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United States Department of the Interior  
National Park Service  
**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**1. Name of Property**

Historic name: Chagrin Falls East Side Historic District

other names/site number: N/A

**2. Location**

street & number: East Washington Street & Philomethian Street not for publication n/a  
city or town: Chagrin Falls vicinity n/a  
state: Ohio code: OH county: Cuyahoga code: 035  
zip code: 44022

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria.

I recommend that this property be considered significant

\_\_\_ nationally \_\_\_ statewide X locally. (See continuation sheet for additional comments.)

*Barbara Power*

Department Head

Inventory & Registration

April 10, 2013

Signature of certifying official

Date

Ohio Historic Preservation Office, Ohio Historical Society

**State or Federal Agency or Tribal government**

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

entered in the National Register

\_\_\_ See continuation sheet.

\_\_\_ determined eligible for the National Register

\_\_\_ See continuation sheet.

\_\_\_ determined not eligible for the National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain):

*John Edison H. Beall*

Signature of Keeper

6.14.13

Date of Action

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## 5. Classification

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### Ownership of Property (Check as many boxes as apply)

- private  
 public-local  
 public-State  
 public-Federal

### Category of Property (Check only one box)

- building(s)  
 district  
 site  
 structure  
 object

### Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>31</u>	<u>2</u>	buildings
<u>    </u>	<u>    </u>	sites
<u>    </u>	<u>    </u>	structures
<u>    </u>	<u>    </u>	objects
<u>31</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 1

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

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## 6. Function or Use

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**Historic Functions** (Enter categories from instructions)

Cat: DOMESTIC/Single Dwellings

**Current Functions** (Enter categories from instructions)

Cat: DOMESTIC/ Single & Multiple Dwellings  
COMMERCIAL/Business

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## 7. Description

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Architectural Classification (Enter categories from instructions)

MID-19<sup>TH</sup> CENTURY/Greek Revival; LATE VICTORIAN/Italianate, Queen Anne, Stick; LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Dutch Colonial; LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/Bungalow/ Craftsman; and OTHER/Upright & Wing, Vernacular.

**Materials** Foundation: Sandstone, Cast Stone, Glazed Tile roof: Asphalt Shingle

walls: Brick, Clapboard, Flush Siding, Shiplap Siding, Drop Siding, Wood Shingle, Stucco, Vinyl

other:

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## **Narrative Description**

### ***Summary***

The Chagrin Falls East Side Historic District (“Historic District”) is located on East Washington and Philomethian Streets in the Village of Chagrin Falls, situated in eastern Cuyahoga County in the historic Connecticut Western Reserve and comprised of single and multiple family domestic dwelling houses constructed in a variety of Mid -19<sup>th</sup> Century, Late Victorian, Late 19<sup>th</sup> & 20<sup>th</sup> Century Revival, and, Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movement architectural styles and types, many of which are noteworthy examples. The District is located approximately 350 feet to the east of the Chagrin Falls Triangle Park Commercial National Register Historic District listed in 1978 which encompasses the downtown Village of Chagrin Falls. To the southwest of the Commercial Historic District is another Chagrin Falls West Side National Register Historic District listed in 1974 (74001433) and comprised of historic domestic architecture. The Chagrin Falls West Side District includes 29 acres of land, part of the original Graves Allotment, Cuyahoga County owned by Chagrin Falls founder Noah Graves. The West Side District was platted in a small lot grid pattern in 1837 as part of the original Cuyahoga County section of Chagrin Falls with representative domestic architecture built between 1845 and 1900. The Chagrin River is located on the northern boundary.

### ***Location and Setting; Geography and Topography***

The Chagrin Falls East Side Historic District consists of a total of 31 contributing historic building resources including 25 domestic dwelling houses, one (1) commercial office building which has retained its residential appearance, and five (5) historic outbuildings. In addition, the Historic District includes one (1) residential dwelling previously listed on the National Register; the George Marsh House (78002037) and two (2) properties that do not contribute to the significance of the District: one due to its date of construction; and, one that has had integrity compromised due to extensive alterations.

The Historic District extends approximately .16 miles along East Washington Street and .1 miles along Philomethian Street within the eastern portion of the Village of Chagrin Falls and encompasses approximately 8.4 acres. Dwelling houses within the Historic District are located in close proximity to one another with street frontage generally between 45 and 85 feet on lots ranging in size from .09 acres to .6 acres. (Cuyahoga County Auditor’s Office).

East Washington Street is a main road on the southeast side of the Village of Chagrin Falls, leading uphill and to the east away from the Village center with Philomethian Street as a side street running north and south perpendicular to East Washington Street, at the first intersection from the Main Street travelling out of the town center. Mature shade trees line East Washington and Philomethian Streets, and also are located throughout the Historic District. Fieldstone and concrete sidewalks line both sides of each street.

The contributing resources of the Historic District comprise an intact collection of historic homes representative of architectural styles within the period of significance (1844-1920). Perhaps the most distinguished house in the District is the Greek Revival George March House constructed in 1849 and listed individually on the National Register of Historic Places and also included in the Historic American Buildings Survey and documented on the Ohio Historic Inventory.

The Historic District is characterized architecturally by distinctive houses of a variety of construction materials and types. Materials used for roofs, walls, foundations and details include stone, glazed tile, wood shingle, clapboard, flush siding, drop siding, shiplap siding, stucco and masonry brick, varying in accordance with the architectural style or type employed in the design of the house. Wood frame construction is dominant, with only two masonry brick buildings in the Historic District.

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The northern boundary of the Historic District generally runs along the rear property lines of those homes which front East Washington Street with the exception of the entrance to the Intermediary School on East Washington Street. The west portion of the Intermediary School building facing East Washington Street was constructed originally as a High School in 1914 and subsequently incorporated into a large Works Progress Administration Colonial Revival grade school building completed in 1940 which added 16 elementary grade rooms, a music room, a 700 seat auditorium, a new gymnasium with seating for 950 people, a 300 seat cafeteria, a library and two rooms for a commercial department. (Mattern, 95). The school is primarily significant for its association as a Depression era Works Progress Administration building and was therefore excluded from this District.

