



## SHAKER HEIGHTS

### Winslow Road Historic District

*Approved May 29, 2007 Ordinance 05-07*

**W**inslow Road is located in the Cleveland inner-ring suburb of Shaker Heights. Approximately one mile long, Winslow consists of seven blocks, bounded by Farnsleigh Boulevard to the east and Avalon Road to the west. The City's two primary commercial districts are located at each endpoint.

Winslow is a residential street; the only one in Shaker Heights that consists entirely of two-family houses. Its 170 homes are complemented by three churches and a community park. Seventy-three percent of Winslow's homes were constructed by 1929, making it one of the oldest streets in the city. The oldest house on the street was constructed in January 1924; the newest was constructed in 1957. The house lots are long and narrow, with frontages typically of 45-feet and depths of 130-feet.

Houses on Winslow were marketed early in the City's development. A photograph showing four Winslow houses was used in the *Shaker Village Standards* promotional publication (c. 1925), which the Van Sweringen Land Company used to inform prospective residents on the Village's design standards.

The zoning ordinance, adopted in 1927, regulated the Garden City design and required uniform building setbacks and heights. Residential setbacks were large, and the deep front yards and dense tree lawns allowed the area to retain its wooded appearance. The tree lawn enclosed the street and separated it from neighboring homes. Building height restrictions created allowed homes of differing architectural styles to create a cohesive streetscape.

"The ugly residence injures surrounding property values, particularly with relation to the possibilities of resale. This represents a damage for which there is no insurance coverage. The only safeguard is in creating definite standards for home construction." (*Shaker Village Standards*, c. 1925)

The Van Sweringens believed that affordable neighborhoods, built to meet such strict standards, would retain their market value over a longer period of time. The passing decades have proven them right. The result of their approach and the City's diligence in maintaining those standards has resulted in an inner-ring neighborhood with a quality of homes and quality of life unlike any other.

