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**MEMORANDUM**

Date: 13 September 2017

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

Subject: 104 Walnut Street, 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 104 Walnut Street 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 S-1, A-2 and exterior photographs of the existing building prepared by Clemens Pantuso, architects, and provided by the Village Building and Zoning Department. A site visit was made on Friday, 8 September 2017. A second site visit was made on Wednesday, 13 September 2017.

The Issue: The owner proposes to demolish the existing house at 104 Walnut Street and to build a new house on the site. See Historical Significance Report for 35 Maple Street, dated 13 September 2017, to which 104 Walnut Street is attached on its north side by a narrow breezeway.

Findings:

- 104 Walnut Street is located on the west side of the street, one lot south of Maple Street in an R1-50 Residential District. It appears to be within the southern boundary of the Chagrin Falls West Side District. However, if so, it would be considered a non-contributing structure due to its conversion from a barn to a house in 1939. It is listed by Cuyahoga County as Permanent Parcel Number 932-05-053.

104 Walnut Street, Chagrin Falls, Ohio

- OHI Form CUY734726 provides a date of ca. 1900 for 104 Walnut Street but notes that: “This barn was converted to a residence in 1939.” Under Sources of Information, it states further: “Chagrin Falls Planning and Zoning Minutes 3/3/1939; Virginia Briggs Woodward Fast interview: This house was a barn on the Briggs property (corner of Maple and Walnut). Her father turned it from its original position and made it into a house.”
- The 1883 *Panoramic View of Chagrin Falls* shows a barn-like building to the south of 35 Maple Street in the approximate location of the present house at 104 Walnut Street.
- The proposed new one and a half story, free-standing house, with its pitched and counter-pitched roofs, large chimney and shed-roof front porch facing Walnut Street, patterned on an Arts and Crafts or Cottage Style would be consistent with other residences in the neighborhood.

Conclusions and Recommendations: The house at 104 Walnut Street does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) although it is more than 50 years old, the original structure was converted from a barn to a private residence in the late 1930s thus losing its original historical integrity; and b) due to this loss, it would not be eligible for listing in the National Register of Historic Places, either individually, or as a contributing structure within a historic district.

- The demolition of the 104 Walnut Street house would not cause an adverse effect to its historical significance.
- The demolition of the 104 Walnut Street house would not cause an adverse effect to proximate historically-significant structures, including 35 Maple Street.

End of Report

104 Walnut Street, Chagrin Falls, Ohio

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**MEMORANDUM**

**Date:** 11 September 2017

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

**Subject:** 39 Lyndale Drive, 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 39 Lyndale Drive 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) photographs, aerial photographic site plan and architectural drawings 1 of 3 and 2 of 3 prepared by L. Reed Carpenter, Jr., architect, and provided by the Village Building and Zoning Department. A site visit was made on Friday, 8 September 2017.

The Issue: The owner desires to add an open front porch to the south wall of the existing building.

Findings:

- 39 Lyndale Drive is located on the north side of the street, four lots east of North Main Street in an R1- 100 Residential District. Lyndale Drive is a cul-de-sac.
- According to the Cuyahoga County Auditor Property Information, online, the one-story, wood frame house and its attached garage were built in 1954. OHI Form CUY743526 dates the house to 1954 and notes aluminum or vinyl siding and that the existing garage is an addition. It identifies the style as vernacular. Following McAlester's classification, it is defined as Minimal Traditional in style.

39 Lyndale Drive, Chagrin Falls, Ohio

- The proposed open front porch is a shed roof addition that is consistent with the architectural vocabulary of the existing house.

Conclusions and Recommendations: The house at 39 Lyndale Drive does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05, even though it is more than 50 years old, because: a) it does not possess exceptional architectural or engineering features; b) it does not appear to be associated with persons or events significant in Village history; and c) it would not meet the standards for individual listing in the National Register of Historic Places.

- The proposed open porch addition would not have an adverse effect upon the historical significance of the existing house.
- The proposed open porch addition would not have an adverse effect upon proximate historically-significant structures.

End of Report