On the south side of the Historic District along East Washington Street is the early 20<sup>th</sup> century May Court residential subdivision development constructed by building contractors George F. Rowe and Charles H. Giles between 1921 and 1929, along the street of May Court connecting to South Main Street and is distinguished from the Historic District because of its 1920's residential housing subdivision plan. (Cuyahoga County Land Records, Chagrin Falls Building Co.'s Subdivision, v.76, p27).

At the east and south side boundary of the District is a concrete block commercial hardware warehouse, and on the east and north side is a commercial plumbing supply business located in a restored historic commercial building. Philomethian Street runs perpendicular to the north of Washington Street and is bounded to the north and west sides by the school property, to the east by former railroad tracks and the commercial plumbing supply business referred to above, and to the northeast by a small office building constructed in the 1990's.

On a whole, the Historic District possesses excellent integrity in aspects of its location close to the center of the Village of Chagrin Falls with small lots and pedestrian sidewalks lining both side of East Washington and Philomethian Streets, and established mature trees throughout. The original materials and workmanship of the historic dwellings located within the District convey the historic significance and evolution of historic domestic architecture within the period of significance with an exceptional collection of architecture from the early years of the Connecticut Western Reserve through to the early 20<sup>th</sup> century.

### ***House Types and Architectural Styles***

The architectural styles and types of the Historic District begin with the Greek Revival style and include Upright and Wing, Italianate, Queen Anne, Stick, Dutch Colonial, Bungalow, Craftsman and Vernacular. The predominant architectural style of the Historic District is the Queen Anne style with nine (9) examples constructed between 1891 and 1897, all of which are wood frame and include Eastlake, Shingle and Stick style influences among them. The second most predominant style is Italianate with six (6) examples varying from masonry brick and wood frame cubic forms to a cross gabled wood frame type constructed between 1873 and 1878. The next most popular style is the Greek Revival including four (4) examples of wood frame and one masonry brick with variations constructed between 1844 and ca. 1858.

### ***Outbuildings***

Five (5) significant outbuildings are situated within the Historic District built within the period of significance and include four (4) late 19<sup>th</sup> and early 20<sup>th</sup> century barns and one (1) carriage house, all located to the rear of dwelling houses in the District. They have been noted in the Inventory section below, dated where possible, and include photo references.

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### ***Condition and Integrity***

In general, the houses and outbuildings located within the Historic District are very well maintained and most have retained their original siding and windows, unless otherwise indicated. Additions and changes over time have included primarily replacement of or changes to the original front porches on the front façade. Many of these changes reflect the prosperity and stylistic preferences of the owners throughout the period of significance as they sought to update their homes to current architectural trends. Larger additions are primarily to the rear and have been generally done in a sympathetic manner. Inappropriate changes include vinyl siding on one dwelling houses and painted aluminum siding on the second floor of another.

The Historic District consists of 31 contributing properties, two (2) non-contributing properties and one (1) previously listed on the National Register of Historic Places. The non-contributing residential dwellings in the District include one Cape Code or Colonial Revival influenced house built in 1978 and another dwelling house that has been significantly changed and has lost an identifiable academic architectural style or type. Neither of these houses detracts from the character or significance of the Historic District.

### ***Inventory***

For the following Inventory, each principal structure is identified by a number locating it on the accompanying Photo Key. Each primary entry in the Inventory is organized by street address and includes the building architectural type or style, the name of the original owner, date of construction and known additions, a description, and a determination as either contributing or non-contributing to the significance of the Historic District. Resources used to determine house construction dates, names, architectural types and styles for this inventory are included in the bibliography.

### ***East Washington Street - South Side***

#### **1. 58 East Washington St. Wood frame Upright and Wing dwelling**

**Architecture:** Upright and Wing

**Date/History:** George Chambers House, 1859

**Additional description:**

This wood frame Upright and Wing type dwelling is constructed primarily on an ashlar course sandstone foundation clad in narrow clapboard siding. The characteristic two units include a taller gabled two story upright unit to the east and a shorter one and one-half story Wing unit attached perpendicularly to the west. The upright first floor façade has a shuttered double hung 10/15 window on the first floor and two newer shuttered double hung windows on the second floor with corner boards and a plain frieze above. The façade of the three bay wing portion of the house features a full length partially recessed porch with elliptical arches supported by square columns and pilasters. Eight over twelve double hung windows are on either side of a main entry door. The asphalt shingled roof includes a single gabled roof dormer, as a later addition over the wing portion of the house and a west side exterior chimney. Glazed tile foundation material indicates a west side addition to the wing with a west facing bay window.

The house has retained the characteristics of the Upright and Wing type including the traditional floor plan with a main entry door on the recessed porch of the wing with an interior entrance area, a living room/parlor and staircase with bedrooms on the second floor of the upright, and a dining room and kitchen in the wing.

**Significant Outbuildings:** None

**Photo Location:** Photo Key #1

**Contributing**

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2. **64 East Washington St.**: Wood frame dwelling

**Architecture:** No academic type or style

**Date/History:** 1846, 1878

**Additional Description:**

This two and one half story wood frame house is shingle sided resting on a coursed ashlar foundation and was rebuilt in 1878, after a fire. (*Exponent* [Chagrin Falls] 26 July 1878). The house has had changes over time to accommodate the owners' needs including window and siding replacement and has not retained an academic architectural style or type. The 1883 Panoramic View Map of Chagrin Falls partially shows this house as a two story front gabled upright with and a one story full length addition to the rear south side of the house. The 1899, 1913, 1926 and 1941 Sanborn Fire Insurance Co. Maps show the one story rear addition was continued around the east side of the house with a one story front porch facing north along East Washington Street. By 1954, the front one story east portion of the house and an enclosed front porch were raised to two stories with a side gable facing east. There is a new addition the rear, south side of the house. This house has had significant alteration which negatively impacts its historic integrity rendering it non-contributing.

