story (14%)

Roof Type: gable (97%), gambrel (3%)

Roof Material: asphalt (100%)

Exterior Wall Material: wood (89%), alum/vinyl (11%)

Attic: none (100%)

Basement: crawlspace (57%), none (34%), basement (9%)

Rooms: 6 (6%), 7 (26%), 8 (31%), 9 (20%), 10 (9%), 11 (3%), 12 (3%), 13 (3%)

Bedrooms: 1 (3%), 2 (14%), 3 (29%), 4 (46%), 5 (6%), 6 (3%)

Full Bathrooms: 1 (43%), 2 (40%), 3 (17%)

Half Bathrooms: 0 (20%), 1 (80%)

Garage Type: attached (94%), detached (3%), builtin (3%)

Garage Capacity: 2 (91%), 3 (9%)

Subdivisions

New England Meadows Subdivisions, No. 1 – v. 131, p. 514; No. 2 – not recorded.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

Source: Cuyahoga County Planning Commission



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Vintage Real Estate Material

Source: Cleveland Public Library, *Plain Dealer* online archive. September 15, 1949



Vintage Real Estate Material

Source: Cleveland Public Library, *Plain Dealer* online archive. July 26, 1953



Community Name Beachwood

Potential Historic District Name Shaker Country Estates

Number of Buildings 156

Number of Single-Family Houses 156

Narrative

In December 1926, the Van Sweringen Company announced the "country estates development," 4,000 acres of land beginning at Green Road and extending eastward through the villages of Beachwood, Pepper Pike, Hunting Valley, and Gates Mills. Platting was intended to conform to the rolling topography, with lots having at least 100foot frontages. The development was intended to continue the type of road network developed in Shaker Heights, with winding roadways for residential areas and straight arterial roads at various intervals to centralize traffic. The Van Sweringen Company intended to supervise the designs of homes and would release areas for development based on demand. Development did not occur before the onset of the Depression.

The first homes were built on Letchworth and Bryden Roads in the early 1950s, continuing through the 1960s, when 90% of the lots had been built upon. The streets were marketed for Ranch homes in the \$35,000 and up category, situated on 100-foot x 300-foot wooded lots. As built, almost three-quarters of the homes were one-story or oneand-one-half-stories in height. The average home had almost 2,600 square feet, with 80% of the homes having three or four bedrooms. High-end home features of the earliest homes included automatic garage door openers. Other design styles also appeared on the streets, including Split-Level and Colonial homes. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.67 acres (28,968 sf)

- Total Living Area Average (square feet): 2,568
- Height: 1-story (64%), 1.5-story (10%), 2-story (26%)
- Roof Type: gable (87%), hip (13%)
- **Roof Material:** asphalt (68%), wood (19%), slate (6%), tile (6%)
- Exterior Wall Material: wood (65%), brick (14%), alum/vinyl (14%), wood/brick (7%)

Attic: none (99%), unfinished (1%)

- Basement: basement (69%), none (27%), crawl (4%)
- Rooms: 4 (1%), 5 (6%), 6 (24%), 7 (21%), 8 (21%), 9 (16%), 10 (6%), 11 (4%)
- Bedrooms: 1 (1%), 2 (10%), 3 (48%), 4 (32%), 5 (8%), 6 (3%)
- Full Bathrooms: 1 (14%), 2 (64%), 3 (21%), 4 (2%)
- Half Bathrooms: 0 (33%), 1 (62%), 2 (6%)
- Garage Type: attached (94%), basement (3%), builtin (2%), detached (1%)
- Garage Capacity: 1 (1%), 2 (92%), 3 (8%)

Subdivisions

Van Sweringen Company's Shaker Country Estates No. 32 – v. 104, p. 1 and resubdivision No. 32 – v. 139, p. 16.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

Source: Cuyahoga County Planning Commission



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. Top: May 30, 1943 Bottom: May 2, 1948





Community Name Bedford Heights

Potential Historic District Name Bedford Ridge

Number of Buildings 459

Number of Single-Family Houses 457 (2 – other)

Narrative

William B. Risman was a prominent real estate developer on his own and with his brother, Robert R. Risman. From 1951 through the end of the 1950s, William Risman built about 5,000 singlefamily homes in the Cleveland, Akron, and Pittsburgh areas. Robert joined the firm in 1958, and during the 1960s the company built and managed about 5,000 apartment units and 200 commercial properties in the Cleveland and Detroit areas. As partners, for several decades the brothers owned Consolidated Management, an apartment owner and management company, and Realtek Industries, a real estate firm. Their holdings included apartments, office buildings, shopping centers, and hotels and motels. The brothers were also major donors to the Cleveland Clinic.

Bedford Ridge was built-out quickly, with almost 450 (96%) Ranch style homes constructed during 1959. Risman acted as both developer and builder. The homes, which averaged just over 1,300 square feet in size and cost \$13,000 to \$15,000, had very similar characteristics: one-story height, gable roof, no attic, no basement, one full bath and one half bath, three or four bedrooms, and a two-car attached garage.

The development included a ten-acre park in the south central portion, which was deeded to the municipality.

Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.30 acres (12,290 sf)

Total Living Area – Average (square feet): 1,339

Height: 1-story (98%), 2-story (2%)

Roof Type: gable (99%), hip (1%)

Roof Material: asphalt (100%), wood (<1%)

Exterior Wall Material: alum/vinyl (81%), wood (18%), brick (1%), wood/brick (<1%), alum/vinyl w/ brick (<1%)

Attic: none (100%)

Basement: none (100%), basement (<1%)

- Rooms: 4 (<1%), 5 (20%), 6 (43%), 7 (29%), 8 (7%), 9 (1%), 11 (<1%)
- Bedrooms: 2 (<1%), 3 (44%), 4 (54%), 5 (2%)
- Full Bathrooms: 1 (97%), 2 (2%), 3 (<1%)

Half Bathrooms: 0 (2%), 1 (99%)

Garage Type: attached (81%), detached (18%), none (1%), built-in (<1%)

Garage Capacity: 1 (15%), 2 (84%), 3 and 4 (<1%), blank (1%)

Subdivisions

Bedford Ridge Estates Subdivisions, No. 1 – v. 170, p. 36; No. 2 – v. 170, pp. 37-38; No. 3 – v. 171, pp. 22-23; No. 4 – v. 172, pp. 8-9; No. 2 – partial resubdivision – v. 173, p. 21; No. 5 – v. 174, p. 1; No. 4 – partial resubdivision – v. 184, p. 11; resubdivision – v. 191, p. 33.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. October 26, 1958



Source: Cleveland Public Library, *Plain Dealer* online archive. October 30, 1960



Community Name Bedford Heights

Potential Historic District Name Heather Hill

Number of Buildings 203

Number of Single-Family Houses 203

Narrative

The largest manufacturer of prefabricated homes in America, National Homes Corporation of Lafayette, Indiana, constructed many of the three-bedroom frame and brick veneer homes in Heather Hill. Darden Builders, Inc., headed by W. Dennison Brown, was both the developer and the firm that erected the homes. National Homes offered a number of designs suited to the needs, incomes, and tastes of postwar middle-income homebuyers. The company engaged the services of wellknown architects and offered expanding portfolios with the latest in interior and exterior features. The homes in Heather Hill were also FHA-approved and eligible for financing under FHA's 30-year amortization term, which had been recently authorized.

Two prefabricated homes were built on Bartlett Road in 1958. The total number of prefabricated homes to be built in the \$15,200-\$18,700 price range was announced as 225 in August 1958, with 26 to be built immediately. Twenty-six homes were constructed in 1959, concentrated on Cranfield Road. The total prefabricated homes was reduced to 125 in September 1959, with prices of \$16,500-\$21,000. Darden Builders ads for National Homes continued into 1961. A total of 142 homes were built from 1958 to 1964 (70%). Construction then stopped, and in the late 1960s, well-known local builders Fred and Peter Rzepka built \$25,000-\$35,000 homes in Heather Hill. During 1968-1969, 52 homes were built (26%). The brothers formed TransCon Builders, Inc., in 1972, which grew to become the owner and manager of 4,000 apartment units, plus nursing homes and commercial real estate, in four states.

Almost 70% of the homes were Ranches and one-quarter Split-Levels and Bi-Levels.

Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.27 acres (11,668 sf)

Total Living Area – Average (square feet): 1,397

Height: 1-story (67%), 1.5-story (<1%), 2-story (33%)

Roof Type: gable (81%), hip (19%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (91%), wood (7%), brick (2%)

Attic: none (100%), unfinished (<1%)

Basement: none (52%), basement (48%)

Rooms: 4 (1%), 5 (49%), 6 (29%), 7 (17%), 8 (5%)

Bedrooms: 2 (1%), 3 (88%), 4 (10%), 5 (1%)

Full Bathrooms: 1 (89%), 2 (11%)

Half Bathrooms: 0 (46%), 1 (50%), 2 (3%), 3 (<1%)

Garage Type: attached (88%), detached (6%), basement (5%), none (1%)

Garage Capacity: 1 (30%), 2 (69%)

Subdivisions

Darden Builders, Inc., Heather Hill Subdivision, No. 1 – v. 171, p. 20; No. 1 resubdivision – v. 200, p. 73; No. 2 – v. 174, p. 41; No. 2 resubdivision – v. 204, p. 29; No. 2A – v. 182, p. 60.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.* National Register Bulletin, September 2002. (Information on National Homes Corporation).



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.

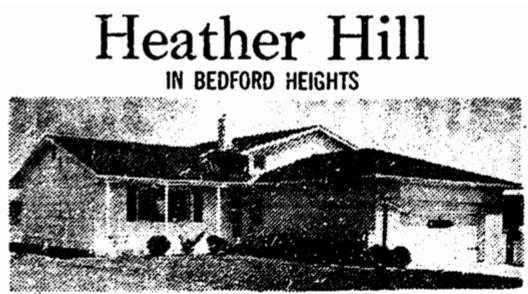




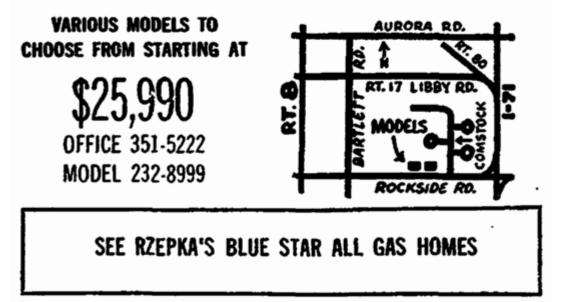
Source: Cleveland Public Library, *Plain Dealer* online archive. January 8, 1961



Source: Cleveland Public Library, *Plain Dealer* online archive. November 3,1968



The Kennedy is a dramatic 4-level, 4-bedroom split with 1 full and two $\frac{1}{2}$ baths, gas built-ins, including dishwasher, formal living and dining room, full carpeting, paneled family room, brick and aluminum exterior and an oversized 2-car attached garage. Priced at \$34,990.



Community Name Berea

Potential Historic District Name Parknoll Estates

Number of Buildings 521

Number of Single-Family Houses 520 (1 – other)

Narrative

Italian immigrant Alex Bruscino (1909-1974) started his own building company in 1940 after working with his father, a carpentry contractor. Bruscino's obituary notated that he built homes in Cleveland, Bay Village, Berea, and Garfield Heights, along with apartment buildings, bowling alleys, and commercial properties in Cleveland. He built prizewinning model houses at the Cleveland Home and Flower Show for five successive years. He was a founder, past president, and trustee of the Home Builders Association of Greater Cleveland and a charter member and a national director of the National Association of Home Builders.

Construction in Parknoll Estates started in 1955 and by 1961, 80% of the lots had been built upon. Development was essentially complete by 1964. The one-story, three-bedroom homes averaged 1,150 square feet in size. Three-quarters of the homes had detached garages. The homes were priced in the \$15,500-\$19,000 range, with particular focus on low to no downpayments for veterans and 25-30 year FHA mortgage availability, which had been recently authorized.

A 1959 advertisement touted that twenty different exterior designs and four different floor plans were available to buyers. Design plans and exterior color schemes were prepared by W. Shrewsbury Pusey, a house design consultant from Champaign, Illinois.

Many of the streets in the subdivision were named after trees.

Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.19 acres (8,210 sf)

Total Living Area – Average (square feet): 1,148

Height: 1-story (97%), 1.5-story (<1%), 2-story (3%)

Roof Type: gable (77%), hip (23%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (81%), wood (17%), brick (2%)

Attic: none (100%), unfinished (<1%)

Basement: none (85%), basement (15%)

Rooms: 5 (47%), 6 (40%), 7 (10%), 8 (2%), 9 (1%), 10 (1%)

Bedrooms: 1 (<1%), 2 (1%), 3 (93%), 4 (4%), 5 (1%), 6 (1%)

Full Bathrooms: 1 (94%), 2 (6%), 3 (<1%)

Half Bathrooms: 0 (95%), 1 (5%)

- Garage Type: detached (75%), attached (22%), none (3%)
- Garage Capacity: 0 (1%), 1 (21%), 2 (75%), 3 (1%), no data (2%)

Subdivisions

Parknoll Estates Subdivision No. 1 – v. 156, pp. 14-15; No. 1 – v. 159, pp. 28-29; No. 2 – v. 164, pp. 24; No. 3 – v. 176, p. 31.

Berea Center Resubdivision No. 1 – v. 188, p. 50 and No. 2 – v. 189, p. 21

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. July 3, 1955



Source: Cleveland Public Library, *Plain Dealer* online archive. January 15, 1961



Community Name Brook Park

Potential Historic District Name Carl Milstein Subdivision No. 1

Number of Buildings 304

Number of Single-Family Houses 304

Narrative

Carl Milstein (1924-1999) was a prominent developer and self-made millionaire who built homes in Brook Park in the 1950s and later built high-rise apartment complexes. He graduated from John Adams High School and briefly attended Ohio State University. After World War II, Milstein sold appliances to returning veterans until he started a home building business, Alvin Homes, with his childhood friend, Alvin Siegal. Reportedly, Alvin Homes became the third-largest homebuilder in the country. In the early 1960s, the company ran a program to take mobile homes in trade as a downpayment for a new home. In the mid-1960s, Milstein started Associated Management Corp., which developed high-rise apartment complexes in northeast Ohio. In 1980 Milstein founded Prestige Management, which developed office parks. In 1984 Milstein bought Northfield Park harness racing track with business partner George Steinbrenner and worked to make it a premier horseracing venue. Milstein was also inducted into the Northeast Ohio Apartment Association Hall of Fame.

In 1955, business partners Alex Fodor, Carl Milstein, and Sam H. Miller announced their purchase from more than a year of work of 1,250 acres - two square miles - of land in Brook Park, on which they developed thousands of homes plus a commercial area. The developers also pledged one acre of land for recreation purposes for every 200 homes built. Home construction in Carl Milstein's Subdivision No. 1 started in 1956, and during 1957-58, more than 80% of the homes were constructed. Build out was essentially complete by 1959. The developer offered two home styles. About 75% of buyers chose Ranches and about 20% selected Cape Cod style. The houses, costing \$14,000-\$16,000, were laid out six to an acre. All the homes, averaging 1,000 square feet, had basements and generally had three bedrooms, one full bath, and a detached garage.

Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.16 acres (6,759 sf)

Total Living Area – Average (square feet): 1,016

Height: 1-story (75%), 1.5-story (22%), 2-story (3%)

Roof Type: gable (56%), hip (44%)

Roof Material: asphalt (100%); slate (<1%)

Exterior Wall Material: alum/vinyl (94%), wood (6%)

Attic: none (98%), unfinished (2%)

Basement: basement (100%)

Rooms: 4 (3%), 5 (71%), 6 (20%), 7 (5%), 8 (<1%), 9 (1%)

Bedrooms: 2 (16%), 3 (71%), 4 (13%), 5 (<1%)

Full Bathrooms: 1 (92%), 2 (7%), 3 (<1%)

Half Bathrooms: 0 (81%), 1 (19%)

Garage Type: detached (97%), attached (1%), none (2%)

Garage Capacity: 0 (<1%), 1 (15%), 2 (83%), 3 (1%), no data (2%)

Subdivisions

Carl Milstein Subdivision No. 1 – v. 159, pp. 36-37 and resubdivision – v. 165, p. 16.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive. *Encyclopedia of Cleveland History* online. Carl Milstein. Western Reserve Historical Society. Carl Milstein Papers, MS 5108.



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. May 11, 1958



Community Name Brook Park

Potential Historic District Name Sam H. Miller Subdivisions

Number of Buildings 1,079

Number of Single-Family Houses 1,078 (1 – other)

Narrative

Sam H. Miller, a native Clevelander, grew up on the city's east side where he attended Glenville High School and later Adelbert College. In the mid-1940s he married Ruth Ratner, whose family in 1920 founded a building material supply company, Forest City. Miller led the company's expansion into land development. He was an executive of the nationally active development company, now known as Forest City Realty Trust, for many decades.

In 1955, business partners Alex Fodor, Carl Milstein, and Sam H. Miller announced their purchase of 1,250 acres of land from multiple property owners - two square miles - on which they developed thousands of homes plus a commercial area. The developers also pledged one acre of land for recreation purposes for every 200 homes built. Sunshine Realty, with president Sam H. Miller, controlled the land.

The project was expected to attract many residents of Berea Homes, a temporary war housing project of the Federal Public Housing Authority, located just south of the bomber plant near the Cleveland Municipal airport. The hundreds of rental units next housed veterans and their families after World War II. The complex, housing more than 800 families, was closed in mid-1955.

Home construction in the Sam H. Miller Subdivisions started in 1955, and during 1958-60, more than 55% of the homes were constructed. Build out was essentially complete by 1961. The developer offered two home styles. About twothirds of buyers chose Ranches and about one-third selected Cape Cod style. The houses, costing \$14,000-\$16,000, were laid out six to an acre. Almost all of the homes, averaging 1,100 square feet, had basements and generally had three bedrooms, one full bath, and a detached garage.

Street names in different sections of the subdivisions are named for fish, Ohio counties, and female first names.

Land and Building Characteristics

(Results have been rounded)

Lot Size – Average: 0.16 acres (7,316 sf)

Total Living Area – Average (square feet): 1,119

Height: 1-story (62%), 1.5-story (34%), 1.75-story (<1%), 2-story (4%)

Roof Type: gable (78%), hip (22%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (88%), brick (7%), wood (4%), alum/vinyl w/ brick (1%), stone (<1%)

Attic: none (98%), unfinished (2%)

Basement: basement (97%), none (3%)

Rooms: 4 (2%), 5 (59%), 6 (31%), 7 (7%), 8 (1%), 9 (1%), 10 (<1%)

Bedrooms: 1 (<1%), 2 (7%), 3 (79%), 4 (14%), 5 (1%)

Full Bathrooms: 1 (94%), 2 (6%), 3 (<1%)

Half Bathrooms: 0 (82%), 1 (17%), 2 (<1%)

Garage Type: detached (93%), attached (4%), none (3%)

Garage Capacity: 0 (<1%), 1 (16%), 2 (79%), 3 (2%), 4 (<1%), no data (2%)

Subdivisions

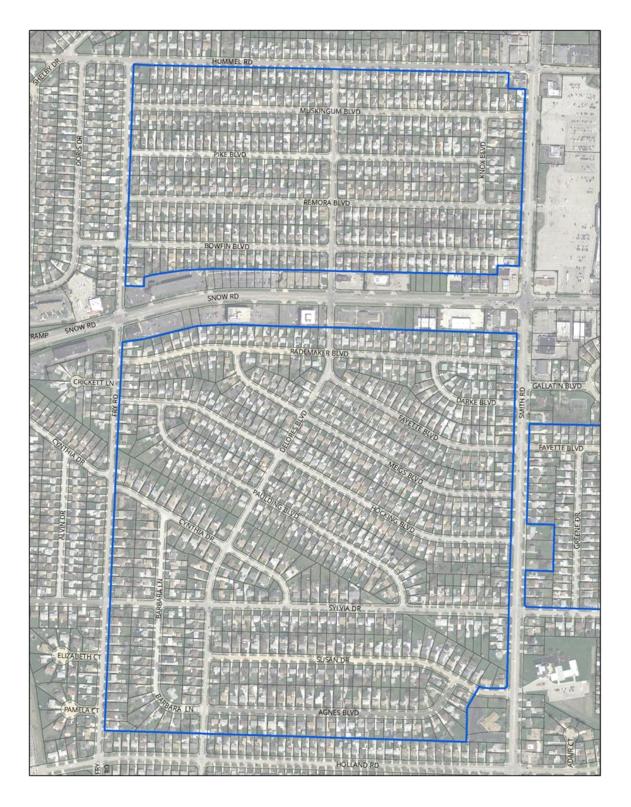
Sam H. Miller Subdivision No. 4 – v. 155, pp. 34-35; No. 6 – v. 156, pp. 40-41; No. 6 – Blocks A & B Resubdivision – v. 158, p. 26; No. 7 – v. 160, pp. 14-17; No. 7-A – v. 172, p. 6; No. 7-B - v. 176, p. 28; and No. 8 – v. 179, pp. 40-41.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive. *Encyclopedia of Cleveland History* online. Ruth Ratner Miller. "Samuel H. Miller Interview, 16 October 2014" (2014).

Cleveland Regional Oral History Collection. Interview 500048.

http://engagedscholarship.csuohio.edu/crohc000/703



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. January 19, 1958



Community Name Brooklyn

Potential Historic District Name Fortune Heights

Number of Buildings

Number of Single-Family Houses 100 (1 – two-family)

Narrative

The Fortune Heights subdivision was announced in September 1924, although only several homes were built prior to 1940. In July 1941 Standard Home Builders acquired 50 lots and started building homes in the \$7,000-\$8,500 price range. With homes selling well, in April 1942 Standard announced the acquisition of the remaining 62 lots in the subdivision with the intent to build "defense houses." Starting in 1941 and for the duration of World War II, the federal government gave construction priority ratings – and FHA mortgage insurance – to homes priced at \$6,000 or less. The company built more than 50 homes in Fortune Heights from 1941 to 1944, representing more than one-half of the total homes in the subdivision.

Almost all of the homes in Fortune Heights are Cape Cod style. The 1.5-story homes are about 1,200 square feet in size, with four, five, or six rooms. The houses typically have two or three bedrooms, a basement, one full bath, and a detached garage. The small lots equal almost eight homes per acre.

The main period of construction in Fortune Heights was 1940-1944, when almost two-thirds of the homes were built. The period 1947 to 1953 resulted in 30% of the home construction.

Meyer Goldstein, president of Standard Home Builders and the person responsible for the "defense homes," started in Cleveland's homebuilding industry in the 1920's. He had a fifty-year career and was best known as president of Reliable Home Builders, Inc., which he founded in 1944 and headed for more than 25 years. The firm was known for building homes and apartments in the southeast Cuyahoga County suburbs.

The subdivision retains the original brick streets.

Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.13 acres (5,783 sf)

Total Living Area – Average (square feet): 1,208

Height: 1-story (5%), 1.5-story (84%), 2-story (11%)

Roof Type: gable (94%), hip (6%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (63%), brick (35%), wood (1%), stone (1%)

Attic: none (92%), unfinished (8%)

Basement: basement (99%), none (1%)

Rooms: 4 (16%), 5 (55%), 6 (21%), 7 (4%), 8 (2%), 10 (1%), 15 (1%)

Bedrooms: 2 (25%), 3 (67%), 4 (8%)

Full Bathrooms: 1 (93%), 2 (7%)

Half Bathrooms: 0 (89%), 1 (11%)

Garage Type: detached (97%), attached (2%), none (1%)

Garage Capacity: 1 (44%), 2 (55%), no data (1%)

Subdivisions

Fortune Heights Subdivision – v. 89, p. 38.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



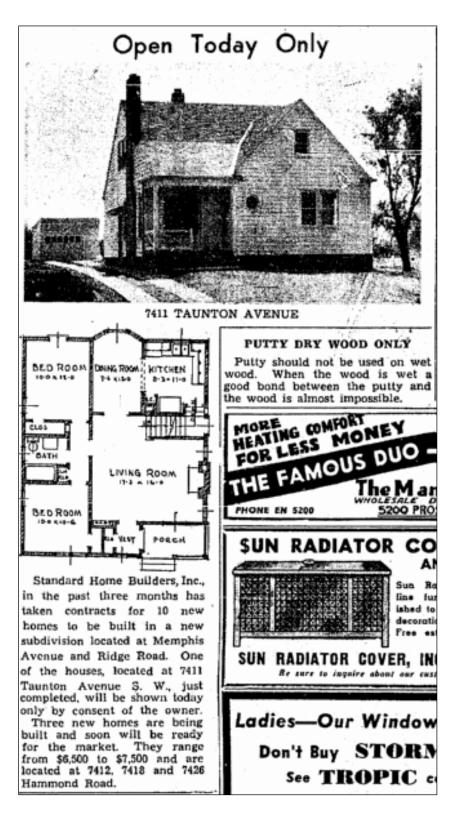
Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. October 26, 1941



Source: Cleveland Public Library, *Plain Dealer* online archive. April 26, 1942



Community Name Fairview Park

Potential Historic District Name Valley Forge Estates

Number of Buildings 137

Number of Single-Family Houses 137

Narrative

Plans for Valley Forge Estates were accepted by the City of Fairview Park in October 1957, but the Metropolitan Park Board sued to stop the project, which overlooked the Rocky River Valley, due to concerns about river pollution. The Park Board dropped their legal action when Fairview Park announced plans to install sanitary sewers in the area. The Sepper Development Company was the developer and one of several builders. Its founder, Peter Sepper, was active in the Lakewood and Fairview Park area from the 1920s through the 1950s, where he built homes, apartment buildings, and commercial properties. John E. Sepper headed the company at the time of this project.

Valley Forge Estates was marketed as part of a number of residential projects from various developers as "Perimeter Living," which promoted the benefits of living in an exclusive, secluded residential area and yet be only a short drive from the city. The homes were designated for the \$40,000-\$60,000 price range. Lots averaged more than one-half acre in size, and the homes averaged 2,900 square feet. Home construction started in 1960, peaked in 1962-64 when almost 60% of the homes were built, and was essentially complete by 1967.

Valley Forge Estates had architectural restrictions, although a variety of styles were permitted, including Ranches, Split-Levels, two-story Colonials, and California Contemporary. Almost 70% of the homes were two-stories, and the houses generally had four bedrooms, two full bathrooms, one half-bath, and two-car attached garages.

Land and Building Characteristics

(Results have been rounded)

Lot Size - Average: 0.59 acres (25,904 sf)

- Total Living Area Average (square feet): 2,910
- Height: 1-story (7%), 1.5-story (21%), 1.75-story (3%), 2-story (69%)
- Roof Type: gable (86%), hip (10%), flat (3%), gambrel (2%)

Roof Material: asphalt (90%), wood (7%), composition (3%)

Exterior Wall Material: alum/vinyl (34%), brick (33%), wood (31%), wood/brick (2%)

Attic: none (99%), unfinished (2%)

Basement: basement (93%), none (5%), walkout (1%)

Rooms: 6 (10%), 7 (10%), 8 (31%), 9 (27%), 10 (12%), 11 (8%), 12 (2%), 13 (1%)

Bedrooms: 3 (20%), 4 (63%), 5 (15%), 6 (1%), 7 (1%)

Full Bathrooms: 1 (10%), 2 (71%), 3 (18%), 4 (2%)

Half Bathrooms: 0 (12%), 1 (72%), 2 (15%), 3 (2%)

Garage Type: attached (99%), basement (1%)

Garage Capacity: 2 (96%), 3 (3%), 4 (2%)

Subdivisions

Valley Forge Estates Subdivision No. 1 – v. 173, p. 4; No. 2 – v. 173, p. 4; No. 3 – v. 173, p. 5; No. 4 – v. 173, p. 6; and No. 5 – v. 173, p. 7.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



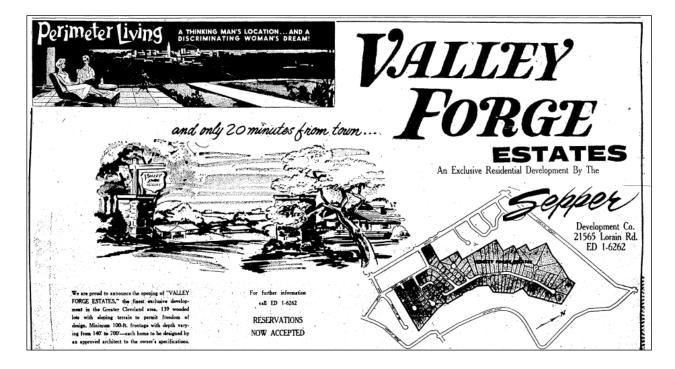
Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. June 20, 1959



Source: Cleveland Public Library, *Plain Dealer* online archive. June 15, 1963



Community Name Fairview Park

Potential Historic District Name West Valley Estates

Number of Buildings 186

Number of Single-Family Houses 186

Narrative

West Valley Estates was considered the largest architect-supervised development of homes started in Cuyahoga County since development of Forest Hill in Cleveland Heights and East Cleveland was undertaken by John D. Rockefeller, Jr. in the late 1920s. The owner and developer of the project was the Kay Development Company, whose president was Peter D. Kleist, a builder on the county's west side and former president of the Ohio Home Builders Association. Kay Development's vice president was James M. Carney. The two men partnered on other development projects, including several in downtown Cleveland, into the 1970s.

West Valley Estates was marketed for custom-built homes in the \$40,000-\$100,000 range. Lots averaged almost one-half acre in size, and the homes averaged 3,000 square feet. There were several builders in the development, including John Marquard Sons.

There are a variety of house styles in the development, including Colonials, Ranches, and Split-Levels. Marketing terms used for the houses included French Country, French Provincial, New Orleans, Granada, Tidewater, Maryland, New England, and Early American.

