

Memo

TO	FROM
Robert Jamieson, Chief Administrative Officer	Alice L. Sloan, Historic Preservation Specialist
COMPANY	DATE
Village of Chagrin Falls, Ohio	14 November 2019
RE:	CC:
<u>3 West Summit Street</u> , Chagrin Falls, Ohio	Elizabeth Corbin Murphy, FAIA, Perspectus

Background

At the Village's request, as provided in Codified Ordinance Section 1146.03, Perspectus Historic Architecture has conducted research on the property at **3 West Summit 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 adjacent, contiguous and neighboring buildings.

Definitions: See Exhibit A

Sources Consulted

- (a) Cuyahoga County Auditor Property Information, online;
- (b) Ohio Historic Inventory (OHI) form by Gray & Pape accompanying the report to the Village of Chagrin Falls titled: *Architectural Survey Report for the Village of Chagrin Falls, Cuyahoga County, Ohio, July 1, 2005*;
- (c) Ohio Historic Inventory (OHI) form by Fisher/Western Reserve Historical Society (WRHS) dated 6-1978;
- (d) Ohio History Connection online mapping system to determine if property is listed in the National Register of Historic Places;
- (e) Cuyahoga County Archives, "Building Card" dated 1954, 1959 photograph, 1964;
- (f) Drawings 1 through 4; S-1 through S-5; Photo pages P1 through P-3 prepared by Silverleaf Ventures LLC and provided by the Village Building and Zoning Department.
- (g) A site visit was made on November 12, 2019.

The Issue

The owner proposes to make interior/exterior changes to the existing house, including demolition of addition and moving of home; demolition of accessory building.

Findings

- The property is located on the south side of the street, on the corner of West Summit Street and North Main Street in a R1-60 Residential District. The terrain is hilly.
- **Main House**
 - The main house is an irregular in plan, two-story, wood-sided dwelling with Italianate influences. There is a prominent cupola topping a two-story bay on the south elevation.
 - Historically, the main house could be seen from the commercial core of Chagrin Falls down the hill to the south—see photos included in this report. Currently there is significant overgrowth obscuring the sightline from the village center to the house.

- Much of the commercial core is listed in the National Register of Historic Places as the Chagrin Falls Triangle Park Historic District (NR #95000634, 1995). The northern part of the district is only one block south from 3 West Summit Street.
 - Historic context of the block is still legible: the house at 39 West Summit Street to the west has a similar protruding multi-story bay and cupola on the south elevation. According to historic maps, it was constructed before 3 West Summit Street.
- The house dates to 1878
 - According to the Ohio Historic Inventory, the house was built c1878 with addition dating to c1920, is known as the “Harry Bancroft House,” and the property was the location of greenhouses and a floral business in the 1880s and 1890s.
 - *The Chagrin Falls Exponent* includes in Vol. 5 – 1878: “Aug 1 - Mr Bancroft’s palatial residence on Grove Hill is finished and occupied. His better half adorns the hill with flowers and shrubs making it the most pleasant summer residence in town.”
 - **Per 1146.03(C)(2) the structure is presumed to be an Historically Significant Property because it is more than 100 years old.**
- Accessory Building
 - The accessory building is an approximately rectangular in plan, two-story, wood-sided building.
 - According to the 1883 aerial rendering, the gabled, eastern portion was constructed by 1883.
 - **Per 1146.03(C)(2) the structure is presumed to be an Historically Significant Property because it is more than 100 years old.**
 - According to the Hopkins Map 1927-1943, there were three accessory buildings on the property.
 - According to the Hopkins Map 1950, there were two accessory buildings on the property.
 - According to an article in the Cleveland Plain Dealer Sunday Magazine from April 30, 1961 (pages 18-19), artists David Philip and Binnie Wilson bought the property in 1946 and made their studio out of merging two accessory buildings together: “Their careers are pursued in two carriage houses which have been pushed together. Phil Wilson had the roof of the combined buildings raised and a chapel ceiling installed to allow more light from the north window on the second floor. There he paints. The first floor is devoted to Mrs. Wilson and wallpaper.”
 - David Philip Wilson (1902-1981) was a famous portrait artist known for his paintings of President Lyndon B. Johnson, various governors, Supreme Court justices, and Neil Armstrong and John Glenn. Wilson taught at the Cleveland Institute of Art
 - Binnie Wilson was a well-known wallpaper designer and interior designer.