**Significant Outbuildings:** None

**Photo Location:** Photo Key #2

**Non-Contributing**

3. **70 East Washington Street** : Wood frame Queen Anne dwelling

**Architecture:** Queen Anne

**Date/History:** Laura Bailey Giles House, 1897

**Additional Description:**

This two and one-half story Queen Anne style wood frame dwelling is constructed on an ashlar course sandstone foundation with narrow clapboard sided walls accented by a horizontal trim band connecting the tops of the windows and doors on the first and second floors. The front façade includes a lattice patterned apron below a wrap-around porch supported by square columns covering the main front entrance door. To the east of the entrance is a 1/1 large Queen Anne style double hung picture window with a larger lower sash and smaller upper sash. To the west of the entrance is a 1/1 double hung window. The east front facade of the house is characterized by a pedimented front projecting gable with plain wood shingle siding and flared ends, paired 1/1 double hung windows on the second floor and an attic window with a multi-colored large stained glass center diamond pattern and a bowed lintel above. To the west of this gable on the second floor is a single horizontal rectangular window. The front façade window shutters are a later addition.

Along the east elevation is a cut away bay with three 1/1 windows on the first floor, below a plain wood shingled pedimented flared projecting gable end including paired 1/1 double hung windows on the second floor and an attic window with a multi-colored large stained glass center diamond patterned window with a bowed lintel above.

The west elevation features a pedimented flared projecting gable end characterized by deeply recessed wood shingled and paired 1/1 attic windows. To the south is another pedimented flared wood shingled gable with a cutaway bay topped by paired 1/1 double hung windows and a pedimented projecting flared gable end with a single attic window. An interior chimney is included in the main hipped asphalt shingled roof with lower cross gables.

**Significant Outbuildings:** None

**Photo Location:** Photo Key #3

**Contributing**

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4. **78 East Washington Street:** Brick Italianate dwelling

**Architecture:** Italianate

**Date/history:** Dr. Henry W. Osmond- Iddo Bailey Jr. House, 1873

**Additional description:**

This two story Italianate style dwelling is constructed on an ashlar course sandstone foundation. The painted masonry walls are assembled in a stretcher or running brick bond pattern. Hand hewn beams are evident in the basement. The four bay front façade includes two 2/4 double hung full length windows 8 feet in height to the east of paired main entrance doors on the first floor. A one story front porch formerly framed these paired wood single paneled doors which remain and are characterized by large single glass rectangular lights and an overhead rectangular glass transom. Both the transom and door lights have elaborate decorative leaded glass patterns. A second entrance door remains to the west of the current paired front door main entrance, and was originally framed by a separate porch. Between 1899 and 1913, these earlier porches were removed and replaced by the wrap-around porch with Doric wood columns supported by cast stone pedestals, and a square wood spindled balustrade which remains today. The second floor double hung windows are rectangular 2/2 lights with gabled lintels accented with an ornamental garland, and stone sills.

Wide overhanging eaves with a decorative single bracketed cornice elaborated with rectangular molded frieze panels are evident on the all four sides of the house. A low pitched hipped asphalt shingle roof includes interior chimney. There is a recent rear addition and separate gazebo to the south and west side of the house. A brick half-circle driveway was installed in 1965 at the front north side of the house.

**Documented on OHI CUY-2091-26, 1978** - Part of multiple property listing "Eight Italianate Bracketed Houses in Chagrin Falls." Documented incorrectly as 73 East Washington St.

**Significant Outbuildings:** None

**Photo Location:** Photo Key #4

**Contributing**

5. **84 East Washington Street:** Wood frame Vernacular dwelling

**Architecture:** Vernacular

**Date/history:** Frederick and Eliza Bose House, 1884

Alterations in 1889, 1894 and 1921

**Additional description:**

This two story front gabled vernacular dwelling is constructed on an ashlar sandstone, rubble stone and cast stone foundation with clapboard sided walls. The OHI indicates several additions since 1884. The irregular façade features two 1/1 elongated rectangular windows to the east of a partial front porch covering the main single entrance door and a 1/1 window to the west. The partially recessed porch supported by square columns and a spindled balustrade is covered by a hipped asphalt shingled roof. The second floor front gable features two sets of paired 1/1 double hung windows, and a square attic window with a recently installed stained glass pane located above. All windows are detailed with plain wood surrounds and projecting wood sills.

Along the west elevation is a one story cutaway bay with a center large single rectangular window and 1/1 double hung windows on either side below second story paired 1/1 double hung windows and a pedimented side gable. A small one story side gabled wing addition to the west was recently added. The front gable asphalt shingled main roof includes an interior chimney.

**Documented on OHI CUY-5051-26, 1990**

**Significant Outbuildings:** None

**Photo Location:** Photo Key #5

**Contributing**

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6. **92 East Washington Street:** Wood frame Queen Anne dwelling

**Architecture:** Queen Anne

**Date/history:** William D. and Emma Dripps House, 1893

**Additional description:**

This two and one-half story Queen Anne wood frame dwelling is constructed on an ashlar course sandstone foundation. Narrow clapboard siding is defined by vertical corner boards and a single horizontal trim band connecting the windows and doors on the first and second floors. The front façade includes a decorative apron and wrap-around porch supported by turned columns, a spindled balustrade and spindled frieze. The shed style porch roof features a pedimented decorative patterned wood shingled gable indicating the main single entrance door. To the east of the first floor entrance is a 1/1 large original double hung Queen Anne style picture window with a diamond pattern multi-colored stained glass smaller upper sash and plain single glass lower sash. To the west of the front entrance is a 1/1 double hung window.

A pedimented projecting front flared gable with decorative patterned wood shingle siding is located on the east side of the house with paired 1/1 double hung windows on the second floor and a multi-colored and multi-paned attic window with a bowed lintel above. A single horizontal rectangular window is located on the second floor to the west of the front gable with a pedimented roof dormer with a multi-paned window located above.

