

Shaker Village Standards

INFORMATION CONCERNING RESIDENCE
DESIGN AND CONSTRUCTION



PHOTO BY AERIAL SURVEYS, INC.

Good Taste
in Home-
Building **E**VERYONE delights in the graceful lines of beautiful residences.

The well-planned house and garden universally appeal.

Good Taste calls for well-designed residences that combine the things that make for comfort and convenience with the things that make for beauty.

The beautiful home is proportioned to fit both site and surroundings.

The beautiful home suggests hospitality and friendliness tempered by dignity and reserve.

The most pleasing is never conspicuous—never flashy.

As the well-groomed man looks to becoming details in such things as hats, shoes, hose and neckties, so the well-built home shows harmony of style and construction throughout, including sides, rear, roof, treatment of doors, windows and the like.

Design of lawn and treatment of garden front and the relationship of the garage to the house are also important considerations.

SHAKER VILLAGE STANDARDS

SHAKER Heights Village is the largest area for high-class residences under single control. Standards and protective restrictions have been applied there from the outset. Over a thousand homes have been built there. They cover a construction span of about ten years. They represent a wide range of architectural treatment. Nevertheless, there is marked uniformity and harmony.

Eternal Vigilance is the price of this freedom from value-destroying influences.

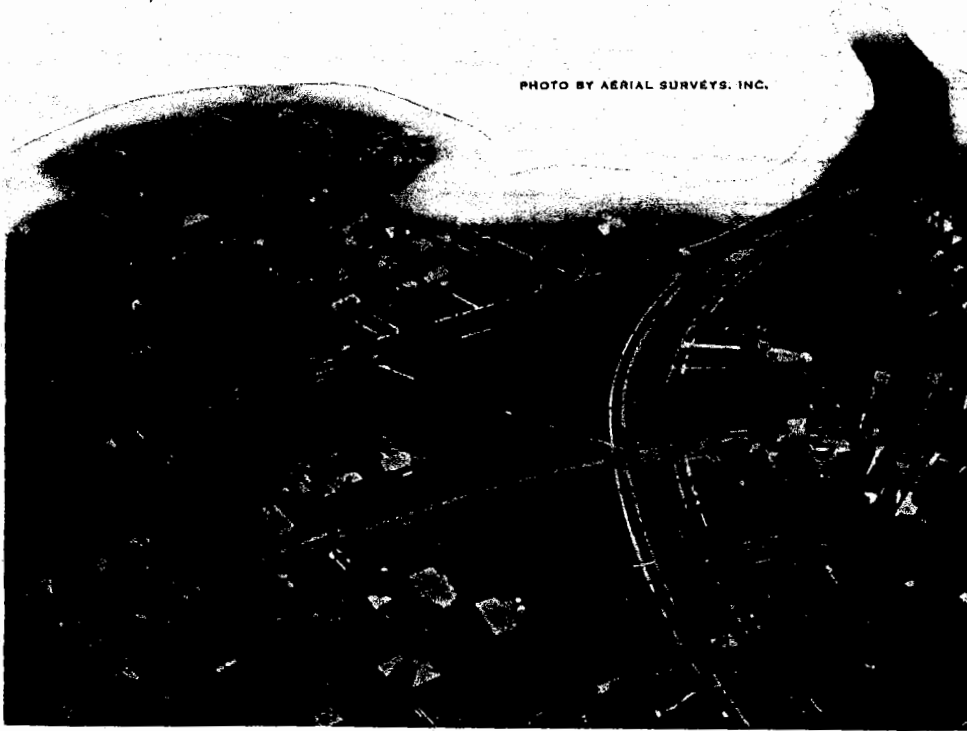
When one has a beautiful home, he welcomes protection against such types of construction as tend to injure his property and investment.

It is to provide this protection that the Van Sweringen Company is applying principles and standards governing details of construction within Shaker Heights Village and requiring submission of home designs for approval.

*Protection
For Home
Communities*

*Designs
Submitted
For
Approval*

PHOTO BY AERIAL SURVEYS, INC.



