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MEMORANDUM

Date: 10 June 2015

To: Benjamin Himes, Chief Administrative Officer, Village of Chagrin Falls,
Ohio

Subject: 135 Solon Road, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (a) (2) paragraphs A and C of Ordinance 2007-19 (as amended), I have conducted research on the property at 135 Solon Road to determine its historical significance and reviewed the proposed plans for changes to it with respect to the potential impact that these changes would have upon the historical significance of this property and the immediate neighborhood in which it stands.

Sources Consulted: a) Cuyahoga County Auditor Property Information, online; b) Ohio Historic Inventory (OHI) listings; c) Gray & Pape Photographic Survey; d) Chagrin Falls Historical Society archives; and e) architectural drawings A-1 through A-7, prepared by M. A. Bonner, Architect, Inc., provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 9 June 2015.

The Issue: The owner desires to construct a two-story addition to the east (rear) side of the property.

Findings:

- 135 Solon Road is located on the east side of the street, two lots south of Hall Street, in a R1-50 Residential District.
- The Cuyahoga County Auditor Property Information, online, lists the date of the house and its detached garage as 1941, which may be true for the garage, but not for the house. OHI form CUY743926 prepared by Gray & Pape in 2005 dates the house to ca. 1870 and notes that the rear porch was added ca. 1950.
- A house appears at this location in the 1878 Map of Chagrin Falls, with the name "Isaac" below the house's plan. (A brief review of *Chagrin Falls: An Ohio Village*

- *History* did not reveal any information on the Isaac name.) A similar rectangular plan, one and a half story house is shown at this location in the 1883 *Panoramic View of Chagrin Falls*, which suggests that the house was enlarged to its present full two stories at a later date, possibly in 1941.
- The house is clad in what appears to be vinyl siding and all of the original windows have been replaced with modern 1/1 clear glass windows. The wood painted front door appears to be original. The overall condition of the house appears to be good.
- The proposed two-story addition on the east (rear) side of the house would not be conspicuous from Solon Road.

Conclusions and Recommendations: The house at 135 Solon Road meets the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) it is more than 50 years old; b) even though it has modern synthetic siding and modern windows, it retains much of its original configuration and would qualify for listing as a contributing structure in a proposed future National Register of Historic Places historic district.

- The proposed two-story east wall addition would not cause an adverse effect to the historical significance of the house.
- The proposed two-story east wall addition would not cause an adverse effect to proximate historically-significant structures.

End of Report

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