Approach to the main house from the southeast.



Partial south elevation of main house.



Partial south and west elevations of main house. The addition on the left dates to before 1920.



Partial south and west elevations of main house.

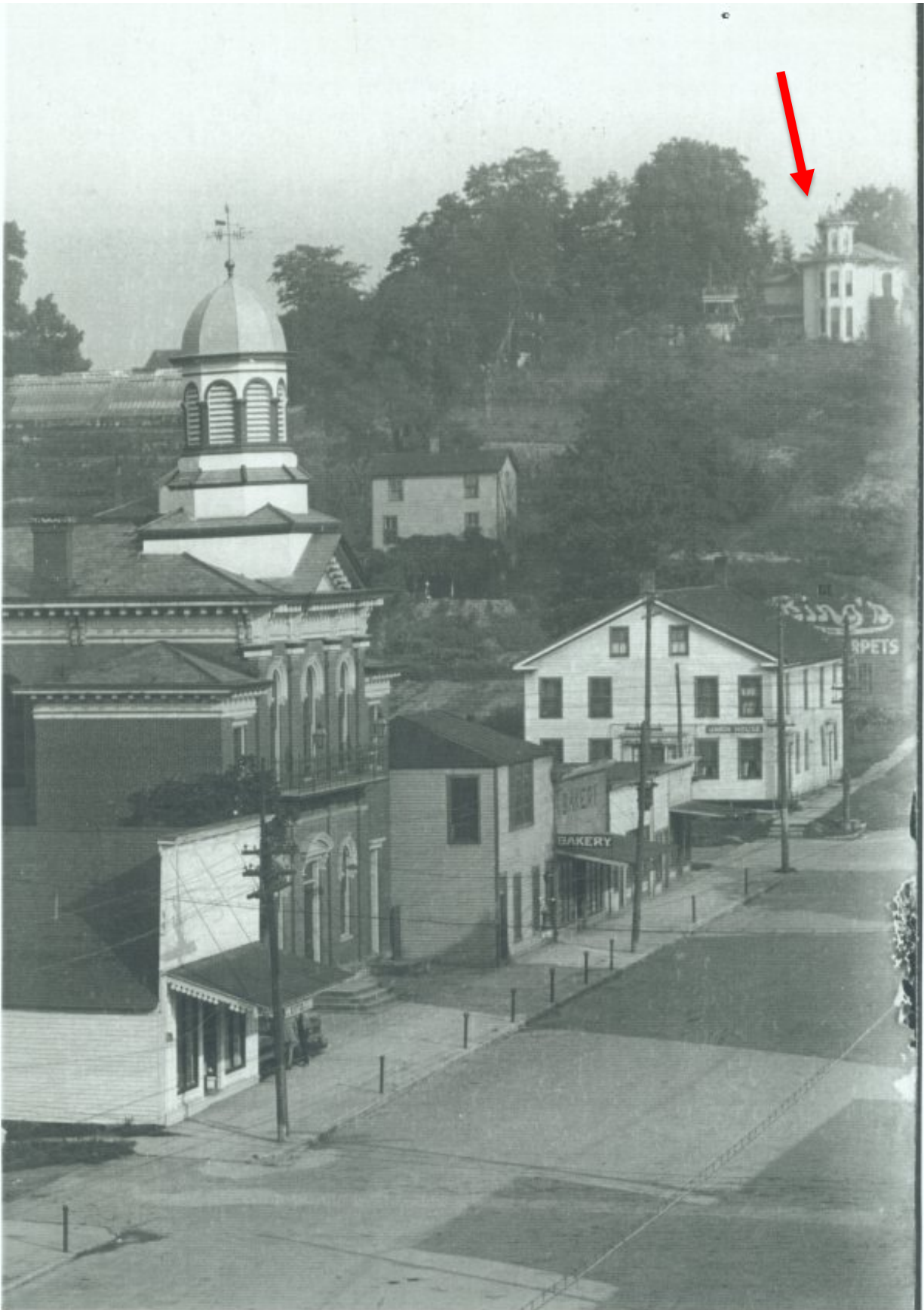
Source: Cleveland Plain Dealer Sunday Magazine from April 30, 1961, pp18-19.