SHAKER VILLAGE STANDARDS



Size
of
residence
allowed
on lots
of
different
dimensions

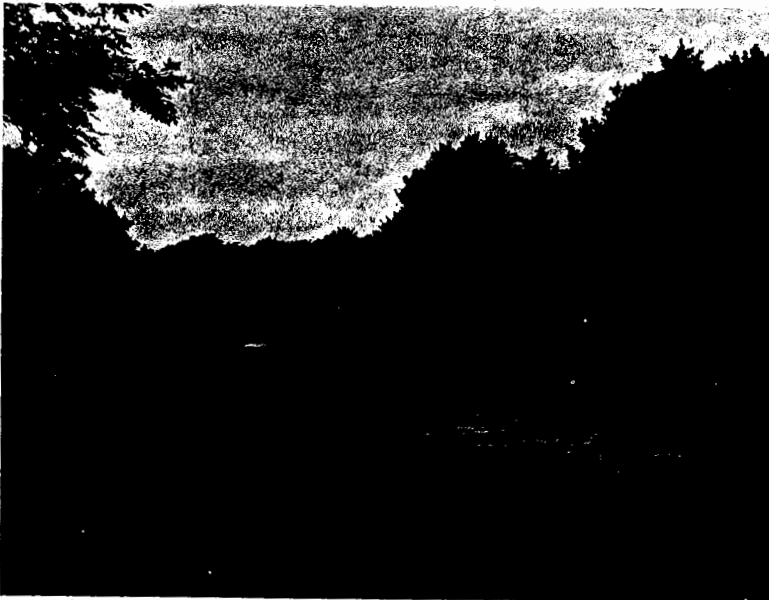
THE HOUSE					
Width					Depth
Frontage of Lot	Maximum Building Frontage over all in width	Width of main part must be not less than	Width of porch or other addition at side must not exceed	Minimum depth of main part	Maximum Depth of whole House
Feet	Feet	Feet	Feet	Feet	
40	27	26	None	24	<p>The depth of the house must not exceed the total width across the front, exclusive of open porches, unless the front elevation occupies the entire available building-width allowed; in which case the depth of the house may exceed its frontage.</p> <p>Attached one-story garages are sometimes exempt from this clause, but not without our written consent.</p> <p>A two-story attached garage is not exempt from this clause.</p> <p>Houses for lots with extra wide frontage but with tapering sides, should conform with the houses on regular lots on the same street.</p>
45	30	28	None	24	
50	35	28	7	24	
55	36	28	8	24	
60	40	32	8	24	
65	45	36	9	24	
70	48	36	12	24	
75	51	36	15	24	
80	56	40	16	26	
85	56	42	14	26	
90	60	44	16	26	
95	65	46	19	26	
100	70	48	22	26	
		*	*		

* The sum of the figures in these two columns must not exceed the maximum prescribed frontage for the house.

SHAKER VILLAGE STANDARDS

THE GARAGE		
Type and Materials of Construction	It may be an integral part of the house	Its location on lot, if detached
<p>It must harmonize in type and materials of construction with the house.</p> <p>The ridge of the roof should be parallel with the main ridge of the house, unless expressly permitted otherwise.</p> <p>The garage, if made a part of the house on corner lots, shall not have the doors for automobiles toward any street, and must be kept back from the front building line on both streets.</p>	<p>The garage may be a part of the house, but in that case it is subject to the fire code regulations and to the house restrictions. It must not look like a garage, but must have the same design of windows, treatment, and quality, as the house itself, and must be under the same roof.</p>	<p>It should be placed behind the house and preferably with the doors toward the inside rather than toward the street side of the lot.</p> <p>It can be made a thing of beauty and part of your garden plan if properly placed and treated.</p> <p>Garages may not be made a part of the house, except by written consent.</p>

*The Garage.
Type,
construction,
location
on lot
and
as integral
part of
house.*



SHAKER VILLAGE STANDARDS

Location of Buildings The following table gives the usual building distances from the front and side lot lines of lots of different sizes, but as there are some exceptions to this rule, you should verify these distances in every case, from your deed.

House

LOCATION OF BUILDINGS. Minimum Distances from Lot Lines.					
DWELLING (see note one)					
Width of Lot	From front line of lot at street	From side street lot line	From side line of lot on drive side	From side line of lot on other side	From rear line of lot
Feet	Feet	Feet	Feet	Feet	
40	40	15	10	3	This is fixed by the building code. Get data from the village building department. (Note two)
50	50	15-50	10	5	
60	50	25-50	10	10	
75	50	50	12	12	
100	75	75	15	15	

Garage

LOCATION OF BUILDINGS. Minimum Distances from Lot Lines.			
GARAGE (see note one)			
From front line of lot at street	From side street lot line	From side lines of lot	From rear line of Lot
Feet	Feet	Feet	
65	30	5	This is fixed by the building code. Get data from the building department of the village. (Note two)
100	75	10	
110	75	10	
140	100	10	
150	150	10	

Note One—It is impossible to give these distances for all cases, therefore do not use these figures, without verifying them from your deed or title papers. The building line is never figured from the street curb, but always from the lot line which is usually inside the street sidewalk. This should be verified in every case before building is started.

Note Two—We have not attempted in our deed to fix distances from the rear lines at which buildings may be placed, but the municipal authorities have prescribed certain distances for certain kinds of constructions, and the building codes should be consulted in all such cases.