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MEMORANDUM

Date: 8 September 2015

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

Subject: 273 Miles 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 273 Miles 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; and d) an architectural plan and three elevation drawings prepared by Isaac Lewin, Structural Engineer, and three site photographs provided by the Village Building and Zoning Department. A site visit was made on Saturday, 5 September 2015.

The Issue: The owner desires to demolish the existing detached, wood-frame and brick garage and to replace it with a new wood-frame detached garage.

Findings:

- 273 Miles Road is located on the south side of the street, six lots east of Orchard Street, in an R1-50 Residential District. The site drops sharply to the south and east from the north wall of the detached garage.
- According to the Cuyahoga County Auditor Property Information, online, the house on this property was built in 1934. A date for the detached garage is not given.
- OHI form CUY698626 dates the house to ca. 1934, notes the detached garage as an outbuilding, but does not provide a date when the garage was built.

- The detached garage, which sits on a one-story brick foundation, is in distressed condition, with the brick walls bowed out and on the verge of collapse. Its roof is an eccentric shed-gable with the ridge running east/west. The garage appears to date from ca. 1950.
- The gambrel roof of the proposed new garage is compatible with the existing house roof.

Conclusions and Recommendations: The house and detached garage at 273 Miles Road do not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) although they are more than 50 years old, they would not be eligible for listing in the National Register of Historic Places, either individually or as contributing structures within a potential future National Register historic district; b) They do not appear to be associated with events or persons significant in Village history; and c) they do not represent unique or distinctive examples of architectural or engineering design.

- The proposed demolition of the existing detached garage and replacing it at the same location with a new detached garage would not cause an adverse effect to this property.
- The proposed demolition of the existing detached garage and replacing it with a new detached garage at the same location would not cause an adverse effect to proximate historically-significant properties.

End of Report