More than one-half of the homes had brick exteriors, and generally the homes had three or four bedrooms, two full bathrooms, one half bath, and a two-car attached garage. Home construction started in 1960, peaked in 1963-65 when more than 55% of the houses were built, and was essentially complete by 1967. Land and Building Characteristics

(Results have been rounded)

Lot Size – Average: 0.47 acres (20,348 sf)

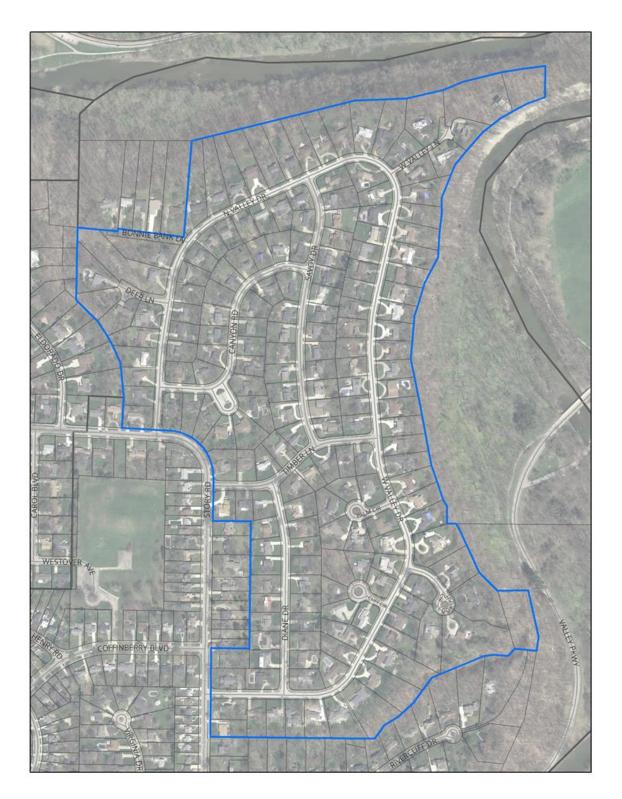
- Total Living Area Average (square feet): 3,025
- Height: 1-story (19%), 1.5-story (25%), 1.75-story (2%), 2-story (54%)
- Roof Type: gable (82%), hip (15%), mansard (3%), flat (1%)
- Roof Material: asphalt (87%), wood (11%), composition (2%), tile (1%)
- Exterior Wall Material: brick (52%), alum/vinyl (27%), wood (17%), wood/brick (3%), alum/vinyl w/ brick (<1%)
- Attic: none (97%), unfinished (2%), full finished (1%)
- Basement: basement (95%), none (4%), crawlspace (1%)
- Rooms: 5 (1%), 6 (5%), 7 (24%), 8 (24%), 9 (25%), 10 (10%), 11 (7%), 12 (3%), 14 (1%).
- Bedrooms: 2 (2%), 3 (33%), 4 (52%), 5 (12%), 6 (1%), 7 (1%)
- Full Bathrooms: 1 (23%), 2 (62%), 3 (11%), 4 (3%)
- Half Bathrooms: 0 (8%), 1 (70%), 2 (22%)
- Garage Type: attached (97%), basement (2%), detached (1%)
- Garage Capacity: 1 (1%), 2 (88%), 3 (10%), 4 (1%), 5 (1%)

Subdivisions

West Valley Estates No. 1 – v. 175, p. 3; No. 2 – v. 180, pp. 56-57.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



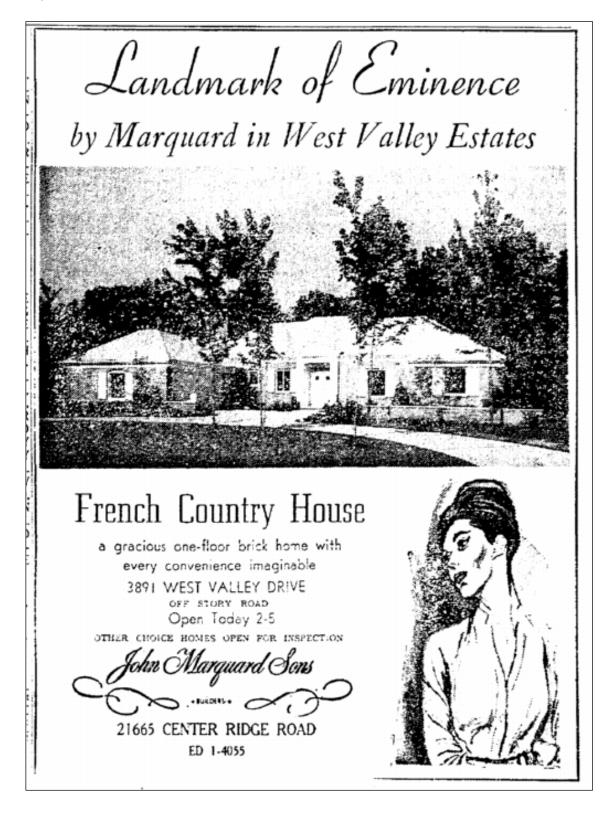




Source: Cleveland Public Library, *Plain Dealer* online archive. July 29, 1962



Source: Cleveland Public Library, *Plain Dealer* online archive. July 26, 1964



Community Name Highland Hills

Potential Historic District Name Northfield Park

Number of Buildings

Number of Single-Family Houses

Narrative

Prior to the existing housing development, this land was part of the Warrensville Workhouse property. Roy Brown, president of the Brown Construction Company and the Center Northfield Housing Company, purchased the land from the City of Cleveland for about \$35,000 plus the cost of moving two caretaker's homes from the property.

In mid-1946, Brown proposed 306 new homes for military veterans, arranged in multiple buildings, with six units per brick structure. Each terrace style home would have six rooms, including three bedrooms and built-in garage and sell for about \$9,000. The property would also include an eightacre park with the existing stream running through it, and the park area and large areas between the various buildings would be commonly owned. Both the Cuyahoga County Board of Education and Warrensville Heights Village objected to the proposal when it was presented to the Cleveland City Planning Commission, arguing that the influx of families would overwhelm the local school district.

The resulting development contained only 66 terrace units, combined with several streets of single-family homes. The terrace units with Colonial style details were completed in 1948, along with some single-family homes. Construction on the remaining single-family homes started in 1951 and was completed by 1957. The single-family homes, in the Minimal Traditional style, were about 1,350 square feet in size and sold in the low-\$20,000s. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.14 acres (6,056 sf)

Total Living Area – Average (square feet): 1,355

Height: 1-story (38%), 1.5-story (4%), 2-story (59%)

Roof Type: flat (59%), gable (38%), hip (3%)

Roof Material: composition (57%), asphalt (42%), wood (1%)

Exterior Wall Material: brick (60%), alum/vinyl (24%), wood (16%)

Attic: none (96%), unfinished (4%)

Basement: basement (87%), none (13%)

Rooms: 4 (2%), 5 (18%), 6 (77%), 7 (3%), 10 (1%)

Bedrooms: 2 (11%), 3 (89%)

Full Bathrooms: 1 (90%), 2 (9%), 3 (1%)

Half Bathrooms: 0 (50%), 1 (50%)

Garage Type: basement (59%), attached (41%)

Garage Capacity: 1 (60%), 2 (40%)

Subdivisions

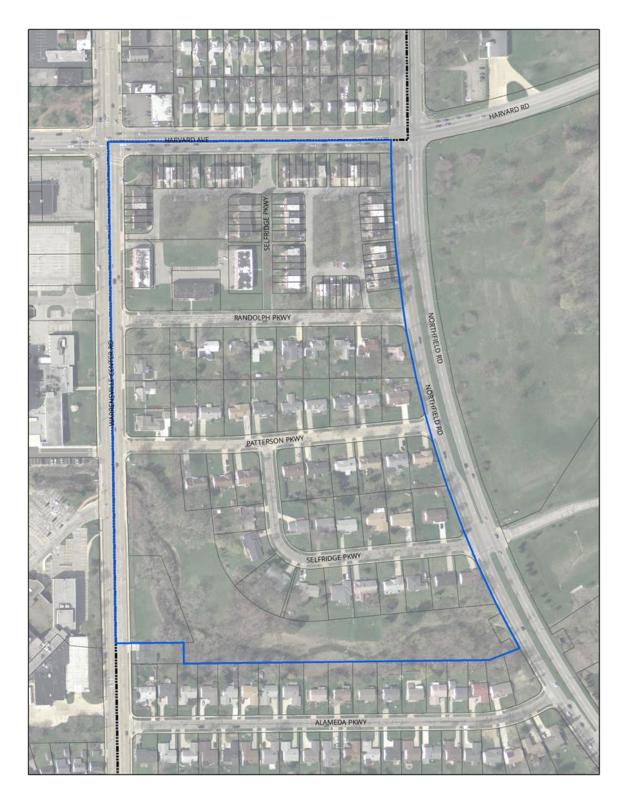
Northfield Park Subdivision, v. 140, p. 8; v. 141, p. 2; and resubdivision v. 145, p. 25.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

Source: Cuyahoga County Planning Commission



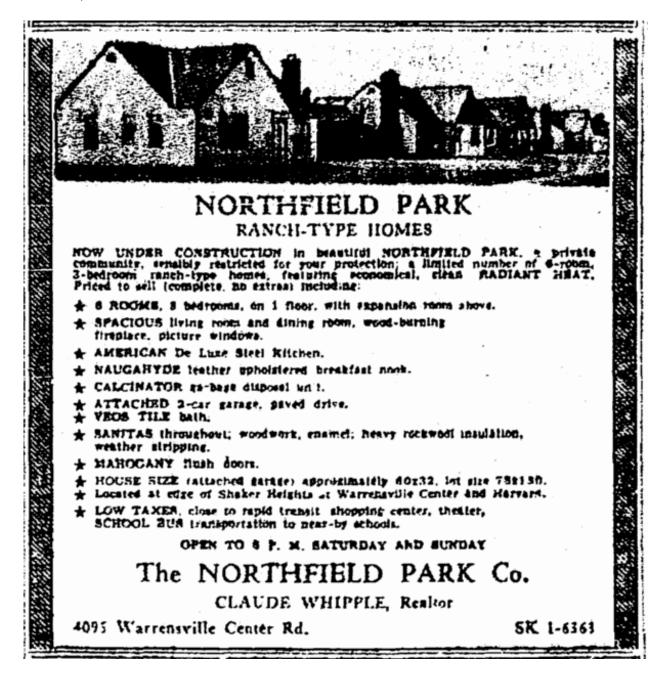




Source: Cleveland Public Library, *Plain Dealer* online archive. December 14, 1947



Source: Cleveland Public Library, *Plain Dealer* online archive. March 11, 1950



Community Name Independence

Potential Historic District Name Dalebrook Estates

Number of Buildings 129

Number of Single-Family Houses

Narrative

The Dalebrook Estates development was announced in May 1955 as rambling ranch home sites in a picturesque setting overlooking the Cuyahoga River Valley. In an appeal to families, ads noted that "Mother will love the clean fresh air and safety of no thru traffic for the youngsters."

The development was completed in three separate subdivisions. Number one was subdivided by attorneys Samuel M. Cohen and Robert S. Copelin. The American Construction Company, headed by Ernest and Howard Green, was responsible for subdivisions two and three. Lots were marketed by a real estate firm.

Homes in Dalebrook Estates were marketed in the \$40,000-\$50,000 range, and the development included deed restrictions. Construction in Dalebrook Estates started in 1956 and was essentially complete by 1967.

Lots averaged one acre in size, with homes averaging 2,000 square feet. The Ranch style homes generally had basements, three bedrooms, one or two full bathrooms, one half-bath, and a two-car attached garage. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 1.06 acres (46,355 sf)

Total Living Area – Average (square feet): 2,037

Height: 1-story (93%), 1.5-story (3%), 1.75-story (1%), 2-story (4%)

Roof Type: hip (56%), gable (43%), no data (1%)

Roof Material: asphalt (87%), wood (12%), tile (1%)

Exterior Wall Material: brick (86%), alum/vinyl (9%), wood (4%), wood/brick (1%), stone (1%)

Attic: none (98%), unfinished (2%)

Basement: basement (95%), none (5%)

Rooms: 5 (9%), 6 (32%), 7 (48%), 8 (8%), 9 (2%), 10 (1%), 12 (1%)

Bedrooms: 2 (5%), 3 (82%), 4 (13%)

Full Bathrooms: 1 (49%), 2 (45%), 3 (6%)

Half Bathrooms: 0 (27%), 1 (56%), 2 (16%)

Garage Type: attached (95%), basement (4%), detached (2%)

Garage Capacity: 2 (96%), 3 (4%)

Subdivisions

Dalebrook Estates Subdivision #1 – v. 151, p. 41; #2 – v. 158, p. 19; and #3 – v. 160, pp. 24-27.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

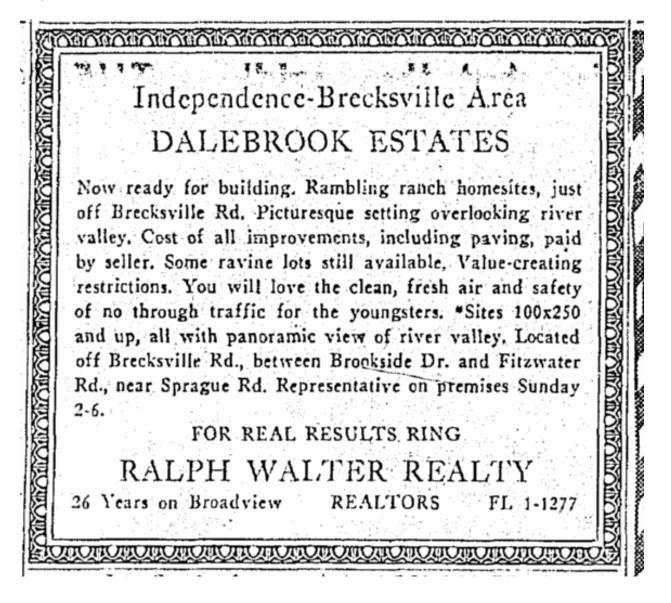
Source: Cuyahoga County Planning Commission



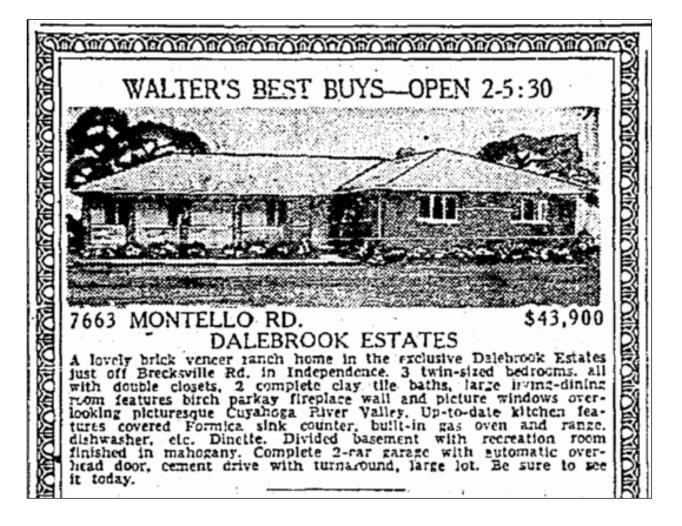




Source: Cleveland Public Library, *Plain Dealer* online archive. May 15, 1955



Source: Cleveland Public Library, *Plain Dealer* online archive. September 30 1956



Community Name Lyndhurst

Potential Historic District Name Lyndhurst Park Estates

Number of Buildings 83

Number of Single-Family Houses 83

Narrative

The Charles M. Collacott Company subdivided the property in the mid-1920s. Model homes designed by noted Cleveland architects such as Rowley & Spencer, with landscape design by A. D. Taylor, were constructed in 1929 and 1930 and resulted in well-attended public open houses. By 1941, 20% of the homes in Lyndhurst Park Estates had been constructed. Building resumed in the subdivision in 1945 and was complete by 1957. Sixty percent of the homes were constructed between 1948 and 1953. Prominent Cleveland architect Munroe Copper, Jr. designed at least one house in the early 1950s, and other architect-designed homes may be present as well.

Lyndhurst Park Estates was marketed for homes in the \$40,000-\$60,000 price range. Advertisements emphasized the craftsmanship and custom features of the homes in this subdivision with deed restrictions.

Houses were situated on lots that averaged more than three-quarters of an acre, and homes averaged almost 2,800 square feet in size. The subdivision featured large, rambling 1.5-story Cape Cod style homes and two-story Colonial houses, most with slate, tile, or wood roofs. The homes generally had Colonial influenced design features, and marketing advertisements used words such as Early American, New England, and Williamsburg.