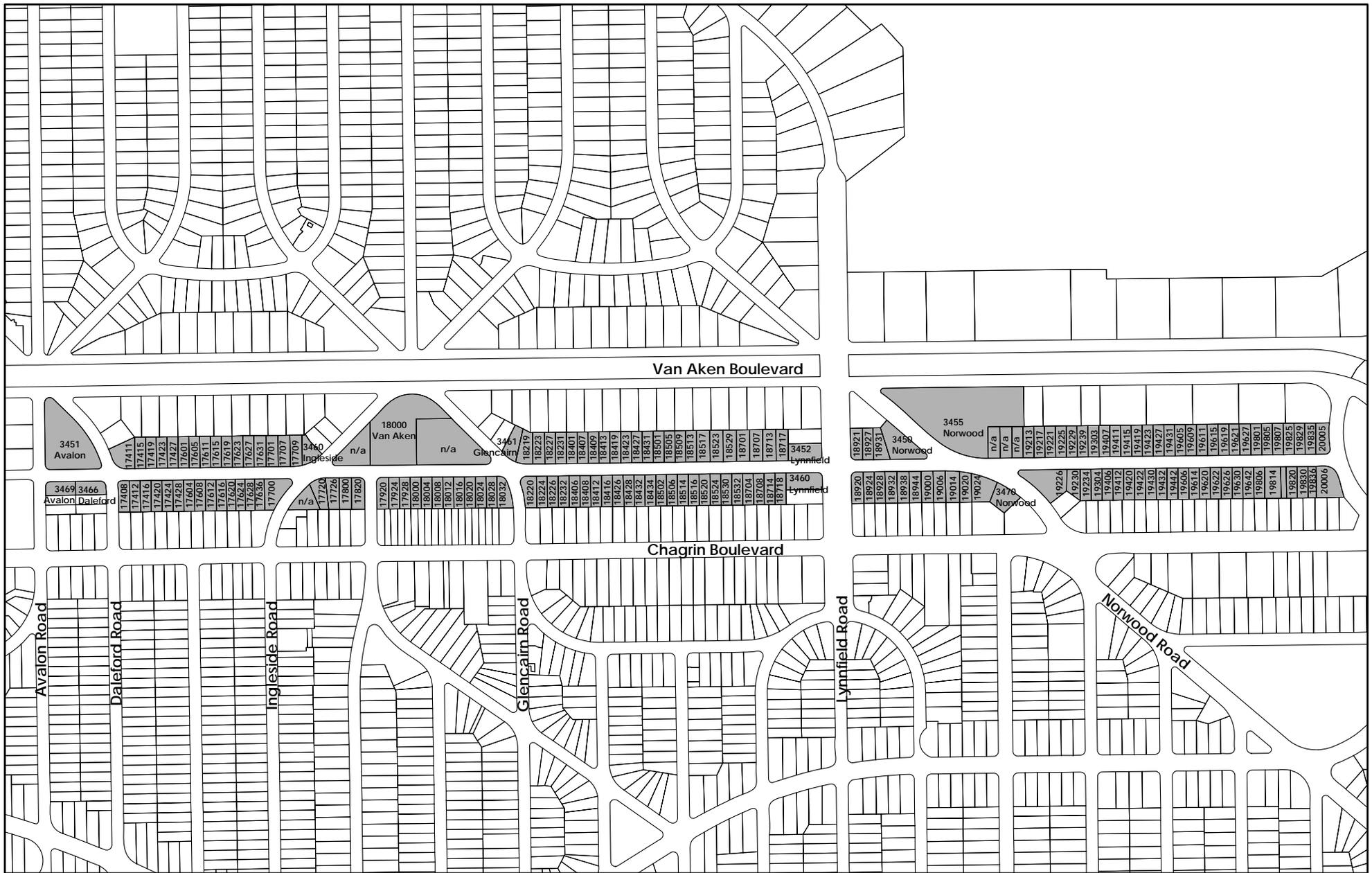
Winslow's homes were designed by prominent architects and built to one (or a combination) of the three revival styles popular in the early twentieth century: Colonial, French, and English. The design and construction of smaller homes were held to the same Shaker standard as larger homes. Each of Winslow's two-family homes has one front entrance. By sharing one entry, they retain the appearance of single family homes.

Each of Winslow's two-family homes is unique; many have soaring vaulted ceilings and distinctive leaded glass windows surrounded by rich wood trim. The living rooms and dining rooms are large, with most featuring fireplaces and built-in wood cabinets. Some have lofts. Many have 1<sup>st</sup> and 2<sup>nd</sup> floor sunrooms, known at the time as "sleeping porches", designed to take advantage of breezes on hot summer nights.



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- ❖ Winslow is the only street in Shaker Heights that consists entirely of two-family houses.
- ❖ 73% of the houses were constructed by 1929, making it one of the oldest streets in Shaker.
- ❖ The oldest house in the street is at 17707 Winslow, constructed in January 1924.
- ❖ The “newest” house is located at 19835 Winslow and was constructed in February 1956.
- ❖ Houses on Winslow were marketed early in the city’s development. A photograph showing four Winslow houses was used in the *Shaker Village Standards* promotional publication (c. 1928) which the Van Sweringen Land Company used to inform prospective residents on the Village’s design standards.
- ❖ Architect Charles Schneider, the architect who designed Plymouth Church and City Hall, designed the house at 18509 Winslow.
- ❖ The architectural firm of Fox, Duthie and Foose designed 14 houses on Winslow. This firm also designed the Master Model Houses on Scottsdale.
- ❖ Architect George Burrows designed the most houses on the street, 43, comprising approximately 27% of Winslow’s houses. Mr. Burrows was an extremely prolific architect, designing nearly one thousand houses in Shaker.
- ❖ Winslow Road is the only street in Shaker Heights that has three churches located along the street.



**Winslow Road Historic District**  
 Designated May 29, 2007  
 Shaker Heights, Ohio