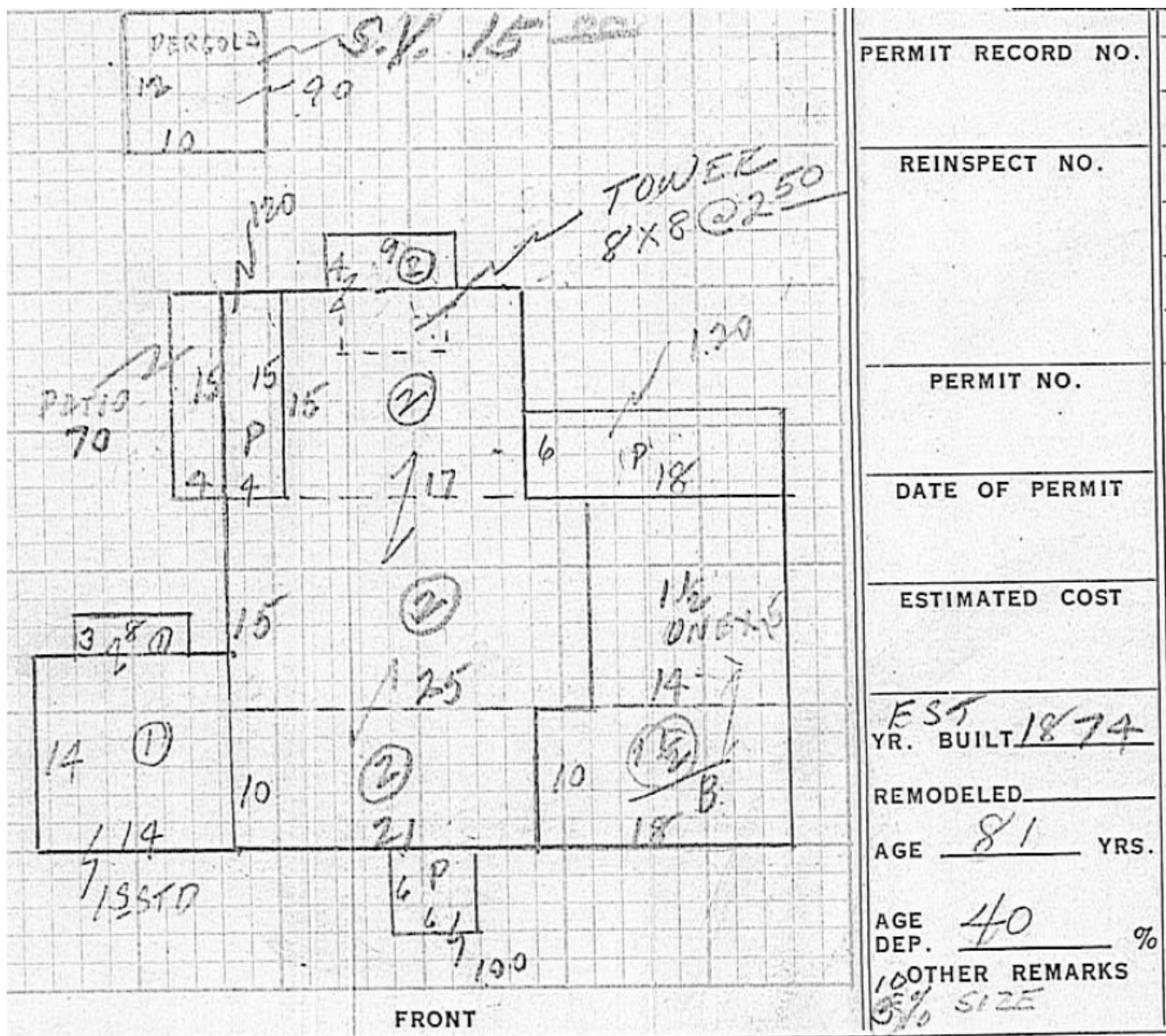
North elevation of the main house.