Along the east elevation of the house is a cutaway bay window with 1/1 windows on either side of a horizontal rectangular glass window on the first floor topped by a flared pedimented gable with decorative patterned wood shingle siding. Interior and west side exterior chimneys are included in the main hipped asphalt shingled roof with lower cross gables.

**Documented on OHI CUY-5052-26, 1990**

**Photo Location:** Photo Key #6

**Contributing**

6a. **92 East Washington Street:** Wood frame barn

**Date:** ca. 1916

**Additional description:**

This two and one half story front gabled wood frame barn is located to the southwest of the main house and has retained its original materials. Constructed on a concrete block foundation, the barn is clad in wood drop siding with an asphalt shingle roof. Two sliding barn doors are located on the first floor front elevation with a hay door located above to the west. A 6/6 original window is located on the first floor of the east elevation. This barn originally contained animal stalls and served as an outbuilding on a larger property which incorporated the parcel to the rear which was split in ca. 1954.

**Photo Location:** Photo Key #6a

**Contributing**

7. **96 East Washington Street:** Wood Frame Queen Anne dwelling

**Architecture:** Queen Anne

**Date/history:** Joel W. Burnett House, 1895

**Additional description:**

This two and one-half story Queen Anne wood frame dwelling is constructed on an ashlar course sandstone foundation. Narrow clapboard siding is defined by vertical corner boards and a single horizontal trim band connecting the windows and doors. The front façade includes a decorative apron and wrap-around porch supported by turned columns, a spindled balustrade and spindled frieze with a ball wave pattern supported by brackets. The



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shed style porch roof features a pedimented decorative patterned wood clapboard gable indicating the main single entrance door. To the east of the first floor entrance is a 1/1 large original double hung Queen Anne style picture window with a smaller upper sash and larger plain single glass lower sash. One 1/1 double hung window is located to the west of the front entrance. A pedimented projecting front gable with decorative patterned wood clapboard siding is located on the east side of the front façade of the house with paired 1/1 double hung windows on the second floor and a multi-colored and multi-paned attic window above. A single horizontal rectangular window is located on the second floor to the west of the front gable. Along the west elevation of the house is a first floor bay window with two 1/1 windows on either side of a larger rectangular 1/1 glass window. An interior chimney is included in the main hipped asphalt shingled roof with lower cross gables.

**Documented on OHI CUY-5053-26, 1990**

**Significant Outbuildings:** None

**Historic Images:** Figure 1

**Photo Location:** Photo Key #7

**Contributing**

8. **102 East Washington Street:** Wood Greek Revival dwelling

**Architecture:** Greek Revival

**Date/history:** Phineas Upham-George Honeywell House, 1844

**Additional description:**

This one and one-half story front gable Greek Revival home is constructed on a cast stone foundation, removed from its original foundation when it was moved back from East Washington Street on the same lot in 1927. Original siding has also been replaced by wide wood siding with corner boards. The first floor front façade has a prominent paneled center door with a wide entablature supported by Doric pilasters and paired 6/6 windows with false mullions on either side. The second floor façade includes two 6/6 replacement windows of similar style and a pedimented gable with a wide frieze band and prominent cornice returns. A Queen Anne style partial porch is located on the east elevation of the house covering the side entrance. The front gabled asphalt shingled roof includes a west side exterior chimney. Despite changes to the materials, the house retains its original scale, symmetry, fenestration, and frontispiece characteristic of the Greek Revival style, as the oldest house in the Historic District.

**Documented on OHI CUY-5054-26, 1990**

**Significant Outbuildings:** None

**Historic Images:** Figure 2

**Photo Location:** Photo Key #8

**Contributing**

9. **108 East Washington Street:** Brick Craftsman dwelling

**Architecture:** Craftsman

**Date/history:** Daniel O. McFarland House, 1914

**Additional description:**

This two and one-half story side gabled dwelling is constructed on a cast stone foundation with brick veneer walls on the first floor and wide painted aluminum sided walls on the second floor. The first floor façade includes a full length low pitched front gabled porch supported by wide square brick veneer columns with a brick veneer balustrade covering on the east side a front entrance door with leaded glass sidelights over a single panel and to the west a large picture window with a leaded glass transom. The porch is topped by a wood sided pedimented gable with projecting eaves supported by three triangular knee brackets. The second story front façade features a pedimented gable to the east with projecting eaves supported by three triangular knee brackets and center paired

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1/1 shuttered windows and to the west a single 1/1 shuttered window, topped with an asphalt shingle roof. Exposed rafter tails are apparent on the east side of the front façade.

The east elevation includes a sided and roofed rectangular projecting flared bay located between the first and second floors with single pane paired small square centered windows. The west elevation includes a first floor rectangular brick veneer bay window with paired 1/1 windows and a brick header sill. Both the east and west side gable ends are supported by triangular knee brackets under projecting eaves topped by an asphalt shingle roof with an east side exterior chimney.

**Documented on OHI CUY-5055-26, 1990**

**Significant Outbuildings:** None

**Photo Location:** Photo Key #9

**Contributing**

**10. 114 East Washington Street: Wood frame Italianate dwelling**

**Architecture:** Italianate

**Date/history:** Rueben R. Walters-Theodore Hintz House, 1853, 1873 (OHI)

**Additional description:**

This two story wood frame Italianate style dwelling rests on a ashlar course sandstone foundation to the east and concrete block foundation to the west with walls of clapboard siding. The cubic shaped east section of the front façade features a Craftsman Chicago style window on the first floor with a center 1/1 window with a larger plain lower sash and multi-rectilinear paned upper sash with vertical multi-paned sidelights. The second floor includes two double hung 1/1 windows each with a Craftsman style multi-rectilinear paned upper sash and single pane lower. To the west side of the front façade is a first floor porch supported by a square column and pilaster with a plain frieze, paneled balustrade and flat roof over the porch. The second floor is a later addition in 1992 with a 1/1 double hung window.