The houses generally had seven to eleven rooms, two or three full bathrooms, one half-bath, basement, and two-car attached garages. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.82 acres (35,753 sf)

Total Living Area – Average (square feet): 2,762

Height: 1-story (2%), 1.5 story (59%), 1.75-story (1%), 2-story (36%), 3-story (1%)

Roof Type: gable (96%), gambrel (2%), hip (1%)

Roof Material: slate (52%), tile (17%), asphalt (16%), wood (12%), composition (3%)

Exterior Wall Material: alum/vinyl (43%), wood (33%), brick (13%), wood/brick (11%)

Attic: none (94%), unfinished (4%), full finished (2%)

Basement: basement (96%), none (4%)

- Rooms: 4 (1%), 6 (5%), 7 (15%), 8 (25%), 9 (29%), 10 (17%), 11 (7%), 13 (1%)
- Bedrooms: 1 (1%), 2 (4%), 3 (23%), 4 (54%), 5 (16%), 6 (2%)

Full Bathrooms: 1 (12%), 2 (65%), 3 (22%), 4 (1%)

- Half Bathrooms: 0 (24%), 1 (60%), 2 (13%), 3 (2%)
- Garage Type: attached (94%), detached (5%), basement (1%)

Garage Capacity: 1 (6%), 2 (81%), 3 (13%)

Subdivisions

Lyndhurst Park Estates, v. 133, p. 10.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

Source: Cuyahoga County Planning Commission







Source: Cleveland Public Library, *Plain Dealer* online archive. December 6, 1953



Source: Cleveland Public Library, *Plain Dealer* online archive. February 10, 1957



Community Name Lyndhurst

Potential Historic District Name Richmond Park

Number of Buildings 148

Number of Single-Family Houses 148

Narrative

Chakford Builders, Inc. announced in July 1946 that construction had been started on the first group of homes in the Richmond Park development. The subdivision was planned exclusively for World War II veterans. The location, plans, and specifications received approval from both the Federal Housing Administration and the Veterans Administration, along with the exclusive mortgage lender for the development, Central National Bank. The price for the homes was \$9,880, including the lot. Special financing for veterans meant a 4% interest rate for a loan of up to 25 years.

Chakford offered buyers twelve variations of the front elevation design. The one-story homes, situated on about two-tenths of an acre lots and averaging 1,000 square feet in size, had a basement, two or three bedrooms, one full bathroom and a one-car attached garage. Construction of the Minimal Traditional style homes started in 1946, peaked in 1948 when two-thirds of the houses were built, and was essentially complete in 1949. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.19 acres (8,163 sf)

Total Living Area – Average (square feet): 993

Height: 1-story (89%), 1.5-story (10%), 1.75-story (1%), 2-story (1%)

Roof Type: gable (99%), hip (1%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (88%), wood (8%), brick (3%), asbestos shingle (1%), stone (1%)

Attic: none (98%), unfinished (2%)

Basement: basement (100%)

Rooms: 4 (66%), 5 (19%), 6 (11%), 7 (2%), 8 (1%), 9 (1%)

Bedrooms: 2 (81%), 3 (18%), 4 (1%)

Full Bathrooms: 1 (97%), 2 (3%)

Half Bathrooms: 0 (90%), 1 (10%), 2 (1%)

Garage Type: attached (95%), detached (5%)

Garage Capacity: 1 (93%), 2 (7%), 3 (1%)

Subdivisions

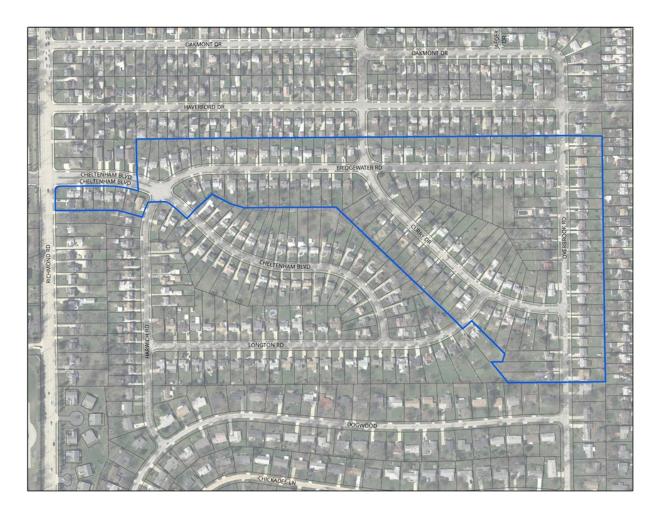
Richmond Park Subdivision #1 – v. 131, p. 316 and #2 – v. 131, p. 364.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

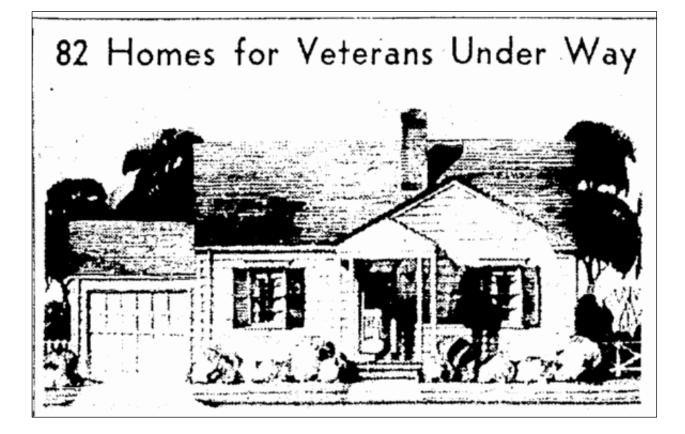
Source: Cuyahoga County Planning Commission







Source: Cleveland Public Library, *Plain Dealer* online archive. July 14, 1946



Source: Cleveland Public Library, *Plain Dealer* online archive. November 24, 1946



Community Name Maple Heights

Potential Historic District Name Northwood Acres

Number of Buildings 212

Number of Single-Family Houses 211 (1 – other)

Narrative

Northwood Acres was developed by A. Siegler & Sons, who advertised in 1958 that their company had built 10,000 homes during the preceding 40 years. The company was particularly active in the southeast portion of Cuyahoga County. In addition to being the developer and builder, Siegler also offered financing programs to help homebuyers, such as a "Pay-As-You-Build Plan," as well as "The Plain English Plan" that explained financing options.

Siegler followed a carefully arranged advertising plan for their developments. A year ahead of actual construction the firm started to "announce" the development. Next, the firm built a model home but opened it on a limited basis, advertising it as an "advanced showing." Finally, when construction had started, advertising emphasized the low cost of homeownership for veterans and non-veterans, such as low downpayments through the Federal Housing Administration.

The lots in Northwood Acres were laid out at seven per acre, and the homes averaged about 1,050 square feet in size. The homes were marketed in the \$16,000-\$18,000 range, and the development sold out very quickly, with all of the construction occurring in 1956 to 1958.

Most of the homes were Minimal Traditional in style, with some Ranches. The homes all had basements, and were generally five rooms total, with three bedrooms, one full bathroom, and a twocar detached garage. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.14 acres (5,938 sf)

Total Living Area – Average (square feet): 1,055

Height: 1-story (57%), 1.5-story (43%)

Roof Type: gable (76%), hip (23%)

Roof Material: asphalt (100%)

Exterior Wall Material: aluminum/vinyl (89%), brick (9%), wood (1%), alum/vinyl w/brick (1%)

Attic: none (90%), unfinished (10%)

Basement: basement (100%)

Rooms: 4 (10%), 5 (79%), 6 (10%), 7 (1%)

Bedrooms: 2 (12%), 3 (83%), 4 (5%)

Full Bathrooms: 1 (92%), 2 (8%)

Half Bathrooms: 0 (87%), 1 (13%)

Garage Type: detached (94%), attached (6%), none (1%)

Garage Capacity: 1 (21%), 2 (78%)

Subdivisions

Northwood Acres Subdivision No. 1 – v. 157. p. 15; Resubdivision No. 2 – v. 157, p. 14; and v. 160, p. 34

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

Source: Cuyahoga County Planning Commission







Source: Cleveland Public Library, *Plain Dealer* online archive. May 5, 1956



Source: Cleveland Public Library, *Plain Dealer* online archive. March 9, 1958



Community Name Middleburg Heights

Potential Historic District Name Rolling Ranchlands

Number of Buildings 178

Number of Single-Family Houses 178

Narrative

Rolling Ranchlands was developed by the prominent husband and wife real estate team of Rudolph A. Gall (c1911-1984) and Ruth C. Gall (c1905-1985). Rudolph Gall was born in Duguesne, Pennsylvania and worked in a steel mill before moving to Cleveland in 1930. In 1939 a strike at Otis Steel Company put him out of work, and he decided his outgoing personality and remodeling talent might make him a good real estate agent. Quickly becoming the top salesman at his first real estate company, he next opened his own office in Parma. His success led him to be the first realtor in the area to establish branch offices. There were eventually eighteen offices, which made him Ohio's largest real estate broker. Gall also expanded into development and home building starting in the 1950s, and his company built 5,000 homes from 1953 to 1959. The home building division was particularly active in Parma, Parma Heights, and Middleburg Heights. His eleven-acre estate in Middleburg Heights included an 18-hole putting green, and he was a sponsor of the Cleveland Open golf tournament. His wife, Ruth Gall, was a native Clevelander who was a long-time vice president of the company.

The Rolling Ranchlands development began in 1955 and was essentially complete by 1958. Ninety percent of the homes were built in 1956 and 1957. The homes were marketed in the \$23,000-\$40,000 range, with lots averaging just under one-half acre and homes averaging about 1,450 square feet. About 90% of the homes were Ranch style, with the remaining homes being Split-Levels. The homes generally had a basement, three bedrooms, one or two full bathrooms, zero or one half bath, and a two-car attached garage. Many of the ads also noted the exterior lighting: "The final magic is the Florida style outdoor color lighting on every home."

The developer also named a street after himself in the development: Ragall Parkway.

Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.43 acres (18,647 sf)

Total Living Area – Average (square feet): 1,447

Height: 1-story (92%), 1.75-story (1%), 2-story (7%)

Roof Type: hip (62%), gable (38%)

Roof Material: asphalt (99%), slate (1%)

Exterior Wall Material: wood (43%), alum/vinyl (35%), brick (19%), alum/vinyl w/brick (2%), stucco (1%), composition siding (1%)

Attic: none (100%)

Basement: basement (83%), none (17%)

Rooms: 5 (17%), 6 (61%), 7 (17%), 8 (3%), 9 (1%)

Bedrooms: 2 (1%), 3 (90%), 4 (8%), 6 (1%)

Full Bathrooms: 1 (56%), 2 (43%), 3 (1%)

Half Bathrooms: 0 (38%), 1 (62%), 2 (1%)

Garage Type: attached (93%), basement (6%), builtin (1%)

Garage Capacity: 1 (1%), 2 (99%), 3 (1%)

Subdivisions

Middleburg Heights Subdivision No. 2 (marketed as Rolling Ranchlands – v. 157, pp. 24-25.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

Source: Cuyahoga County Planning Commission







Source: Cleveland Public Library, *Plain Dealer* online archive. October 23, 1955



Source: Cleveland Public Library, *Plain Dealer* online archive. August 4, 1957



Community Name Moreland Hills

Potential Historic District Name Jackson Glens

Number of Buildings

Number of Single-Family Houses

Narrative

The Moreland Hills Company, headed by Robert L. Stern, was active in developing exclusive developments in the Chagrin Valley vicinity from the 1930s into the 1950s. The company announced the Jackson Glens development in October 1938. The company sold lots advertised as "suburban estates" of two- and three-acre scenic and wooded parcels "restricted to modern suburban homes." Early purchasers of lots in Jackson Glens included businessmen, attorneys, and Glenn M. Shaw and Walter A. Sinz, both of whom were faculty members at the Cleveland School of Art, now the Cleveland Institute of Art.

Homes in the Jackson Glens development were marketed in the \$40,000-\$50,000 range and averaged 2,800 square feet in size. One-half of the homes were constructed from 1939 to 1941, and development continued sporadically until 1964. The homes were generally 1.5-story or two-stories, with a basement, three or four bedrooms, two or three full bathrooms, one or two half baths, and a two- or three-car attached garage. Stylistically, the homes were Cape Cod or included Colonial features and details. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 2.34 acres (102,022 sf)

- Total Living Area Average (square feet): 2,803
- Height: 1-story (3%), 1.5-story (42%), 1.75-story (11%), 2-story (45%)

Roof Type: gable (97%), hip (3%)

Roof Material: asphalt (71%), slate (24%), wood (5%)

Exterior Wall Material: wood (50%), alum/vinyl (40%), brick (5%), frame/brick (3%), stucco (3%)

Attic: none (97%), full finished (2%)

Basement: basement (92%), none (8%)

Rooms: 6 (13%), 7 (32%), 8 (37%), 9 (8%), 10 (8%), 12 (3%)

Bedrooms: 2 (5%), 3 (42%), 4 (45%), 5 (8%)

Full Bathrooms: 1 (24%), 2 (61%), 3 (13%), 4 (3%)

Half Bathrooms: 0 (16%), 1 (53%), 2 (31%)

Garage Type: attached (90%), detached (8%), basement (3%)

Garage Capacity: 2 (82%), 3 (16%), 4 (3%)

Subdivisions

Jackson Glens Subdivision, v. 133, p. 20 and No. 2 – v. 136, p. 27.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

Potential Historic District Map

Source: Cuyahoga County Planning Commission







Source: Cleveland Public Library, *Plain Dealer* online archive. October 30, 1938



Source: Cleveland Public Library, *Plain Dealer* online archive. June 23, 1940



HICKORY LANE

A rambling Cape Cod type of house, with antique slate roof, is being built from private plans by S. A. Wilson of Chagrin Falls for R. E. Bushman of Bushman-Moore on Hickory Lane in the Moreland Hills Co.'s Jackson Glen development, which borders Jackson Road, a half mile east of SOM Center Road in Moreland Hills.

The house is to have a large combination living room and dining room in knotty pine and wormy chestnut, with beamed celling. Master bed room, dressing room and bath will be on the first floor also, and on the second floor will be two bed rooms and bath with provision for future maid's quarters above the garage. The heating-winter air-conditioning system is oil-fired. The house is on an acre tract. In the cupola will be a beacon light.

TITLE CONVENTION

Improvement of public relations through better advertising will feature the 34th annual convention of the American Title Association Wednesday and Thursday in the Pennsylvania Hotel, New York. In all 450 delegates from all sections of the country are expected. Community Name North Olmsted

Potential Historic District Name Bretton Ridge

Number of Buildings 344

Number of Single-Family Houses 344

Narrative

Developer Saul Biskind (c1910-1989) best known for his development of Great Northern shopping mall and the adjacent area, was a native Clevelander who graduated from Glenville High School, Adelbert College, and Western Reserve College of Law. Initially an attorney, he began developing real estate in the late 1940s. He developed a number of subdivisions in North Olmsted, and he used an unusual approach when he opened Bretton Ridge. He reached an agreement with five different builders to provide an unusual amount of variety in the homes, which were marketed in the \$25,000-\$32,000 range. The builders, Flair Builders, Golub Builders, Pate Homes, Ryan Homes, and Snider Homes, initially produced fourteen model homes, which The Plain Dealer noted ranged in "style from an assortment of large Williamsburg and early American colonials to an array of contemporary split-levels and trilevel homes." Additional model homes followed.

The approach was very successful, as construction began in the large subdivision in 1964 and was complete by 1968. Lots in Bretton Ridge averaged just over onequarter of an acre, and the homes averaged almost 2,100 square feet in size. Almost all of the homes were twostory, with just more than one-half being Split-Level or Bi-Level in design, and the remainder more Colonial in their detailing. About 40% of the homes did not have basements. Most homes had three or four bedrooms, one or two full bathrooms, one half-bath, and a two-car attached garage.