Village of Chagrin Falls c.1902, looking north towards 3 West Summit Street, visible on the hill. The addition to the west is not built. Courtesy of the Chagrin Falls Historical Society.



Village of Chagrin Falls 1920, looking north towards 3 West Summit Street, visible on the hill. The addition to the west is visible. Courtesy of the Chagrin Falls Historical Society.

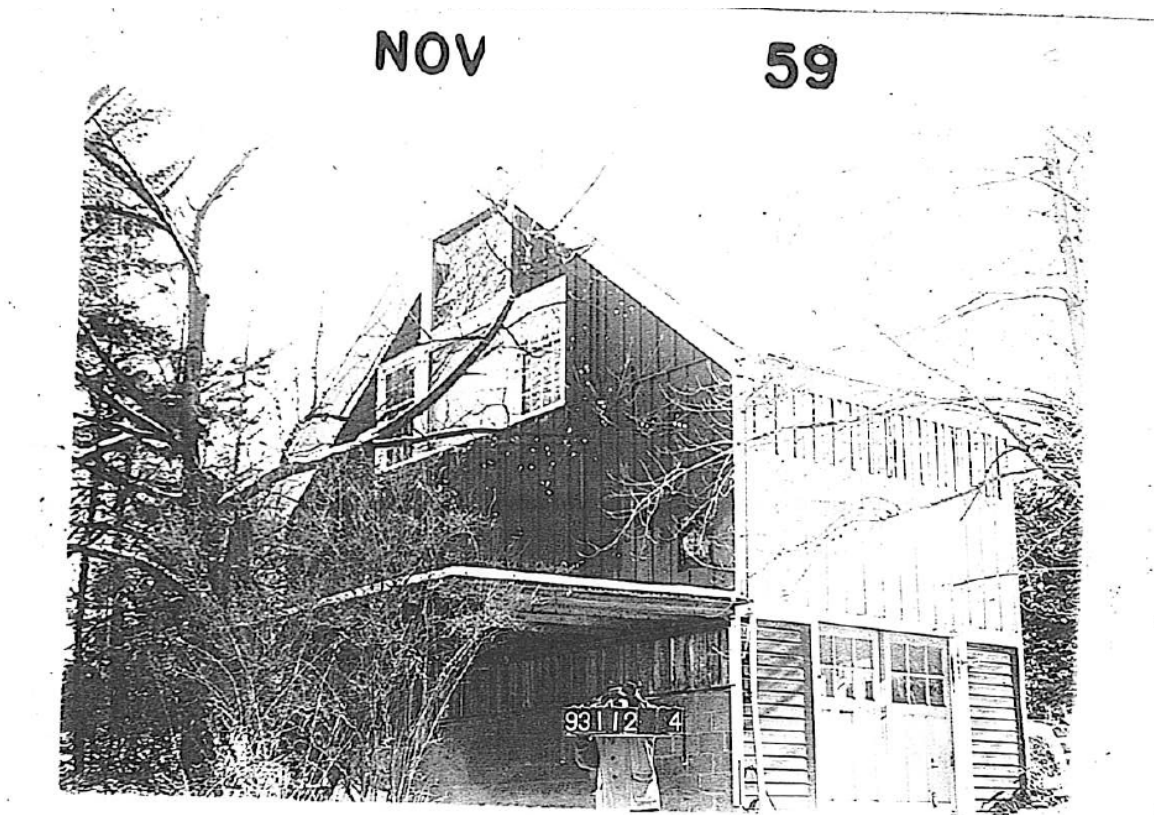




South and east elevations of the accessory building, known as the studio of artists David Philip and Binnie Wilson. It is evident that two carriage houses are merged, the one on the right dating to c1883.