Wide overhanging eaves are supported by elaborate single wood brackets with pendants on a plain frieze panels, which were reproduced for the second story addition. A low pitched hipped asphalt shingle roof, includes an interior chimney.

**Documented on OHI CUY-5056-26, 1994**

**Significant Outbuildings:** None

**Photo Location:** Photo Key #10

**Contributing**

**11. 120 East Washington Street: Wood frame Italianate dwelling**

**Architecture:** Italianate

**Date/history:** George March, Jr. House, 1875

**Additional description:**

This two story wood frame Italianate home is constructed on an ashlar course sandstone foundation. The first floor front façade includes three 1/1 double hung windows to the east of paired main entrance doors, all with hooded arched pendant drop mouldings. A one story single bay front porch formerly framed the paired entrance doors and frosted glass overhead fanlight. The earlier front porch was removed and replaced between 1899 and 1913 with the wraparound porch which remains today and continues across the length of the front façade and around the east side of the house supported by classical square fluted columns, with a plain frieze with single brackets and a simple cornice covered by a flat roof. The second floor front façade includes four 1/1 glazed windows again with hooded arched pendant drop mouldings.

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Located on the east elevation of the house is a second entrance door to the south and framed by an Italianate style partial porch supported by chamfered columns each topped with brackets, a single bracketed frieze and a flat roof. On the west elevation is a prominent two story bay window with three hooded arched pendant drop mouldings 1/1 windows on each floor.

Wide overhanging eaves are supported by elaborate double wood brackets with pendants. The cornice is elaborated with brackets and rectangular patterned moulded frieze panels. A low pitched hipped asphalt shingle roof, originally slate, includes an interior chimney. The 1883 Panoramic Map of Chagrin Falls and a 1906 photo of this house show a belvedere located on the roof. The window shutters are not original to the house.

**Documented on OHI CUY-2090-26, 1978**

**Historic Images:** Figure 3

**Photo Location:** Photo Key #11

**Contributing**

**11a. 120 East Washington Street: Wood frame Carriage House**

**Date:** ca. 1899-1913

**Additional description:**

This one and one-half story wood frame Carriage House is clad with ship lap siding and features two gables on the front elevation with elaborate Eastlake style scroll work at the gable ends. It may have been moved on the property.

**Photo Location:** Photo Key #11a

**Contributing**

**12. 126 East Washington Street: Post and beam Greek Revival dwelling**

**Architecture:** Greek Revival, New England One and A Half Type

**Date/history:** George March House, 1849

**Additional description:**

This one and one-half story Greek Revival dwelling with a side gabled wing addition to the east, was constructed on a sandstone ashlar course foundation using post and beam construction and clapboard siding. The main symmetrical one and one half story façade features a pair of centered single doors with a shared door surround and paired 6/6 windows on either side. Corner pilasters support a wide frieze band beneath a low pitched asphalt shingled roof with a center interior chimney. Prominent cornice returns with wide frieze bands are apparent at the side pedimented gable ends over corner pilasters. The one story wing addition to the east, features a recessed partial porch covering a single entrance door and two 6/6 windows to the west and a 6/6 window to the east. A low pitched side gable roof includes a centered interior chimney. A garage addition to the east of the wing was completed in 1951.

**Listed on HABS, 1933**

**Previously listed on the National Register of Historic Places NPS Ref. No.78002037, 1978 Documented on OHI CUY-5057-26, 1990**

**Significant Outbuildings:** None

**Historic Images:** Figure 3

**Photo Location:** Photo Key #12

**Previously Listed**

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**13. 136 East Washington Street:** Wood frame Italianate multi-family dwelling

**Architecture:** Italianate

**Date/history:** D. C. Eggleston House, 1876

**Additional description:**

This two story cross gabled Italianate dwelling is constructed an ashlar course sandstone foundation with walls of shiplap siding. The front gable has two 1/1 double hung windows with hooded semi-arched pendant drop mouldings on the first floor and a single 1/1 window with a fully arched pendant drop moulding on the second floor. To the west of the front gable is a one story porch leading to a single entrance door with one large vertical horizontal glass pane. An earlier porch at this location was removed between 1899 and 1913 and replaced by a partial porch with Doric wood columns supported by cast stone pedestals, a square wood spindled balustrade and hipped roof which remain today. A large 1/1 picture window is located underneath and along the west wall of the house and east side wall of the porch. On the west elevation is a one story bay window with three hooded arched pendant drop mouldings 1/1 windows and projecting eaves supported by double wood brackets. Projecting roof eaves are supported by double wood brackets mounted below the cornice along a simple frieze, below an asphalt shingle roof with an east side chimney.

**Documented on OHI CUY-5058-26, 1990**

**Significant Outbuildings:** None

**Historic Images:** Figure 3

**Photo Location:** Photo Key #13

**Contributing**

**East Washington Street - North Side**

**14. 73 East Washington Street:** Wood frame Dutch Colonial Revival dwelling

**Architecture:** Dutch Colonial Revival

**Date/history:** Fred and Jenne Leach House, 1906

**Additional description:**

This one and one-half story wood frame front gabled Dutch Colonial is constructed on a cast stone foundation with narrow clapboard siding walls and corner boards. The front façade includes a raised and recessed partial porch to the west supported by square columns and a spindled balustrade covering the main entrance door and a 1/1 window to the west. To the east are four adjacent 6/1 double hung rectangular windows which enclosed the east portion of the original full length porch between 1926 and 1954. The second floor façade features a distinctive decorative clapboard wood patterned gambrel gable end with bowed wood shingles and three adjacent double hung 1/1 windows characterized by a slightly larger window in the center, with a plain frieze and gambrel roof above.

On the west elevation is a side gambrel gable end which includes a projecting bay with three 1/1 double hung windows located partially between the first and second half stories. The east elevation includes another first floor one story bay window with three 1/1 double hung windows. The asphalt shingled roof includes an east side gambrel gabled dormer with wood shingles and paired 1/1 double hung windows and an interior chimney.

