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MEMORANDUM

Date: 14 October 2011

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

Subject: 395 Bell Street, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (2) paragraphs A and C of Ordinance 2007-19 (as amended), I have conducted research on the property at 395 Bell 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 Archives Real Estate Appraisal/Reappraisal Records; b) Cuyahoga County Auditor Property Information, online; c) Ohio Historic Inventory (OHI) listings; d) Gray & Pape Photographic Survey; and e) architectural drawing A-3 showing elevations of the proposed new detached garage, prepared by P. M. Koepf, Inc., architect, together with photographs provided by the Village Building and Zoning Department. A site visit was made on Thursday, 13 October 2011.

The Issue: The owner desires to demolish an existing one-story, wood-frame, two-car detached garage and to replace it with a new one-story, two-car detached garage.

Findings:

- 395 Bell Street stands on the north side of the street where Walters Road branches to the northeast and four lots east of Carriage Drive, in a R1-60 Residential District.
- The house is listed in the OHI inventory (CUY728326) as a vernacular structure built ca. 1879. This date agrees with the Cuyahoga County Auditor Property Information, online. It is a two-story, wood-frame building with a gable roof facing Bell Street and the main entrance facing Walters Road. It appears to be in good to fair condition and has been added to on the north at an unspecified date.

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- The Cuyahoga County Auditor Property Information, online, dates the existing two-car garage to 1940. The garage is in poor condition and leans noticeably to the east.

Conclusions and Recommendations:

- The house at 395 Bell 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) the house is a good example of rural residential architecture which was popular in the Village during the post-Civil War period; c) it retains much of its original design and configuration; and d) it would qualify for listing in the National Register of Historic Places as a contributing structure within a potential future historic district.
- The garage at 395 Bell Street, although more than 50 years old, is not historically significant architecturally or structurally and does not appear to be associated with important events or persons in Village history.
- The proposed demolition of the existing garage and its replacement by a new garage of similar appearance would not cause an adverse effect to the historical significance of this property.
- The proposed demolition of the existing garage and its replacement by a new garage of similar appearance would not cause an adverse effect to proximate historically-significant properties.

End of Report