North and west elevations of the accessory building, known as the studio of artists David Philip and Binnie Wilson.



Photograph included with the Building Card in the Cuyahoga County Archives, dated 1959 showing the accessory building.

	PERMIT RECORD NO.
	REINSPECT NO.
	PERMIT NO.
	DATE OF PERMIT
	ESTIMATED COST
	EST YR. BUILT 1870
	REMODELED <input checked="" type="checkbox"/>
	AGE 25 YRS.
AGE DEP. 30 %	
OTHER REMARKS	

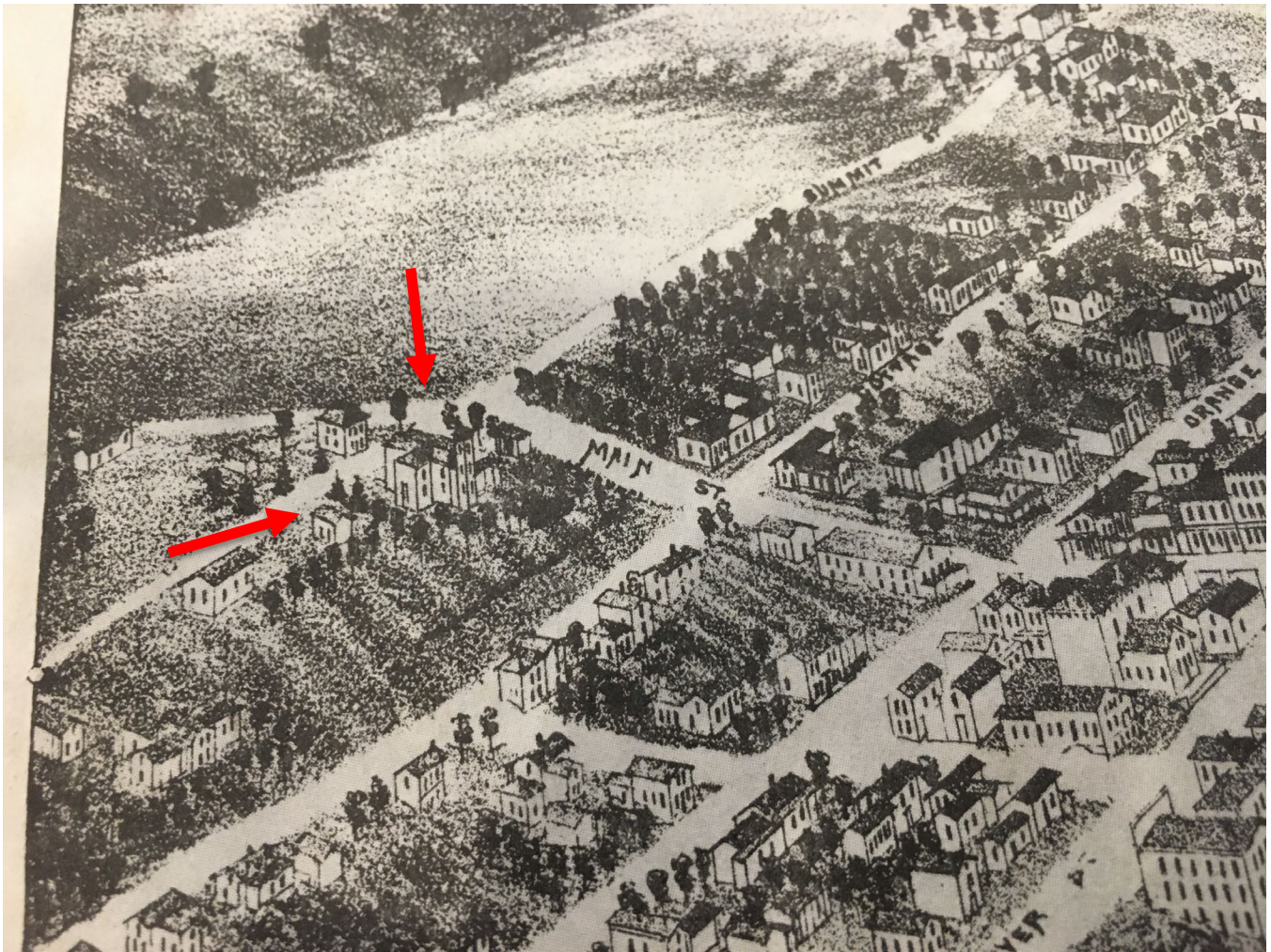
Floor plan of the accessory building included with the Building Card in the Cuyahoga County Archives, dated 1954.