**Significant Outbuildings:** None

**Historic Images:** Figure 4

**Photo Location:** Photo Key #14

**Contributing**

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**15. 83 East Washington Street:** Wood frame Queen Anne dwelling

**Architecture:** Queen Anne

**Date/history:** C.W. and Rose Barden House, 1891

**Additional description:**

This two and one-half story Queen Anne style wood frame cross gabled dwelling rests on an ashlar course sandstone foundation with originally wood siding, which has been covered with vinyl siding. The first floor front gable to the east includes a newer Chicago style picture window on the first floor comprised of a large center pane and 1/1 windows on either side. To the west is the main entrance door of wood with a large oval glass pane. A partial porch to the west side formerly covered the main entrance door until recent replacement with a wrap-around porch supported by turned columns and a spindled balustrade covered by an asphalt shingled shed roof. The shed porch roof features a small pedimented gable indicating the main single entrance door on the west portion of the front façade. The second floor of the front gable features paired 1/1 double hung windows.

Along the west elevation is a 2 story cutaway bay window with three 1/1 double hung windows on each floor, topped with decorative pendants, corner brackets and trim detailing, located beneath the pedimented side gable. An interior chimney is included in the main cross gabled asphalt shingled roof.

**Significant Outbuildings:** None

**Historic Images:** Figure 4

**Photo Location:** Photo Key #15

**Contributing**

**16. 87 East Washington Street:** Wood frame Italianate Office Building

**Architecture:** Italianate

**Date/history:** George Ober House, 1874

**Additional description:**

This large two story wood frame Italianate building is constructed on an ashlar course sandstone foundation with walls of shiplap siding. The first floor front façade includes a newer double door front entrance, replacing the original doors with a 1/1 large Queen Anne style double hung picture window with a larger lower sash and smaller upper sash located to the west. This original main entrance is currently not in use. A secondary front entrance door is located on the front façade to the east. Both of these entrances originally had separate single bay front porches, which were removed and replaced between 1899 and 1913 with a wrap-around Queen Anne style porch which continued around the east side of the house. The original porch area of the secondary entrance to the east was later enclosed, creating a vestibule for the east entrance door which remains today with the wrap-around porch. A portecochere located to the east was installed to accommodate use of the house as a funeral home from 1968 until 2001. The second floor front façade includes three 2/2 glazed windows with characteristic hooded segmentally arched mouldings with a keystone. A fourth window furthest to the east was removed and replaced with a glazed four pane square window.

On the west elevation of the house is a prominent two story bay window with three 2/2 windows on each floor and hooded segmentally arched mouldings with keystones, topped by wide overhanging eaves supported by double brackets with pendants and a cornice with rectangular molded frieze panels.

Wide overhanging roof eaves are supported by elaborate double wood brackets with pendants. The cornice is elaborated with rectangular molded frieze panels. A low pitched hipped asphalt shingle roof includes a center chimney. There is a large later addition located to the rear of the building with a west side chimney and east side

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porte-cochere. The building has retained historic elements and materials of the earlier Italianate style with modernization during the Queen Anne period evident in the wrap-around porch and large front picture window.

**Documented on OHI CUY-2095-26, 1978**

**Significant Outbuildings:** None

**Historic Images:** Figure 4

**Photo Location:** Photo Key #16

**Contributing**

**17. 95 East Washington Street:** Wood frame Italianate dwelling

**Architecture:** Italianate

**Date/history:** James M. Gates House, 1873

**Additional description:**

This two story wood frame Italianate style home is constructed on an ashlar course sandstone block foundation. The first floor front façade has been altered with installation of an enclosed porch over a secondary entrance door on the west front façade. The 1883 Panoramic View Map of Chagrin Falls and Sanborn Fire Insurance Co. maps show no front porch on this house until the addition of the west side enclosed porch between 1899 and 1913 and secondary entrance door, also indicated by the cast stone foundation supporting this porch. A fieldstone sidewalk and steps lead to the main Colonial style entrance door with sidelights and a fanlight. A Colonial Revival style hooded roof supported by brackets covers the front porch stoop. The single Colonial Revival style front door of 12 panes over a single horizontal panel as well as the hooded porch entrance were likely installed at the same time as the secondary west porch and entrance. To the east of the entrance door are 2/2 glazed windows with simple plain surrounds. The second floor includes 2/2 glazed windows with plain moulded surrounds. Wide overhanging eaves are supported by double wood brackets with pendants mounted on a plain frieze. A low pitched hipped asphalt shingle roof, includes an interior chimney. The addition located to the rear of the building with an ashlar course sandstone foundation is part of the original house.

This dwelling has retained the original foundation, massing, siding, hipped roof and window fenestration characteristic of the Italianate style despite the Colonial Revival changes.

**Significant Outbuildings:** None

**Photo Location:** Photo Key #17

**Contributing**

**18. 103 East Washington Street:** Stucco and Wood Front Dormer Bungalow dwelling

**Architecture:** Front Dormer Bungalow

**Date/history:** Martha Ober House, 1912

**Additional description:**

This one and one-half story side gabled Front Dormer Bungalow type dwelling is constructed on a cast stone foundation with wood clapboard walls on the first floor and stucco walls on the second floor with a wide wood horizontal trim band above the first floor wood siding. The front façade features a full length one story porch supported by Tuscan columns under a wide frieze with a spindled balustrade, covering the main entrance door to the east and two large picture style windows with a larger lower sash and smaller upper leaded glass upper sash to the west. The second story façade features a front sloping roof with a prominent pedimented stucco dormer outlined by vertical, horizontal and sloping wood trim and corner boards with two single pane windows below an octagonal window located on a bowed upper section of the pedimented dormer gable with flared end. The east and west side gables have flared ends with several leaded glass windows.