Bretton Ridge was the first development in North Olmsted to include underground utilities. Bretton Ridge also included a seven-acre private recreation area, with a large swimming pool, putting green, tennis courts, baseball diamond, basketball court, shuffleboard area, horseshoe pits, ice skating rink, and picnic area. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.29 acres (12,633 sf)

Total Living Area – Average (square feet): 2,062

Height: 1-story (4%), 2-story (96%), 3-story (1%)

Roof Type: gable (74%), hip (26%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (82%), alum/vinyl w/brick (15%), brick (1%), wood (1%), wood/brick (<1%)

Attic: none (100%)

Basement: basement (59%), none (41%)

Rooms: 5 (1%), 6 (6%), 7 (29%), 8 (50%), 9 (11%), 10 (3%), 11 (1%)

Bedrooms: 3 (37%), 4 (55%), 5 (7%), 6 (1%)

Full Bathrooms: 1 (38%), 2 (61%), 3 (1%)

Half Bathrooms: 0 (7%), 1 (91%), 2 (3%)

Garage Type: attached (97%), built-in (2%), basement (1%)

Garage Capacity: 1 (<1%), 2 (99%), 3 (<1%)

Subdivisions

Bretton Ridge Subdivision #1 – v. 190, p. 77, #2 – v. 192, p. 14, and #3 – v. 192, p. 72.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, Plain Dealer online archive. May 1, 1966



Source: Cleveland Public Library, *Plain Dealer* online archive. April 16, 1967



Community Name North Olmsted

Potential Historic District Name Clague Manor

Number of Buildings

Number of Single-Family Houses

Narrative

The E. C. Andrews Company, a residential contractor, in mid-1941 received the first Federal Housing Administration commitment for insurance under Title VI to develop more than one house. The approval was for twenty homes, ten to be located in the Clague Manor development, and ten in a subdivision in Sheffield Lake in Lorain County. Advertisements noted that the homes were only four miles from Cleveland Municipal Airport and the adjacent bomber plant, and only three miles from the Civil Aeronautics Laboratory (now NASA Glenn). The homes, priced at \$4,300-\$4,800, were in two standard sizes of four and five rooms. Alternate floor plans for each size house were also available. The Andrews Company had also been advertising FHA insured mortgage financing since at least early 1939.

Just more than one-half of the homes in Clague Manor were built from 1939 to 1943, followed by about one-third of the homes during 1945 to 1949. Construction then occurred at a few homes per year until 1959. Stylistically, the homes are about evenly divided between Cape Cod and Minimal Traditional. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.18 acres (7,901 sf)

Total Living Area – Average (square feet): 1,135

Height: 1-story (45%), 1.5-story (50%), 2-story (5%)

Roof Type: gable (86%), hip (14%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (49%), brick (35%), wood (10%), alum/vinyl w/ brick (4%), wood/brick (2%), composition siding (1%)

Attic: none (95%), unfinished (3%), full finished (1%), half-finished (1%)

Basement: basement (79%), crawlspace (15%), none (6%)

Rooms: 2 (1%), 4 (18%), 5 (37%), 6 (26%), 7 (14%), 8 (3%), 9 (1%)

Bedrooms: 2 (44%), 3 (48%), 4 (9%)

Full Bathrooms: 1 (95%), 2 (5%)

Half Bathrooms: 0 (86%), 1 (14%), 2 (1%)

Garage Type: detached (84%), attached (14%), none (2%)

Garage Capacity: 0 (1%), 1 (50%), 2 (47%), 3 (1%), no data (2%)

Subdivisions

L. W. Kemper's Clague Manor Subdivision, v. 133, p. 17.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. June 3, 1940



Source: Cleveland Public Library, *Plain Dealer* online archive. November 1, 1942



Community Name North Olmsted

Potential Historic District Name Park Ridge Homes

Number of Buildings 302

Number of Single-Family Houses 302

Narrative

Developer Saul Biskind (c1910-1989) best known for his development of Great Northern shopping mall and the adjacent area, was a native Clevelander who graduated from Glenville High School, Adelbert College, and Western Reserve College of Law. Initially an attorney, he began developing real estate in the late 1940s. By the early 1960s, he had developed more than 1,000 homes in Parma and Brook Park, along with apartments and commercial buildings and several large subdivisions in North Olmsted. At Park Ridge, Biskind and builders William and Ray Pate created eight furnished model homes in Colonial, Split-Level, and Ranch styles, decorated and furnished by leading Cleveland stores and firms: Halle Bros. Co., Higbee Co., Sterling Lindner, May Co., Bonhard Art Furniture Co., J. L. Hecht Co., and Warner Interiors Co.

Construction began in the large subdivision in 1962, peaked in 1963-1964 when almost 70% of the homes were built, and was complete by 1968. Lots in Park Ridge averaged just over one-quarter of an acre, and the homes averaged about 2,000 square feet in size. Almost all of the homes were two-story, with about two-thirds being Split-Level or Bi-Level in design, and the remainder more Colonial in their detailing. About 40% of the homes did not have basements. Most homes had three or four bedrooms, one or two full bathrooms, one half-bath, and a two-car attached garage.

Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.29 acres (12,423 sf)

Total Living Area – Average (square feet): 2,005

Height: 1-story (5%), 1.5-story (1%), 1.75-story (1%), 2-story (93%)

Roof Type: gable (62%), hip (38%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (81%), alum/vinyl w/ brick (17%), wood (2%), brick (<1%)

Attic: none (100%)

Basement: basement (64%), none (36%)

Rooms: 5 (2%), 6 (25%), 7 (38%), 8 (28%), 9 (7%), 10 (1%), 13 (<1%)

Bedrooms: 3 (52%), 4 (45%), 5 (3%), 6 (<1%)

Full Bathrooms: 1 (40%), 2 (59%), 3 (1%), 4 (<1%)

Half Bathrooms: 0 (8%), 1 (85%), 2 (7%)

Garage Type: attached (96%), basement (2%), builtin (2%)

Garage Capacity: 2 (100%)

Subdivisions

Park Ridge Homes Subdivision, v. 185, pp. 17-20.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



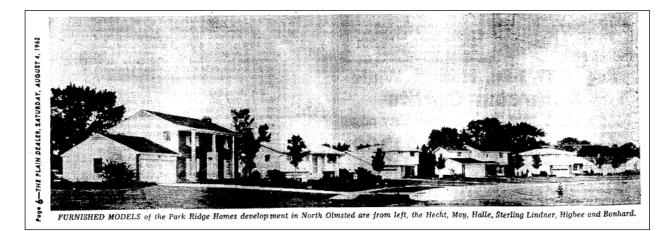
Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, Plain Dealer online archive. Top: August 4, 1962 Bottom: December 29, 1963



SEE THIS HOME TODAY! FEATURING **BASEBOARD HYDRONIC HEATING!**

You'll find all the new comforts and conveniences here...including modern hydronic* heating by American-Standard. In this system, baseboard heating panels

even, steady and quiet. No hot or ing is economical. The durable cold spots, no drafts, no sudden temperature changes. You can place drapes and furniture wherever you like ... without fear of

cast iron boiler gives you a world of comfort at minimum fuel cost.



Community Name Pepper Pike

Potential Historic District Name Bolingbrook Acres

Number of Buildings 273

Number of Single-Family Houses 273

Narrative

In December, 1926, the Van Sweringen Company announced the "country estates development," 4,000 acres of land beginning at Green Road and extending eastward through the villages of Beachwood, Pepper Pike, Hunting Valley, and Gates Mills. Platting was intended to conform to the rolling topography, with lots having at least 100foot frontages. The development was intended to continue the type of road network developed in Shaker Heights, with winding roadways for residential areas and straight arterial roads at various intervals to centralize traffic. The Van Sweringen Company intended to supervise the designs of homes and would release areas for development based on demand. Development did not occur before the onset of the Depression.

In 1951 a new ownership group acquired the land, and custom homes were designed in the \$35,000-\$60,000 range. Construction began in 1953, peaked from 1954 to 1957 when one-half of the homes were built, and continued through the 1960s and into the 1970s.

The average lot size in Bolingbrook Acres is 1.25 acres, and the homes average more than 3,100 square feet in size. The homes are a mix of oneand two-story structures. About one-half of the home designs are Ranches, about 40% have a Colonial influence, and about 10% are Split-Levels. Most of the homes have a basement, three or four bedrooms, two or three full bathrooms, one half bath, and a two-car attached garage. Land and Building Characteristics

(Results have been rounded)

Lot Size – Average: 1.25 acres (54,294 sf)

Total Living Area – Average (square feet): 3,121

Height: 1-story (46%), 1.5-story (14%), 1.75-story (<1%), 2-story (39%)

Roof Type: gable (89%), hip (11%)

Roof Material: asphalt (68%), wood (26%), slate (3%), tile (2%), metal (<1%), composition (<1%)

Exterior Wall Material: wood (61%), alum/vinyl (17%), brick (12%), wood/brick (8%), stone (1%), composition siding (<1%), stucco (<1%), alum/vinyl w/ brick (<1%)

Attic: none (100%), unfinished (<1%)

Basement: basement (81%), none (15%), crawlspace (3%), walkout (1%)

Rooms: 5 (3%), 6 (15%), 7 (23%), 8 (26%), 9 (14%), 10 (10%), 11 (4%), 12 (2%), 13 (1%), 14 (<1%), 16 (<1%)

Bedrooms: 1 (1%), 2 (5%), 3 (43%), 4 (40%), 5 (9%), 6 (2%), 8 (<1%)

Full Bathrooms: 1 (8%), 2 (63%), 3 (23%), 4 (4%), 5 (1%), 9 <1%)

Half Bathrooms: 0 (21%), 1 (67%), 2 (11%), 3 (<1%), 5 (<1%)

Garage Type: attached (97%), basement (3%), detached (<1%)

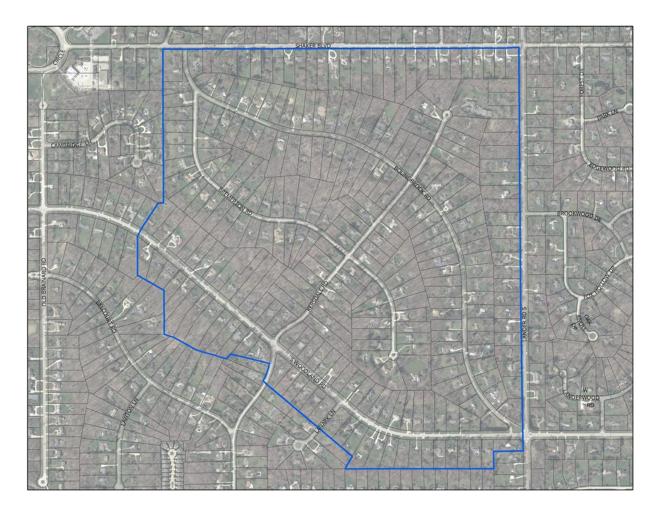
Garage Capacity: 1 (<1%), 2 (73%), 3 (22%), 4 (3%), 5 (1%)

Subdivisions

The Van Sweringen Company's Bolingbrook Acres – v. 140, p. 3, plus a number of small resubdivisions.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. June 17, 1956



Source: Cleveland Public Library, *Plain Dealer* online archive. February 10, 1957



Community Name Pepper Pike

Potential Historic District Name Pepper Ridge

Number of Buildings

Number of Single-Family Houses

Narrative

This street of about a dozen homes is unique in the area for its Modernist architecture. In 1950, Cleveland architect Robert A. Little and his wife, along with several other couples – Franny and Seth Taft and Billie Jane and Sam Stubbins – purchased an old 65-acre farm in Pepper Pike with no deed restrictions to be able to create contemporary style homes. The property owners paid for their own road construction.

Little's layout of Pepper Ridge places homes on various lot sizes, setbacks and at various angles, as opposed to developments where layout and design are uniform. Houses are situated to take advantage of the best views and to utilize the sun for warmth and natural light. Many of the houses cannot be seen from the road. Others have little curb appeal, as they appear to be the rear of the structure, though the facades, with large windows, face wooded areas and ponds.

Little designed eleven of the original homes. He and his wife designed their house, a flat-roofed, three-level architectural showpiece nestled into a hill, on four acres with a pond. The house and Little's sketches of plans for the development were featured in the June 15, 1953, edition of *Life* magazine. Little was awarded the Cleveland Arts Prize for Architecture in 1965. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 2.18 acres (94,749 sf)

- Total Living Area Average (square feet): 3,781
- Height: 1-story (25%), 1.5-story (8%), 2-story (67%)
- Roof Type: gable (67%), flat (25%), hip (8%)
- Roof Material: composition (50%), asphalt (42%), wood (8%)

Exterior Wall Material: wood (83%), wood/brick (8%), brick (8%)

Attic: none (100%)

Basement: basement (58%), none (42%)

Rooms: 6 (8%), 7 (25%), 8 (17%), 9 (25%), 10 (17%), 12 (8%)

Bedrooms: 3 (25%), 4 (67%), 6 (8%)

- Full Bathrooms: 2 (25%), 3 (42%), 4 (33%)
- Half Bathrooms: 0 (33%), 1 (42%), 2 (25%)
- Garage Type: attached (58%), none (25%), detached (17%)

Garage Capacity: 0 (25%), 2 (58%), 3 (17%)

Subdivisions

Elizabeth Hughes Pepper Ridge Subdivision – v. 143, p. 21 and Resubdivision – v. 146, p. 4; North Pepper Ridge Subdivision – v. 156, p. 25; and Pepper Ridge Resubdivision No. 2 – v. 163, p. 8.

Sources

Cleveland Arts Prize for Architecture, 1965, Robert A. Little, clevelandartsprize.org/awardees/Robert_little.html Cuyahoga County Fiscal Office data.

"Pepper Pike's one-of-a-kind community: Small group in 1950s built homes with modern, 'organic' designs." *The Plain Dealer*, November 8, 2006.



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Community Name Rocky River

Potential Historic District Name Country Club Estates

Number of Buildings

Number of Single-Family Houses

Narrative

Country Club Estates was subdivided by Lewis W. Mead and David H. Jacobs (1921-1992). By 1952 the two men had organized Mead-Jacobs, a real estate property management firm, and David's brother Richard soon joined the firm. By 1965, Meade-Jacobs had become Visconsi, Mead-Jacobs and later Jacobs, Visconsi & Jacobs Co. In 1988 the Jacobs brothers bought Dominic Visconsi's interest, forming the Richard and David Jacobs Group. As Vice Chairman, David supervised construction projects. The brothers developed a real estate portfolio of 41 regional shopping centers, as well as major office buildings and hotels, including The Galleria and Key Tower in Cleveland. Richard and David Jacobs bought control of the Cleveland Indians in 1986.

Mead-Jacobs transferred the lots to Erie Building Company who provided on-site construction. Erie worked with Scholz Homes, Inc. of Toledo, Ohio, a nationally known home designer and builder that operated factories that manufactured wall units and other building components delivered to the building site for assembly. Donald J. Scholz estimated that 50,000 of his firm's designs were built. In 1969, he was named builder of the year by Professional Builder magazine for being a pioneer in modular housing. Scholz was inducted into the National Association of Home Builders Hall of Fame in 1979.

Scholz homes were also built in the Forest Hills neighborhood of Cleveland Heights and the Dover Bay subdivision in Bay Village.

The lots in Country Club Estates averaged about one-third of an acre, and the homes averaged more than 1,900 square feet in size. The homes were marketed as California Contemporary Ranches, with prices in the \$28,000-\$38,000 range. Construction started in 1954, peaked in 1955 when 45% of the homes were built, and was complete by 1959. The houses generally had three bedrooms, one full bathroom one half bath, and a two-car attached garage.