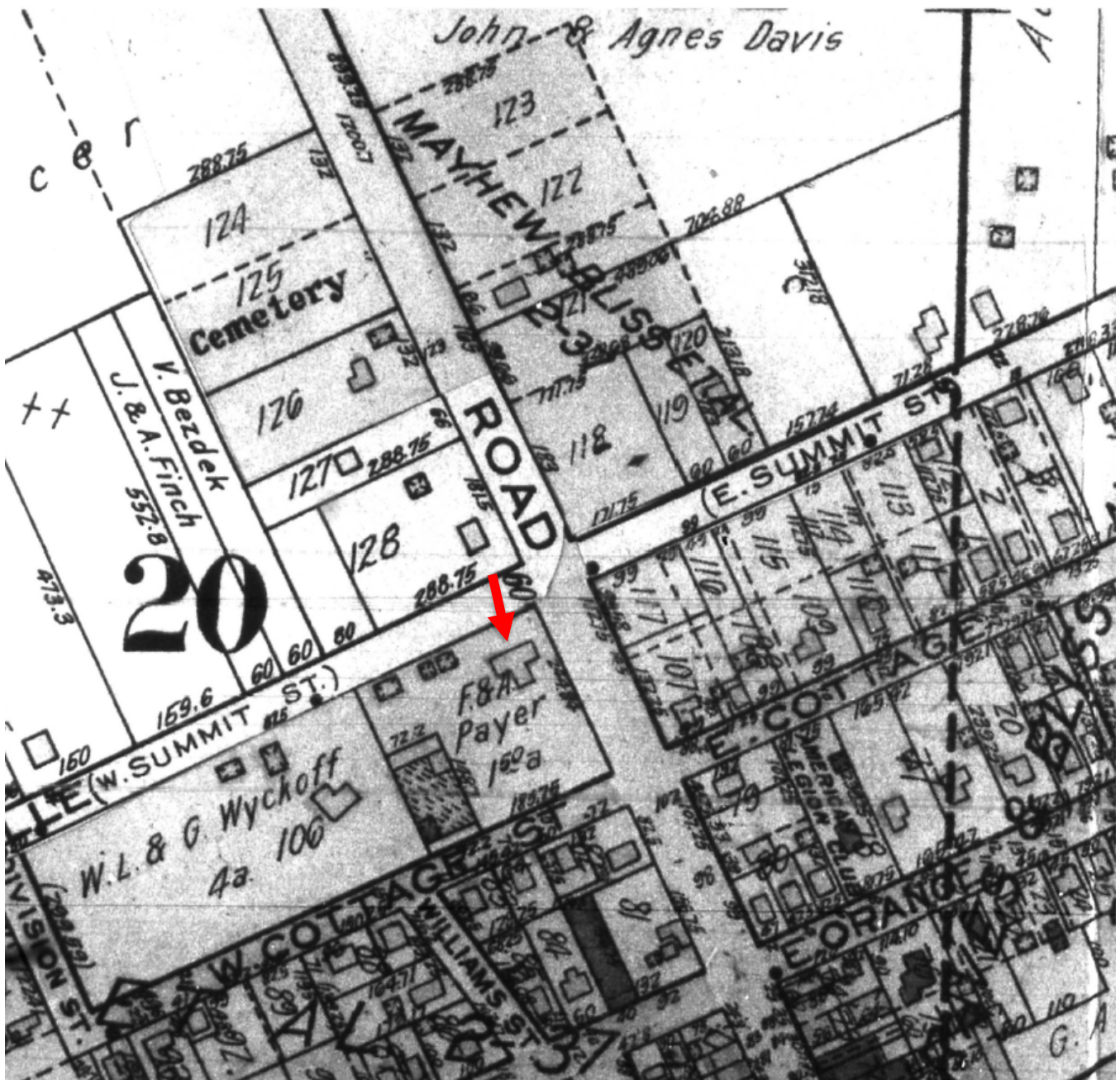
1874 Atlas published by Titus, Simmons & Titus, Courtesy of the Chagrin Falls Historical Society, showing the property is owned by H. Bancroft and no structures are on the property. 39 West Street is located to the west on the property labeled "S. Sanders."