**Significant Outbuildings:** None

**Photo Location:** Photo Key #18

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### **Contributing**

**19. 109 East Washington Street: Wood frame Eastlake Queen Anne dwelling**

**Architecture:** Eastlake Queen Anne

**Date/history:** Joseph Davis House, 1892

**Additional description:**

This two and one-half story cross gabled Eastlake Queen Anne dwelling is constructed on an ashlar course sandstone foundation with narrow clapboard sided walls. The front gable located to the east on the front façade, features two 1/1 double hung rectangular windows with an Eastlake patterned incised ornamental motif. Matching paired 1/1 windows are located on the second floor below a pedimented and decoratively patterned wood clapboard gable end with a plain frieze above. A 1893 Sanborn Fire Insurance Map shows a one story wrap-around porch beginning on the east side of the front gable and continuing around the west side of the house. This porch was shortened slightly on the east side between 1913 and 1926 and remained on the house in 1941. The 1954 Cuyahoga County Building Card photo shows that the porch was removed and replaced by a one story west side partial porch with a tapered column supported by a brick pier and an asphalt shingled shed roof which remains today. This porch protects the original elaborate Eastlake style single wood entrance door with an Eastlake patterned surround.

On the west elevation of the house is a two story bay window with three characteristic Eastlake motif style 1/1 double hung windows on each floor. The window shutters are a later addition. The asphalt shingled roof includes an east side chimney.

**Significant Outbuildings:** None

**Photo Location:** Photo Key #19

### **Contributing**

**20. 115 East Washington Street: Wood frame Greek Revival dwelling**

**Architecture:** Greek Revival

**Date/history:** A.C. Gardner – Byron Hoopes House, 1848

**Additional description:**

This two story front gable Greek Revival dwelling is constructed on an ashlar course sandstone foundation with walls of flush wood siding. The first floor front façade has a prominent paneled center door with a wide entablature supported by pilasters and paired 2/2 tall replacement windows. The second floor façade includes two 2/2 tall double hung replacement windows and a pedimented gable with a wide frieze band and prominent cornice returns supported by pilasters. The front gabled asphalt shingled roof was raised to create a full piggybacked second story. The east facade features similar tall elongated 2/2 replacement windows on the front façade. Despite changes, the house retains its original, symmetry, siding, fenestration, and frontispiece characteristic of the Greek Revival style as one of the oldest houses in the District.

**Significant Outbuildings:** None

**Photo Location:** Photo Key #20

### **Contributing**

**21. 125 East Washington Street: Cape Cod, Colonial Revival Dwelling**

**Architecture:** Cape Cod, Colonial Revival

**Date/history:** Mary Cary House, 1978

**Additional description:**

Colonial Revival one and one-half story home constructed in 1978.

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**Significant Outbuildings:** None

**Photo Location:** Photo Key #21

**Non-Contributing**

**22. 137-139 East Washington Street: Masonry brick and wood frame Greek Revival, Italianate and Queen Anne multi-family dwelling**

**Architecture:** Greek Revival, Italianate, Queen, Anne

**Date/history:** Benajah Williams Jr. - R.W. Stoneman House, ca. 1857, 1895

**Additional description:**

This unique multi-family dwelling includes three distinct architectural styles of Greek Revival, Italianate and Queen Anne which reflect the prosperity and transitioning architectural preferences through the period of significance. It is constructed on an ashlar course sandstone foundation. The two and one-half story front gabled masonry brick portion of the house is located to the west and along with the one story masonry brick wing located along the west façade, is the oldest portion of the house as pictured in the Panoramic View of Chagrin Falls Map, 1883. The front brick façade includes on the first floor a fieldstone sidewalk leading to an Italianate style one bay porch with chamfered columns and pilasters with an elaborate bracketed frieze and flat roof over a main entrance of double doors with a transom. To the east are two 2/2 tall windows. The second floor façade of this portion of the dwelling features three similar windows and is topped by a multi-paned and multi-colored rectangular Queen Anne style attic window. A narrow plain frieze and double truncated brackets support projecting eaves with an asphalt shingled roof with an interior chimney. The one story west wing features a full porch along the front façade supported by chamfered columns an elaborate bracketed frieze with a hipped asphalt shingled roof over an east entrance door and a west 2/2 double hung elongated window. The west façade of the wing includes three 2/2 elongated windows to the south of another entrance door covered by a one bay porch supported by chamfered columns and pilasters and an elaborate bracketed frieze and a flat roof, with another 2/2 elongated window to the north.

The east portion of the dwelling house is constructed as a Queen Anne in 1895 with irregular massing using narrow wood clapboard siding. The first floor façade includes a partial porch covering a main entrance door with 2/2 windows on either side covered by a shed roof featuring a pedimented decorative patterned wood clapboard gable supported by square wood columns indicating the entrance door. Above on the second floor is a 2/2 double hung window centered over the door with a pedimented roof dormer with a decorative clapboard gable end located directly above. To the east on the front façade is a two story cut away bay window with on the first floor a large picture window and two 2/2 windows on either side and on the second floor three 2/2 double hung windows topped by a decorative wood clapboard pedimented gable with decorative brackets and a 4 paned glazed attic window. An asphalt shingle roof includes an interior chimney. The windows of the entire house are newer.

**Documented on OHI CUY-2087-26, 1978**

**Photo Location:** Photo Key #22

**Contributing**

**22a. 137-139 East Washington Street: Wood Frame Barn**

**Date:** ca. 1893

**Additional description:**

This side gabled wood frame barn is clad with narrow clapboard, with corner boards and exposed rafter tails topped by an asphalt shingle roof. Three new double garage doors have been installed on the front elevation to accommodate its use as an auto garage. It has retained an original 6/6 window on the south elevation. This barn may have been moved from 28 Philomethian St. (Cuyahoga County Deed from Joseph Davis, Exr. for



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William Hutchings to Elliott F. Shepard dated 22 July 1895-For sale of property located at Philomethian St.-Reserves right of R.W. Stoneman to remove from said premises his frame barn now standing thereon)