Country Club Estates was developed several decades after the adjacent Westwood Country Club was established.

Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.35 acres (15,325 sf)

Total Living Area – Average (square feet): 1,929

Height: 1-story (97%), 1.5-story (2%), 2-story (2%)

Roof Type: gable (87%), hip (13%)

Roof Material: asphalt (87%), wood (9%), composition (4%)

Exterior Wall Material: alum/vinyl (44%), wood (38%), brick (13%), wood/brick (2%), alum/vinyl w/ brick (2%)

Attic: none (100%)

Basement: none (74%), basement (27%)

Rooms: 6 (10%), 7 (22%), 8 (47%), 9 (13%), 10 (6%), 12 (2%)

Bedrooms: 2 (4%), 3 (85%), 4 (9%), 5 (2%)

Full Bathrooms: 1 (81%), 2 (19%)

Half Bathrooms: 0 (27%), 1 (69%), 2 (4%)

Garage Type: attached (100%)

Garage Capacity: 2 (99%), 3 (1%)

Subdivisions

Rocky River Country Club Estates Subdivision No. 1 – v. 150, p. 34; No. 2 resubdivision – v. 153, p. 27.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive. *Encyclopedia of Cleveland History* online. David H. Jacobs.

Toledo Blade, November 16, 2002, "Toledo's Don Scholz made California Contemporary part of the Midwest's vernacular."



Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.

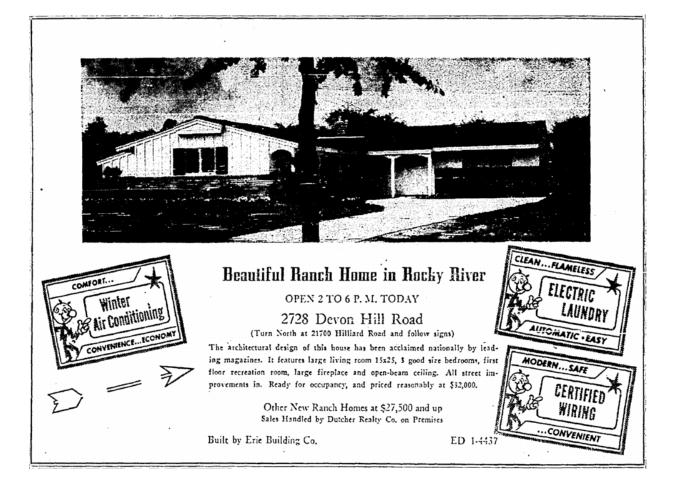




Source: Cleveland Public Library, *Plain Dealer* online archive. September 19, 1954



Source: Cleveland Public Library, *Plain Dealer* online archive. November 20, 1955



Community Name Rocky River

Potential Historic District Name Tonawanda Drive

Number of Buildings

Number of Single-Family Houses

Narrative

In 1955 Tonawanda Drive was subdivided and improvements installed. John Marquard Sons purchased lots starting in early 1956, before the subdivision was officially recorded at Cuyahoga County, indicating that the company may have been working jointly with the persons who managed the subdividing process. The Marquard firm bought all the lots in the subdivision and built the homes. The five brothers who owned the company were part of a family prominent in the Cleveland area homebuilding industry for more than a century, originating with their grandfather's business building homes in Cleveland, Lakewood, and East Cleveland.

Roland G. Marquard, an architectural engineer, was the superintendent and architectural designer for the John Marquard Sons. The company specialized in early American style homes, and Tonawanda Drive was the first street of homes in Rocky River to be built totally in the early American style. John Marquard Sons also built houses in other western suburbs, such as Bay Village.

The homes on Tonawanda Drive were custom-built structures in the \$32,000-\$45,000 range. Construction started in 1956 and was essentially complete by 1959. Each of the homes was situated on a lot just under one-third of an acre in size, and the homes averaged almost 2,200 square feet in size. To describe the architectural style of the development, Tonawanda Drive advertisements used marketing terms that included traditional, early American, Williamsburg, Monticello, Pennsylvania Farmhouse, Nantucket, New England, and Colonial era.

Most of the houses were 1.5-stories in height and all had gable roofs. All of the homes had a basement, along with an attached two-car garage. Generally, the houses had three or four bedrooms, one or two full bathrooms, and one halfbath. Land and Building Characteristics

(Results have been rounded)

Lot Size – Average: 0.29 acres (12,456 sf)

Total Living Area – Average (square feet): 2,178

Height: 1.5-story (89%), 1.75-story (7%), 2-story (5%)

Roof Type: gable (100%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (89%), brick (7%), wood (5%)

Attic: none (100%)

Basement: basement (100%)

Rooms: 4 (2%), 5 (5%), 6 (32%), 7 (41%), 8 (11%), 9 (7%), 10 (2%)

Bedrooms: 2 (9%), 3 (61%), 4 (25%), 5 (5%)

Full Bathrooms: 1 (41%), 2 (57%), 3 (2%)

Half Bathrooms: 0 (16%), 1 (80%), 2 (5%)

Garage Type: attached (100%)

Garage Capacity: 2 (100%)

Subdivisions

Hilliard Acres Subdivision – v. 161, p. 1. The development was marketed as Tonawanda Drive.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



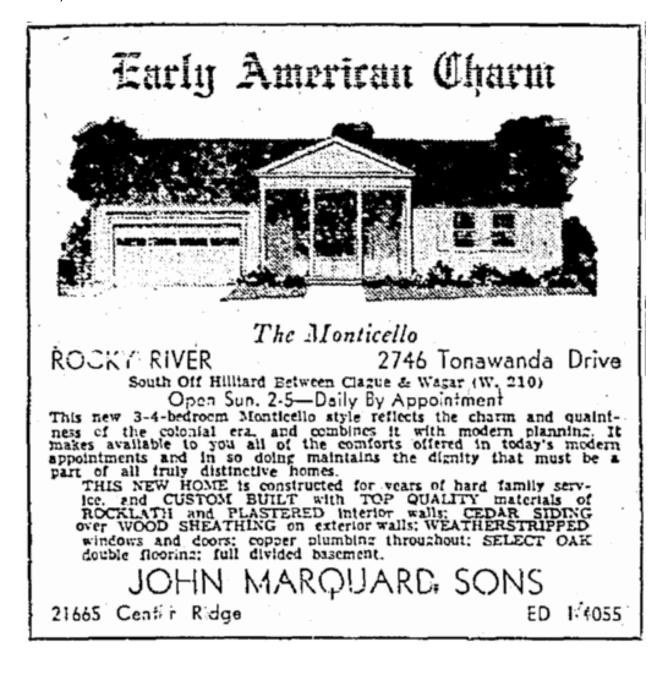
Images of Typical Properties

Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. June 9, 1957



Source: Cleveland Public Library, *Plain Dealer* online archive. July 13, 1958



Community Name Shaker Heights

Potential Historic District Name Mercer Neighborhood

Number of Buildings 765

Number of Single-Family Houses 757 (6 – two-family houses; 2 – other)

Narrative

The Van Sweringen Company subdivided this area in the late 1920s, although only about 60 homes were built in the area prior to 1940. In late 1941, the company announced new standards for Shaker Heights homes. Van Sweringen Company sales director Stouder Thompson noted in a *Plain Dealer* article that "new sections will be available upon which may be built the sort of houses people wish, for example, a smaller house on a wider lot which looks like more money than really is invested in it." In addition, in some areas such as south of Fairmount Boulevard, garages would be permitted as part of the front elevation and could open toward the street.

Development in the area began to increase in 1947 and reached a peak from 1953-1956, when almost one-half of the homes were constructed. Homebuilding continued through the 1950s, and more than 90% of all homes in this area were constructed by 1960. Stylistically, most of the homes had features or details reminiscent of the Colonial era. About 10% of the homes were Ranch style.

On average homes were situated on lots one-third of an acre in size, and the homes averaged 2,700 square feet in size. Most of the homes were twostories in height with gable roofs and the majority of roofs were slate, wood, or tile. Most homes had a basement, three or four bedrooms, two full bathrooms, one full bath, and a two-car attached garage. Land and Building Characteristics

(Results have been rounded)

Lot Size – Average: 0.33 acres (14,563 sf)

Total Living Area - Average (square feet): 2,695

- Height: 1-story (8%), 1.5-story (15%), 1.75-story (1%), 2story (76%), 2.5-story (<1%)
- Roof Type: gable (86%), hip (13%), mansard (1%), gambrel (<1%), single-pitch (<1%)
- Roof Material: slate (41%), asphalt (37%), wood (12%), tile (10%), composition (<1%)
- Exterior Wall Material: alum/vinyl (34%), wood (29%), brick (24%), wood/brick (13%), alum/vinyl w/ brick (<1%), stone (<1%)
- Attic: none (92%), unfinished (4%), full finished (3%), half-finished (<1%)
- Basement: basement (96%), none (3%), crawlspace (1%)

Rooms: 4 (<1%), 5 (2%), 6 (10%), 7 (20%), 8 (33%), 9 (21%), 10 (9%), 11 (3%), 12 (1%), 13 (<1%), 14 (<1%), 15 (<1%), no data (<1%)

- Bedrooms: 2 (2%), 3 (30%), 4 (57%), 5 (10%), 6 (2%)
- Full Bathrooms: 1 (15%), 2 (62%), 3 (20%), 4 (2%), 5 (<1%), 6 (<1%)
- Half Bathrooms: 0 (11%), 1 (69%), 2 (18%), 3 (2%), 4 (<1%)
- Garage Type: attached (97%), detached (2%), basement (1%), built-in (<1%)
- Garage Capacity: 1 (3%), 2 (93%), 3 (4%), 4 (<1%)

Subdivisions (part of the Mercer Neighborhood)

Van Sweringen Subdivision No. 44 – v. 116, pp. 4-6 and resubdivision of part of Van Sweringen Company's Subdivisions No. 29 & 44 – v. 125, p. 30.

Van Sweringen Subdivision No. 45 – v. 116, pp. 8-10; resubdivision Van Sweringen Subdivision No. 45 – v. 134, pp. 20-21; and Van Sweringen Reallotment No. 45 – v. 142, p. 28.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.







Community Name Solon

Potential Historic District Name Carriage Park

Number of Buildings 87

Number of Single-Family Houses 87

Narrative

Carriage Park was developed by Ryan Homes, a company founded by Edward Ryan in 1948 in Pittsburgh. Ryan Homes was incorporated in 1961, and the firm has constructed homes throughout the northeast and Great Lakes regions of the country. It is now part of NVR, Inc.

The Carriage Park development was announced in late 1965, with homes marketed in the \$35,000-\$45,000 range. For model homes, Ryan utilized one design in multiple locations. For example, "The Home of Comparison," a model opened in Carriage Park in spring 1967, also opened at the same time in Ryan developments in Broadview Heights, North Olmsted, and Mentor, along with other locations in Ohio, New York, Pennsylvania, and West Virginia.

Home construction started in 1966 and was essentially complete by 1969. In terms of design, about three-quarters of the homes were two-story Colonials in their detailing. About 15% of the houses were Split-Levels and 10% were Ranches. Homes were situated on lots averaging almost onehalf acre, and the homes averaged 2,000 square feet in size. The homes generally had a basement, three or four bedrooms, two full bathrooms, and a two-car attached garage.

The streets in the subdivision were named after types of horse drawn wagons or carriages or words associated with horse-drawn transportation. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.46 acres (20,216 sf)

Total Living Area – Average (square feet): 2,001

Height: 1-story (10%), 1.5-story (1%), 2-story (89%)

Roof Type: gable (97%), hip (2%), mansard (1%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (98%), wood (2%)

Attic: none (100%)

Basement: basement (97%), none (2%), walkout (1%)

Rooms: 6 (10%), 7 (18%), 8 (49%), 9 (16%), 10 (5%), 11 (1%)

Bedrooms: 2 (1%), 3 (31%), 4 (59%), 5 (9%)

Full Bathrooms: 1 (13%), 2 (84%), 3 (3%)

Half Bathrooms: 0 (12%), 1 (89%)

Garage Type: attached (97%), basement (3%)

Garage Capacity: 2 (99%), 3 (1%)

Subdivisions

Carriage Park Subdivision – v. 197, pp. 44-45.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.







Source: Cleveland Public Library, *Plain Dealer* online archive. May 29, 1966



Source: Cleveland Public Library, *Plain Dealer* online archive. May 17, 1967



Community Name

South Euclid

Potential Historic District Name May-Fields on Belvoir

Number of Buildings 955

Number of Single-Family Houses

(13 – two-family houses; 1 – three-family house;2 – other)

Narrative

This area reflects two phases of suburban growth in Cuyahoga County. The two largest subdivisions of the eight in this area were the May-Fields on Belvoir Boulevard Subdivisions. The first tract was subdivided by The Knight-Norris-Gibbs Company, while the second was subdivided by Harry Bialosky and I. F. Bialosky of the Modern Land Company. Both subdivisions were recorded in 1920 and totaled about 650 lots. This represents the first phase of expansion of early 20th century suburbs in the Cleveland area, made possible by the increasing use of the automobile, availability of paved roads, and expansion of utilities. On some streets, many homes were constructed during the 1920s and 1930s. Almost 30% of all homes in the area were built before 1940, plus an additional 15% by 1942. Stylistically, many of the homes were English Tudor Revival, with a characteristic steeply pitched minor gable projecting from the front elevation. Other homes were Garrison Colonial in style, having a second floor projecting slightly beyond the first floor.

The second phase of development was the rapid build-out of the area after World War II, utilizing the small lot layout established in the 1920s. Construction began to accelerate in 1946, and more than 40% of the homes were built between 1948 and 1954. The area was essentially complete by 1956. The homes from this period are mostly Colonial in style, along with Cape Cod and Minimal Traditional designs.

Overall, houses are laid out about six or seven to an acre, and the average house is about 1,400 square feet in size. About two-thirds of the homes are two-stories in height, while the remaining houses are 1.5-stories. In general, the homes have a basement, three bedrooms, one full bathroom, zero or one half baths, and a one- or two-car detached garage.