1878 Map, Courtesy of the Chagrin Falls Historical Society, showing the footprint of the main house, and the property is owned by Harry Bancroft.



1883 J.J. Stranahan aerial rendering. Courtesy of the Chagrin Falls Historical Society.
The accessory building is shown located to the left (west) of the main house.



GM Hopkins Plat Book of Cuyahoga County, OH, Vol. 5, 1927-43, plate 58.
There are three accessory buildings shown to the left (west) of the main house.



GM Hopkins Plat Book of Cuyahoga County, Vol. 3, 1950, plate 29.
 There are two accessory buildings shown to the left (west) of the main house,
 because by this time the Wilsons had combined two of the structures.



Property to the west of 3 West Summit Street.



39 West Summit Street, two buildings to the west of 3 West Summit Street.

Conclusions: Main House

- The main house (and addition) at **3 West Summit Street** does meet the standards of a Historically Significant Property as defined in Codified Ordinance Section 1146.03(C)(2): the structure is presumed to be an Historically Significant Property because it is more than 100 years old.
 - The main house dates to 1878.
 - The addition dates to before 1920.
- The proposal to demolish the addition and to move the main house changes the appearance of **3 West Summit Street**, and has an adverse effect on the design and historical significance of the house because the proposal does not follow:
 - the Codified Ordinance Section 1146.04(d)(1-3) “guidelines” for “preservation of features,” “replacement of features,” and “compatibility.”
 - Further, the Codified Ordinance Section 1146.06 “Demolition and Moving (b) Moving” states that “No Historically Significant Property may be moved from its current location unless the Architectural Board of Review determines that the moving of the structure will not materially and adversely impact the historical character of the structures more than 50 years old in Proximity.” See below for further explanation.
- The proposal to demolish the addition and to move the main house changes the appearance of **3 West Summit Street**, and has an adverse effect on the design and historical significance of the adjacent, contiguous and neighboring period buildings (inclusive of 39 West Summit Street and the neighboring Chagrin Falls Triangle Park Historic District from which the property is visible) because the changes do not follow:
 - the Codified Ordinance Section 1146.04(d)(1-3) “guidelines” for “preservation of features,” “replacement of features,” and “compatibility.”

