

3. Robert Vitt

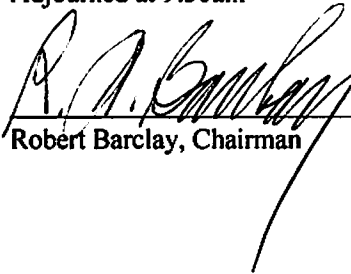
32 West Orange

Signage Approval

Owner-Applicant Robert Vitt presented drawings and photos of proposed signage.

Motion for Approval of signage plans as presented by Naylor, second by King. Motion passed.

Adjourned at 9:30am


Robert Barclay, Chairman

11/12/14
Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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MEMORANDUM

Date: 8 November 2016

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

Subject: 212 North 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 212 North 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: An Ohio Village History*; e) Chagrin Falls Historical Society archives and photographic files; f) Western Reserve Historical Society Research Library; and g) nine photographs provided by the Village Building and Zoning Department. A site visit was made on Friday, 4 November 2016.

The Issue: The owner desires to remove the existing aluminum siding and trim and replace it with new vinyl siding and trim.

Findings:

- 212 North Street is located on the east side of the street, opposite the East Summit Street intersection, in an R1-60 Residential District. North Street rises steadily up to the north from East Orange Street and crests near lot 276. The house stands on a shelf overlooking, to the south, a triangular, undeveloped, P1 designated property.
- According to the Cuyahoga County Auditor Property Information, online, the wood-frame, one-story house was built in 1956 and the attached garage in 1991.

212 North Street, Chagrin Falls, Ohio

- OHI Form CUY750426, a multi-property listing covering the period ca. 1947 to 1956 prepared by Gray & Pape in 2005, identifies twelve properties on the east side of North Street, from 212 to 276, and four on High Street, 166, 173, 176, and 195, as components of the "North Street Development". The OHI form makes reference to the Village Zoning minutes of 8 May 1947 and notes that the land was acquired from J. C. Steel by the Chase Bag Company to build houses. Quoting from *Chagrin Falls: An Ohio Village History*, page 207: "The building boom began in 1947 when the first postwar homes specifically designed for returning veterans were built on Miles Road. The Chase Bag Company purchased property on North Main Street and High Street and built homes which it sold to its employees."
- The Gray & Pape photographic survey includes all twelve of the North Street houses, but does not include the four High Street houses, which appear to have lost much of their historical integrity.
- The Chagrin Falls Historical Society and the Western Reserve Historical Society report that they do not have the Chase Bag Co. files or relevant photos. Chagrin Falls does have several photo albums of the mill complex, but not the Development. A search of the *Chagrin Falls Exponent* files at the Chagrin Falls Historical Society may yield additional information.
- The unique way in which lots 212 through 276 were developed suggests that, subject to further study, this row of 12 ranch style houses may qualify for listing in the National Register of Historic Places as a historic district. The existing house at 212 North Street appears to be in good to fair condition.

Conclusions and Recommendations: The house at 212 North 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 represents an important period in Village history, the post WWII housing boom; c) it is a late example of industrial paternalism that dates to the early 19th century when factory owners provided housing close to their factories to reduce travel time to and from the mill; and d) the house, despite an addition, would qualify for listing as a contributing structure within a potential, future National Register of Historic Places historic district.

- The proposed change of exterior siding and trim from aluminum to vinyl would not adversely effect the historical significance of this house.
- The proposed change of exterior siding and trim from aluminum to vinyl would not adversely effect proximate historically-significant properties.

End of Report