Land and Building Characteristics

(Results have been rounded)

Lot Size – Average: 0.15 acres (6,599 sf)

Total Living Area – Average (square feet): 1,405

Height: 1-story (1%), 1.5-story (35%), 1.75-story (<1%), 2-story (63%), 2.5-story (<1%)

Roof Type: gable (99%), hip (1%), gambrel (<1%)

Roof Material: asphalt (100%), slate (<1%), wood (<1%), metal (<1%), composition (<1%)

Exterior Wall Material: alum/vinyl (70%), wood (16%), brick (12%), wood/brick (1%), asbestos shingle (<1%), brick/stucco (<1%), concrete block (<1%), stucco (<1%), alum/vinyl w/ brick (<1%), other (<1%)

Attic: none (70%), unfinished (25%), full finished (4%), halffinished (1%)

Basement: basement (100%), crawlspace (<1%), none (<1%)

- Rooms: 4 (4%), 5 (20%), 6 (46%), 7 (22%), 8 (6%), 9 (1%), 10 (<1%), 11 (<1%), 12 (1%), 13 (<1%), 15 (<1%)
- Bedrooms: 1 (<1%), 2 (16%), 3 (70%), 4 (12%), 5 (<1%), 6 (1%), 7 (<1%)

Full Bathrooms: 1 (89%), 2 (10%), 3 (1%)

Half Bathrooms: 0 (51%), 1 (48%), 2 (1%), 3 (<1%)

Garage Type: detached (79%), attached (20%), none (1%), basement (<1%)

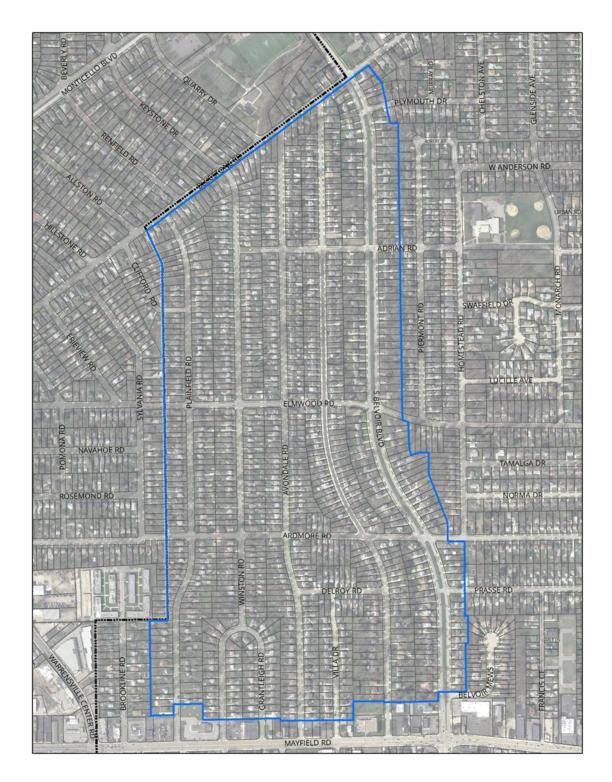
Garage Capacity: 0 (1%), 1 (35%), 2 (64%), 3 (1%), 4 (<1%)

Subdivisions

May-Fields on Belvoir Subd. v. 71, p. 32 and #2 - v. 70, p. 26. Marian Ruple Reif Rd. Subdivision, v. 118, p. 14. Frisbie Company Subdivision, v. 29, p. 9. Frisbie Company's Township Line Subdivision, v. 29, p. 12. Kresse Chakford Subdivision, v. 135, p. 18. Monticello Manor Subdivision #2, v. 110, pp. 1. Mayfield/Belvoir Boulevard Subdivision, v. 71, p. 32. Warren Subdivision, No. 1, v. 149, p. 2.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.







Source: Cleveland Public Library, *Plain Dealer* online archive. April 8, 1920



Source: Cleveland Public Library, *Plain Dealer* online archive. May 5, 1940



Community Name Strongsville

Potential Historic District Name Co-Moor Colony

Number of Buildings 61

Number of Single-Family Houses

Narrative

Co-Moor Colony was developed on a former horse farm that trained show champion American Saddlebred horses. The business, run by Lavery's Inc., relocated to Northfield, Ohio. To remember the origin of the property, the subdivision was named after the horse farm and streets were named after two of the farm's most successful horses, King Coe and Jerry Coe.

Co-Moor Colony's owner and developer was Al T. Taft, a builder known in the Berea and southwest Cuyahoga County area. Homes were marketed in the \$32,000-\$50,000 range. Home construction started in 1955 and continued steadily over the next decade. The area was essentially complete by 1967.

Homebuyers in Co-Moor chose their own builder, based on plans and specifications approved by Heine, Crider & Williamson, consulting architects for the developer. The architects reviewed the projects based on the design and quality of the plans with the goal of producing a subdivision of distinctive homes. As development progressed, redwood decks became a trademark design feature. By the mid-1960s, construction was handled exclusively by Fanin Builders. Stylistically, the developers marketed the area for designs such as Contemporary, Colonial, and Early American. As built, about one-half of the homes are Ranch style, with the rest Split-Level and Colonial designs. Houses were situated on lots of about one-half acre, and the houses averaged almost 2,200 square feet in size. The development was a mix of one- and two-story houses. Houses generally had three or four bedrooms, two full baths, one half bath, and a two-car attached garage.

This potential historic area includes only the Co-Moor Colony subdivisions on the north side of Albion Road. The subdivisions on the south side of Albion Road were developed in the 1970s. That decade is outside the scope of this study. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.46 acres (20,102 sf)

Total Living Area – Average (square feet): 2,168

Height: 1-story (54%), 1.5-story (15%), 2-story (31%)

Roof Type: gable (98%), hip (2%)

Roof Material: asphalt (89%), wood (12%)

Exterior Wall Material: wood (66%), alum/vinyl (18%), brick (8%), wood/brick (8%)

Attic: none (100%)

Basement: basement (61%), none (38%), crawlspace (2%)

Rooms: 5 (10%), 6 (21%), 7 (33%), 8 (25%), 9 (10%), 12 (2%)

Bedrooms: 2 (8%), 3 (56%), 4 (28%), 5 (7%), 7 (2%)

Full Bathrooms: 1 (5%), 2 (85%), 3 (10%)

Half Bathrooms: 0 (36%), 1 (61%), 2 (3%)

Garage Type: attached (93%), basement (3%), detached (2%), none (2%)

Garage Capacity: 0 (2%), 2 (93%), 3 (3%), 4 (2%)

Subdivisions

Al T. Taft's Co-Moor Colony Section 1 – v. 159, p. 26; Section 2 – v. 172, p. 5; and Section 3 – v. 187, p. 78.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive. *The Saddle Horse Report.* Stanley Edwards – November 23, 1923-February 16, 2006. March 14, 2006.







Source: Cleveland Public Library, *Plain Dealer* online archive. Top: January 30, 1960 Bottom: September 23, 1967



Community Name University Heights

Potential Historic District Name University Parkway

Number of Buildings 95

Number of Single-Family Houses 93 (2 – other)

Narrative

The University Parkway Subdivision was developed by Sidney Zehman (c1902 - 1972) and Milton A. Wolf (c1925 – 2005). The firm's experience included moderately priced homes, custom homes, apartment buildings, and commercial properties throughout Cuyahoga County. The company was particularly well known for their residential projects in Shaker Heights and University Heights. Sidney Zehman was a Polish immigrant who arrived in Cleveland in 1917. Initially in the shoe business, he switched to construction soon after marrying Irene Ratner of the Forest City Building Material Company in 1926. Milton A. Wolf, Zehman's son-in-law, joined the firm in the mid-1940s after returning from World War II service. Wolf served as U.S. Ambassador to Austria (1977-1980) and served as chairman of the Ohio State University Board of Trustees in the 1990s.

The first phase of the development was announced in 1945, with approval of an additional phase in 1956. Home construction, by the Zehman Wolf & Sherman Construction Company, started in 1947 and continued steadily through 1965. University Parkway was marketed for homes in the \$40,000-\$50,000 range. About 70% of the homes were Ranches, with additional homes in the Colonial or Split-Level styles.

Homes are situated on lots about one-third of an acre in size, and the large homes average more than 3,200 square feet. Most homes are 1.5-stories in height and built of brick. The majority of roofs are slate, tile, or wood. Generally the homes have a basement, three or four bedrooms, two or three full bathrooms, one or two half baths, and a two-car attached garage. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.32 acres (14,022 sf)

- Total Living Area Average (square feet): 3,244
- Height: 1-story (6%), 1.5-story (65%), 1.75-story (1%), 2-story (27%)

Roof Type: gable (86%), hip (14%)

- Roof Material: slate (50%), asphalt (36%), tile (10%), wood (5%)
- Exterior Wall Material: brick (62%), alum/vinyl (20%), wood (8%), wood/brick (8%), alum/vinyl w/ brick (1%)

Attic: none (99%), unfinished (1%)

Basement: basement (97%), none (3%)

- Rooms: 6 (3%), 7 (20%), 8 (35%), 9 (21%), 10 (17%), 11 (2%), 12 (1%)
- Bedrooms: 2 (2%), 3 (26%), 4 (54%), 5 (16%), 6 (2%)
- Full Bathrooms: 1 (17%), 2 (47%), 3 (30%), 4 (6%)
- Half Bathrooms: 0 (13%), 1 (61%), 2 (25%), 3 (1%)
- Garage Type: attached (98%), detached (1%), basement (1%)

Garage Capacity: 1 (1%), 2 (98%), 3 (1%)

Subdivisions

University Parkway Subdivision #1 – v. 131, p. 557 reallotment; #1 – v. 139, p. 14; #1 – v. 140, p. 40 resubdivision; #2 - v. 131, p. 522; & #3 - v. 162, p. 8.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.







Source: Cleveland Public Library, *Plain Dealer* online archive. October 3, 1954



Source: Cleveland Public Library, *Plain Dealer* online archive. September 6, 1959



Community Name University Heights

Potential Historic District Name University Subdivision

Number of Buildings 551

Number of Single-Family Houses 483 (47 – two-family houses; 21 – other)

Narrative

This area reflects two phases of suburban growth in Cuyahoga County. The Rapid Transit Land Sales Company's Subdivision #24 and Subdivision #30 – the University Subdivision – were recorded in 1923 and 1924, respectively. The location of John Carroll University was also created as part of the subdivision, and Father Thomas J. Smith, who headed the university and initiated the building campaign for the relocated campus, signed the plat document.

The platting of large tracts of land represents the first phase of expansion of early 20th century suburbs in the Cleveland area, made possible by the increasing use of the automobile, availability of paved roads, and expansion of utilities. Houses were built throughout the subdivision during the 1920s and 1930s. About 16% of all homes in the area were built before 1940, plus an additional 33% by 1942. Stylistically, the development emphasized two-story houses with Colonial or English features.

The second phase of construction was the rapid build-out of the area after World War II, utilizing the small lot layout established in the 1920s. Construction began to accelerate in 1945 and the development was essentially complete by 1957. The homes from this period continued the Colonial theme.

Overall, houses are laid out about five to an acre, and the average house is about 2,200 square feet in size. Almost all of the homes are two-stories in height. Roof designs are a mix of gable or hip, and the majority of roofs are slate. In general, the homes are built of brick, have a basement, three or four bedrooms, one or two full bathrooms, one half bath, and a two-car detached garage. Land and Building Characteristics

(Results have been rounded)

Lot Size – Average: 0.20 acres (8,752 sf)

- Total Living Area Average (square feet): 2,198
- Height: 1-story (<1%), 1.5-story (1%), 2-story (98%), 2.5story (<1%), 3-story (<1%)
- Roof Type: gable (76%), hip (23%), mansard (1%), flat (1%)
- Roof Material: slate (62%), asphalt (35%), wood (2%), tile (<1%)

Exterior Wall Material: brick (60%), alum/vinyl (25%), wood (5%), wood/brick (5%), alum/vinyl w/ brick (4%), brick/stucco (<1%)

Attic: none (60%), full finished (27%), unfinished (12%), half-finished (1%)

Basement: basement (100%), none (1%)

- Rooms: 5 (1%), 6 (19%), 7 (34%), 8 (21%), 9 (10%), 10 (7%), 11 (1%), 12 (5%), 13 (1%), 14 (1%)
- Bedrooms: 1 (<1%), 2 (1%), 3 (49%), 4 (41%), 5 (5%), 6 (5%)
- Full Bathrooms: 1 (39%), 2 (51%), 3 (9%), 4 (1%)
- Half Bathrooms: 0 (9%), 1 (80%), 2 (11%), 3 (1%)
- Garage Type: detached (66%), attached (32%), basement (1%), none (<1%)

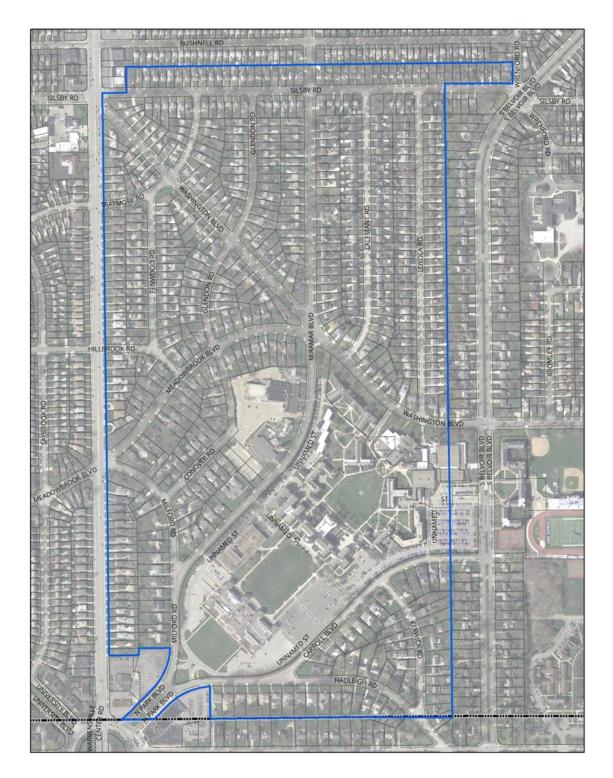
Garage Capacity: 0 (>1%), 1 (7%), 2 (88%), 3 (4%), 4 (<1%)

Subdivisions

Rapid Transit Land Sales Co. #24 – v. 84, p. 7 and #30 – v. 90, p. 22. Marketed as "University Subdivision."

Sources

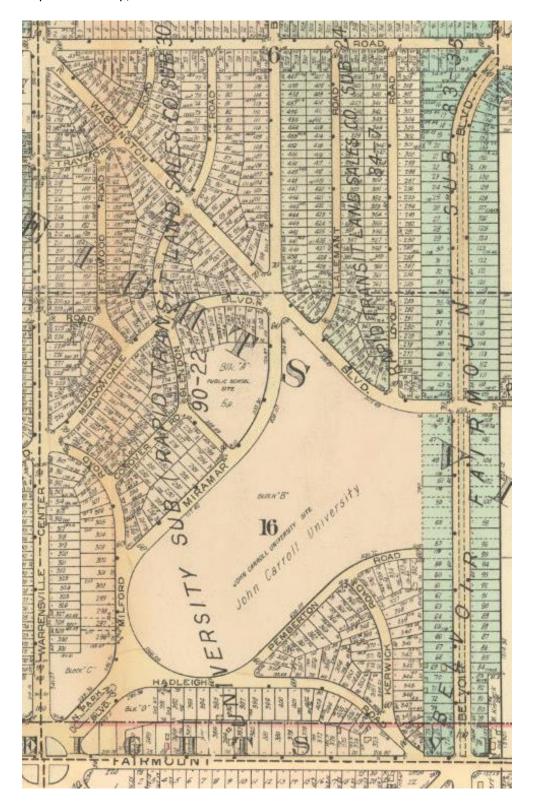
Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.







Source: Cleveland Public Library, *Plain Dealer* online archive. Hopkins Plat Map, 1927



Community Name Warrensville Heights

Potential Historic District Name Lee Gardens

Number of Buildings 321

Number of Single-Family Houses 319 (2 – other)

Narrative

The City Allotment Company recorded the Lee Gardens Subdivision in 1925, but less than 10% of the homes were built by 1939. The availability of the improved lots proved ideal during World War II as a location to construct homes for workers with essential war-related jobs.

In 1942-1943, different builders took over and constructed 123 houses, almost 40% of all homes in the area. The Rocklin Building Company constructed a number of houses on Lee Heights Boulevard. A group of eight homes were priced at \$7,200. The company then started a group of fourteen homes priced at \$6,000, the new ceiling on home prices established by the Federal Housing Administration during the war. By January 1943, G. J. Goudreau had started construction of 50 houses on Parkton Drive and Glenview Road, which had a Federal Housing Administration commitment for insurance under Title VI. By 1944 new homes in Lee Gardens were available to non-defense workers as well. By 1945 advertisements noted that persons with a hardship in their present housing, such as being forced to more, overcrowding, or conditions causing health hazards would be entitled to a priority to build a new home. Seventy percent of all homes in the area had been built by 1945. Another surge in construction occurred in 1951-53, when 20% of the homes were built. The development was complete by 1959.