Conclusions: Accessory Building

- The accessory building at **3 West Summit Street** does meet the standards of a Historically Significant Property as defined in Codified Ordinance Section 1146.05: The eastern section is presumed to be an Historically Significant Property because it is more than 100 years old; and the western section is over 50 years old and:
 - a. Although it is not listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior); or preliminarily determined by the Ohio Historic Site Preservation Advisory Board as meeting the requirements for individual listings on the National Register; and
 - b. Although it is not certified or preliminarily determined by the Ohio Historic Site Preservation Advisory Board as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Ohio Historic Site Preservation Advisory Board to qualify as a registered historic district;
 - c. Consistent with the criteria used to determine National Register eligibility, it does possess the specific attribute of association with significant people (artists David Philip and Binnie Wilson).
 - d. Consistent with the criteria used to determine National Register eligibility, it has historic integrity:
 - Initial research does show association with historical persons significant in Municipality history (artists David Philip and Binnie Wilson), its location and setting have remained in-tact according to historic maps, and it retains its design from 1946-1950 (merged carriage houses), materials (wood siding), workmanship, and feeling.
- The proposed demolition of the accessory building at **3 West Summit Street** would have an adverse effect to the historical significance of the property.
- The proposed demolition of the accessory building at **3 West Summit Street** would have an adverse effect upon proximate historically-significant structures (39 West Summit Street).

END OF REPORT

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Village of Chagrin Falls, Ohio	14 November 2019
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3 West Summit Street , Chagrin Falls, Ohio	Elizabeth Corbin Murphy, FAIA, Perspectus

Exhibit A: Definitions

Historically Significant Property: As identified in Codified Ordinance Section 1146.05 (a), a historically significant property means any structure that is one hundred (100) years old, or fifty (50) years old and:

1. Is listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior); or preliminarily determined by the Ohio Historic Site Preservation Advisory Board as meeting the requirements for individual listings on the National Register; OR
2. Is certified or preliminarily determined by the Ohio Historic Site Preservation Advisory Board as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Ohio Historic Site Preservation Advisory Board to qualify as a registered historic district; OR
3. Consistent with the criteria used to determine National Register eligibility, parts A-D. See specifics in this report's "Conclusions" for more detail.

National Register of Historic Places: is the official list managed by the National Park Service (U.S. Department of the Interior) of this nation's historic buildings, districts, sites, structures, and objects, considered worthy of preservation for their local, state, or national significance. They must be significant in areas of American history, architecture, archeology, engineering, or culture. The program in Ohio is administered by the State Historic Preservation Office of the Ohio History Connection. The property or district must convey a majority of the seven aspects of integrity, and also must meet at least one of the Criteria for Evaluation.

Criteria for Evaluation: To be considered eligible for listing in the National Register of Historic Places, a property or district must convey a majority of the seven aspects of integrity and meet one of the Criteria for Evaluation:

- a. Be associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Be associated with the lives of persons significant in our past; or
- c. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values; or
- d. Have yielded or may be likely to yield, information important in prehistory or history.

Integrity: There are seven (7) aspects of integrity identified by the National Park Service which support nominations to the National Register of Historic Places. The seven (7) aspects are: location, setting, design, materials, workmanship, feeling, and association.

OHI: Ohio Historic Inventory forms, developed and distributed by the State Historic Preservation Office, aid in the survey and evaluation of resources. OHIs are a record of historic and architectural resources and not a listing or designation as such. Ideally, though not necessarily, the forms are added to the SHPO database for wider usage.

OHSPAB: The Ohio Historic Site Preservation Advisory Board is a group of 17 professionals including architects, historians, planners, architectural historians, archaeologists, and public members from around the state who have expertise in Ohio history, architecture, and archaeology. Each is appointed by the governor to advise the State Historic Preservation Office and the Ohio History Connection Board of Trustees on historic preservation issues such as the review of National Register nominations.