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**MEMORANDUM**

Date: 11 October 2017

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

Subject: 111 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 111 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; and d) architectural drawings A-1 through A-3 prepared by Clemens Pantuso, architects, and provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 10 October 2017.

The Issue: The owner proposes to make extensive exterior and interior changes to the existing house and detached garage.

Findings:

- 111 Walnut Street is located on the east side of the street, four lots south of Maple Street in an R1-50 Residential District. The property is outside the boundaries of the Chagrin Falls West Side District, listed in the National Register of Historic Places. The lot is small, with the detached garage tucked into the northeast corner and narrow side yards.
- According to the Cuyahoga County Auditor Property Information, online, the house and detached garage were built in 1915. However, OHI Form CUY734426 dates the house to ca. 1921, based upon a review of tax duplicates and a notice in the *Exponent* for 6/9/1921 stating "O. O. Goodwin - bungalow on lower Walnut". The OHI form

identifies the property as the Venetia and Orrin Goodwin House. Its style is defined as Greek Revival, which is incorrect. The style of the house is vernacular Craftsman/Arts and Crafts.

- The overall condition of the property is poor. Compared with the Gray & Pape Photographic Survey view, ca. 2005, the then well-maintained front lawn and foundation shrubbery have disappeared and been replaced by scruffy weeds and exposed earth. The rear yard is similar. The detached garage is a one-story, shed-roof structure in poor condition. The house is in fair to poor condition; the interior has recently been largely gutted and a new front porch and contemporary railing have been partially built. At some point, prior to ca. 2005, flat skylights were installed on the roof.
- It appears from the architect's drawings that the detached garage will be virtually rebuilt with a new pitched roof replacing the shed roof, the gable ends facing east/west, and a central bay added on the south wall.
- The changes to the house are extensive and include the reconfiguration of the first and second floors to provide improved living, dining and bedroom spaces. The partially complete west front porch presumably replaces the enclosed front porch, with tapered columns, shown in the ca. 2005 photo. The architect is apparently replicating the tapered columns in the new open porch, as shown on drawing A-2. An addition to the east end of the first floor will create a new, enclosed, rear entrance, exiting north toward the garage. Two gable dormers on the north roof and a shed dormer on the south roof increase the usable spaces of the second floor.

Conclusions and Recommendations: The house at 111 Walnut Street 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) it retains its general Craftsman/Arts and Crafts configuration; c) it would qualify as a contributing structure within a proposed future National Register of Historic Places historic district.

- The proposed changes to the existing house would not cause an adverse effect to its historical significance.
- The proposed changes to the existing house would not cause an adverse effect to proximate historically-significant structures.
- The detached garage is a simple, utilitarian shed and is not considered historically significant. Changes to it would not be considered adverse, either to the garage or proximate historically-significant structures.

End of Report