Stylistically, almost all of the homes in the area are Minimal Traditional, and either one- or 1.5-stories in height. About 10% of the homes are two-stories tall and Colonial in style. The homes were arranged eight to an acre, and the homes averaged 1,100 square feet in size. About one-quarter of the homes were built of brick. All of the houses have basements, and generally the homes have two or three bedrooms, one full bathroom, zero half baths, and a detached one- or two-car garage. Land and Building Characteristics

(Results have been rounded)

Lot Size – Average: 0.12 acres (5,276 sf)

Total Living Area – Average (square feet): 1,113

Height: 1-story (8%), 1.5-story (83%), 1.75-story (1%), 2-story (9%)

Roof Type: gable (98%), hip (2%)

Roof Material: asphalt (100%), wood (<1%)

Exterior Wall Material: alum/vinyl (67%), brick (26%), wood (7%), stone (<1%)

Attic: none (83%), unfinished (17%)

Basement: basement (100%)

Rooms: 4 (20%), 5 (56%), 6 (21%), 7 (2%), 8 (1%)

Bedrooms: 1 (<1%), 2 (33%), 3 (61%), 4 (5%), 5 (<1%), 7 (<1%)

Full Bathrooms: 1 (98%), 2 (2%)

Half Bathrooms: 0 (91%), 1 (9%)

Garage Type: detached (95%), none (5%), attached (1%)

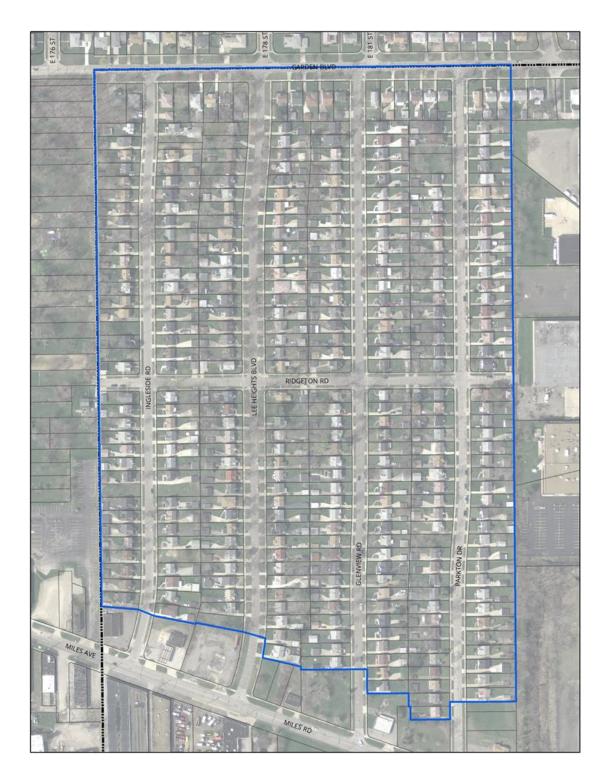
Garage Capacity: 0 (5%), 1 (38%), 2 (58%)

Subdivisions

City Allotment Company's Lee Gardens Subdivision - v. 91, p. 34.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.







Source: Cleveland Public Library, *Plain Dealer* online archive. June 21, 1942



Source: Cleveland Public Library, *Plain Dealer* online archive. March 11, 1945



Community Name Warrensville Heights

Potential Historic District Name Shakerwood

Number of Buildings 308

Number of Single-Family Houses 307 (1 – other)

Narrative

Robert J. Dvorak and his son Robert E. operated Dvorak Construction Company, and the firm was both the developer and builder of the Shakerwood subdivision. The elder Dvorak had been a Cleveland area builder since the 1920s, and he retired in 1954. The firm's two most well-known developments were Shakerwood and Brentwood, both in Warrensville Heights. The Shakerwood development was the preferred selection because it occurred from the mid-1940s through the early 1950s, enabling the developer to show many variations on the Colonial design theme. In a 1947 advertisement, twelve different designs were offered, and the marketing terms for the homes included Little New England; Old New England; Connecticut, Pennsylvania and Ohio Farm styles; Pennsylvania Dutch; and Early American. The developer also touted the ability to accomplish distinctive designs on a mass production scale.

Home construction in Shakerwood started in 1946 and was essentially complete by 1952. The development was mostly late 1940s homes east of Midway Avenue, and early 1950s houses west of that cross street. Houses were marketed in the \$16,000-\$18,000 range.

The homes are laid out about seven to an acre, and the average home size is just over 1,300 square feet. All of the homes are two-stories in height and have a basement, three bedrooms, and one full bathroom. Generally, the homes have one halfbath and an attached one car garage. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.15 acres (6,738 sf)

Total Living Area – Average (square feet): 1,320

Height: 2-story (100%)

Roof Type: gable (100%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (84%), wood (16%)

Attic: none (100%)

Basement: basement (100%)

Rooms: 5 (1%), 6 (69%), 7 (26%), 8 (4%)

Bedrooms: 2 (<1%), 3 (98%), 4 (2%)

Full Bathrooms: 1 (99%), 2 (1%)

Half Bathrooms: 0 (37%), 1 (63%), 2 (<1%)

Garage Type: attached (65%), detached (28%), none (7%)

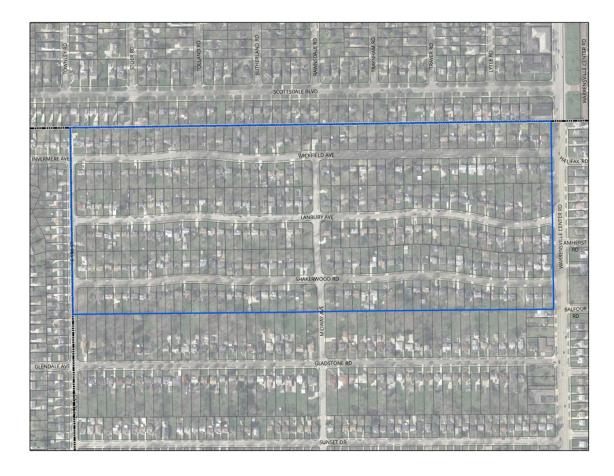
Garage Capacity: 0 (7%), 1 (70%), 2 (23%)

Subdivisions

Robert Dvorak's Shakerwood, Nos. 1, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 3A, 3B, 4A, 4B, 5, 6A and 6B.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.







Source: Cleveland Public Library, *Plain Dealer* online archive. September 11, 1949



Source: Cleveland Public Library, *Plain Dealer* online archive. October 14, 1951



Community Name Westlake

Potential Historic District Name Fresno Drive

Number of Buildings

Number of Single-Family Houses 21

Narrative

The Fresno Subdivision was originally approved in the 1920s, but no homes were built at that time. The land was subdivided by a well-known homebuilder, Oscar Kroehle, who laid out a number of subdivisions on the west side of Cleveland and Lakewood during the early 20th century.

With renewed interest in home sites in far western Cuyahoga County suburbs after World War II, in 1956 the Modern Homes Building Company received City approval of plans to construct homes on the lots. In 1957, the City of Westlake installed water and sewer lines, and the Chandler Building Company acquired the lots and constructed the homes.

The Cape Cod style homes on Fresno Drive cost in the \$25,000-\$30,000 range. The lots are just under onequarter of an acre, with the homes averaging 1,700 square feet in size. Construction started in 1958 and was essentially complete by 1962. Almost one-half of the homes were built in 1958. To describe the architectural style of the development, Chandler Building Company advertisements used marketing terms such as Yorktown Country Homes and New England Homes.

An unusual feature for all the homes was construction of a low, white fence located at the sidewalk line and extending across the front of every lot. White fences still exist today.

Most of the houses were 1-story in height and almost all had gable roofs. All of the homes had a basement, and 90% had a detached two-car garage. Generally, the houses had three or four bedrooms, one or two full bathrooms, and zero or one half bath. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.22 acres (9,633 sf)

Total Living Area – Average (square feet): 1,699

Height: 1-story (88%), 2-story (12%)

Roof Type: gable (95%), hip (5%)

Roof Material: asphalt (100%)

Exterior Wall Material: alum/vinyl (67%), wood (29%)

Attic: none (100%)

Basement: basement (100%)

Rooms: 5 (10%), 6 (38%), 7 (48%), 8 (5%)

Bedrooms: 2 (10%), 3 (38%), 4 (52%)

Full Bathrooms: 1 (38%), 2 (62%)

Half Bathrooms: 0 (62%), 1 (33%), 2 (5%)

Garage Type: attached (5%), detached (91%), none (5%)

Garage Capacity: 0 (5%), 2 (95%)

Subdivisions

Oscar Kroehle's Fresno Subdivision – v. 108, p. 27.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.



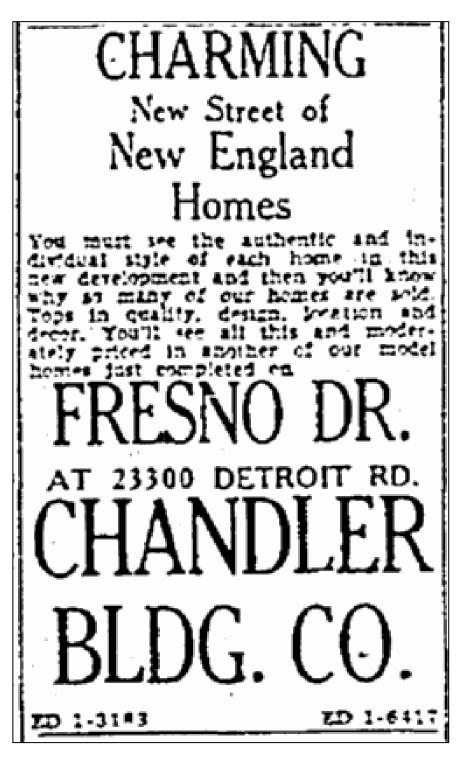




Source: Cleveland Public Library, *Plain Dealer* online archive. October 26, 1958



Source: Cleveland Public Library, *Plain Dealer* online archive. December 7, 1958



Community Name Westlake

Potential Historic District Name Westwood

Number of Buildings 156

Number of Single-Family Houses

Narrative

Westwood was developed by Pate Homes, a large homebuilder during the 1950s through 1970s in Cuyahoga County's western and southern suburbs and adjacent counties. The company subdivided the land and constructed the homes.

Construction started in 1967 and slightly more than one-half of the homes were built by 1969. The remaining homes were constructed from 1970 onward. The homes were marketed in the \$38,000-\$50,000 range. Split-Levels and Colonials each accounted for about one-half of the home designs in the development, and these were typical stylistic choices for more expensive subdivisions. The builder marketed variations on these choices, "ranging from contemporary split-levels and authentic two-story Williamsburg designs to rustic California Spanish designs."

Homes were situated on lots averaging just over one-third of an acre, while the homes averaged almost 2,400 square feet in size. Almost all of the homes were two-stories in height with either a gable or hip roof. Most of the homes had a basement, eight or nine rooms including three or four bedrooms, two full bathrooms, one half bath, and a two-car attached garage.

The streets in the development were named after composers, while the home models were named after United States presidents. The development also included a recreation area with open areas and a swimming pool. Land and Building Characteristics (Results have been rounded)

Lot Size – Average: 0.37 acres (16,345 sf)

- Total Living Area Average (square feet): 2,386
- Height: 1-story (1%), 1.5-story (1%), 2-story (98%)
- Roof Type: gable (67%), hip (30%), flat (1%), gambrel (1%), mansard (1%)
- Roof Material: asphalt (90%), wood (8%), tile (1%), composition (1%)

Exterior Wall Material: alum/vinyl (74%), wood (15%), brick (9%), wood/brick (1%), alum/vinyl w/ brick (1%)

Attic: none (100%)

Basement: basement (85%), none (15%)

Rooms: 5 (1%), 6 (3%), 7 (10%), 8 (45%), 9 (25%), 10 (15%), 11 (2%)

Bedrooms: 2 (1%), 3 (30%), 4 (62%), 5 (8%)

Full Bathrooms: 1 (8%), 2 (83%), 3 (9%)

Half Bathrooms: 0 (12%), 1 (85%), 2 (3%)

Garage Type: attached (99%), detached (1%)

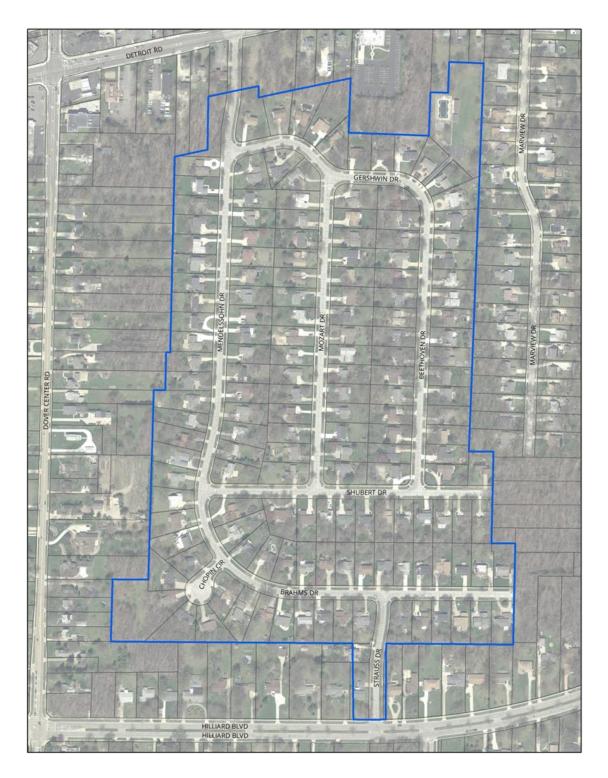
Garage Capacity: 2 (97%), 3 (3%)

Subdivisions

West Ridge Subdivision, v. 199, pp. 41-45. The development was marketed as Westwood.

Sources

Cuyahoga County Fiscal Office data. Cleveland Public Library, *Plain Dealer* online archive.

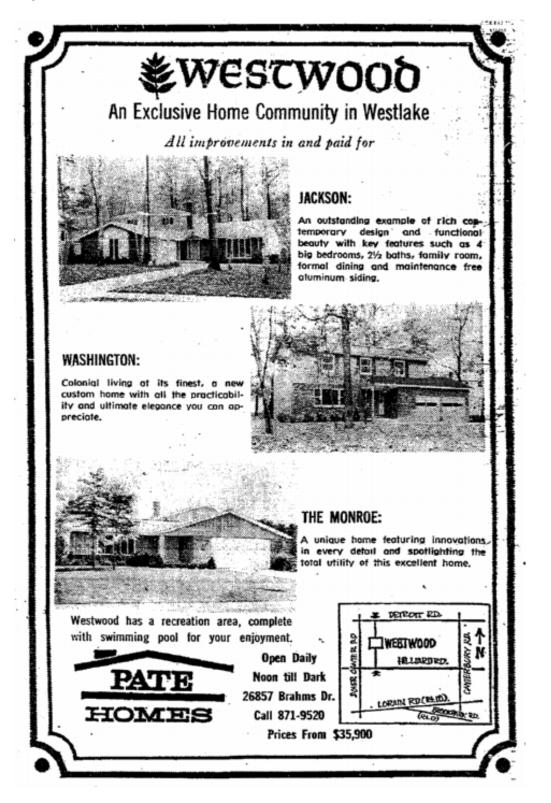


Images of Typical Properties Source: Cuyahoga County Geographical Information Systems online, Pictometry view.





Source: Cleveland Public Library, *Plain Dealer* online archive. August 16, 1968



Source: Cleveland Public Library, *Plain Dealer* online archive. October 6, 1968