**Photo Location:** Photo Key #22a

**Contributing**

**Philomethian Street - East Side**

**23. 16 Philomethian Street:** Wood frame Stick style dwelling

**Architecture:** Stick style

**Date/history:** R.W. Stoneman House, 1893

**Additional description:**

This two and one-half story side gabled Stick style dwelling is constructed on an ashlar course sandstone foundation with narrow clapboard siding, corner boards with stick work trim bands connecting all the windows and doors at the lintel and below the sill of the windows. The first floor front façade includes to the south an original partial porch supported by turned columns with a spindled balustrade and frieze over a center entrance door and 1/1 double hung window to the south. The shed style porch roof is punctuated to the south by a prominent pedimented gable with elaborate decorative patterned wood shingles and verge boards. To the south is a prominent two story cutaway bay with a center double hung picture window with a larger bottom sash and smaller upper sash and 1/1 double hung windows on either side. A single centered 1/1 window with plain wood trim is located above and surrounded by elaborate decorative patterned wood shingles and trim at the pedimented gable end with verge boards. This front gabled cutaway bay and pedimented gable intersect below the roof line perpendicular with the main side gabled roof. A one story rectangular bay window is located on the south side of the house. Both the north and south side gable ends also feature the elaborate decorative patterned wood shingles. A steeply pitched side gabled asphalt shingled main roof includes an interior chimney.

**Documented on the OHI CUY-2074-26, 1978 (incorrectly as 28 Philomethian Street)**

**Significant Outbuildings:** None

**Photo Location:** Photo Key #23

**Contributing**

**24. 24 Philomethian Street:** Wood frame Vernacular dwelling

**Architecture:** Vernacular

**Date/history:** R. W. Stoneman House, ca. 1891

**Additional description:**

This one and one-half story front gabled frame dwelling is constructed on a cast stone foundation surrounding an earlier foundation that is encased with cement and loose rock on the interior. Hand hewn and rough cut timber beams support varying widths of narrow and wide plank boards on the basement ceiling. Wide plank interior walls are also evident in the basement with one 2/2 vertical paneled door and paired single light basement windows.

The exterior walls are narrow clapboard sided with corner boards. The three bay front façade includes on the first floor, a centered front single late 19th century wood entrance door indicated by a cast stone staircase, and 1/1 double hung windows on either side, all with plain wood surrounds. A wrap-around porch is supported by brick piers with a lattice apron. The square columns and a spindled balustrade with a shed roof wrap-around porch was recently updated from an earlier wrap-around porch with a paneled balustrade by 1954 and earlier full length front porch until 1941. The second floor front façade is centered with a new large square single glass window with mullions, replacing a large Queen Anne style multi-paned and multi-colored window. The pedimented front has a plain frieze band. A one story rectangular projecting bay window is located on the south elevation of the house,

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added between 1899 and 1913. The asphalt shingled roof includes a north side pedimented dormer with triple single pane windows and an off - center interior chimney.

The 1883 Panoramic View Map of Chagrin Falls shows a structure set back from Philomethian Street in the vicinity of this site as part of a larger property with the dwelling house at 137-139 East Washington Street. The 1889 Sanborn Fire Insurance Co. Map indicates what appears to be the same structure and indicates that it is a 1 ½ story barn/outbuilding. The structure also appears on the Cuyahoga County Plat Map 1892 on Lots 9 and 10 of the Gardner and Hallock Allotment, where this house is now located. The 1893 Sanborn Fire Insurance Co. Map indicates a two story dwelling at this location. Original Queen Anne features including a large multi-pane queen Anne style window in center of front gable, spindled porch, front door and narrow clapboard siding indicate construction during the Queen Anne period in Chagrin Falls. (Photo dated circa 1900, see Historic Images) The Cuyahoga County Tax records indicate an increase in tax value which would date construction of this house in 1891 by owner R. W. Stoneman, most likely using the basement of the earlier barn/outbuilding structure constructed ca.1880.

There is speculation that R.W. Stoneman moved his barn to this property, but it appears that he moved another barn elsewhere in 1895, and built this house earlier in 1891. The Cuyahoga County land records for sale of the property immediately adjacent to the north at 28 East Washington in 1895, state that “The right is hereby reserved to R.W. Stoneman to remove from said premises his frame barn now standing thereon...” (Cuyahoga County Deed from Joseph Davis, Exr. for William Hutchings to Elliott F. Shepard dated 22 July 1895).

**Significant Outbuildings:** None

**Historic Images:** Figure 5

**Photo Location:** Photo Key #24

**Contributing**

**25. 28 Philomethian Street:** Wood frame Queen Anne dwelling

**Architecture:** Queen Anne

**Date/history:** William Hutchings-Elliott Shepard House, 1892

**Additional description:**

This two and one-half story cross gabled Queen Anne style home is constructed on an ashlar course sandstone foundation with narrow clapboard sided walls and vertical corner boards. A first floor 1/1 large Queen Anne style picture window with a large bottom sash and smaller top sash is centered on the first floor of the front gable with paired 1/1 windows on the second floor, all with simple wood surrounds and topped by a pedimented gable end with decorative patterned clapboard siding. Simple decorative verge boards are located at the pedimented gable end with exposed rafter tails. On the south side of the front façade located below the projecting south side gable are 1/1 windows on the first and second floor. An earlier wrap-around porch was replaced in 1909 with another one story wrap around cast stone porch with Ionic columns and balustrade, and flat roof which remains today. The main entrance door is located on the north front façade with another large original 1/1 picture window characterized by a larger lower and smaller upper sash located along the first floor north side of the house.

On the north elevation is a two story cutaway bay window with three 1/1 windows on each floor topped by a pedimented gable with decorative verge boards, moldings, trim and exposed rafter tail ends. The south elevation gable end has verge boards and exposed rafter tails. An interior chimney is included in the main cross gabled asphalt shingled roof.

**Photo Location:** Photo Key #25

**Historic Images:** Figure 5

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### Contributing

#### **25a.28 Philomethian Street:** Wood Frame Barn

**Date:** ca. 1898-1912

**Additional description:**

This front gabled two and one-half story barn is clad in drop wood siding with corner boards and verge boards on the front elevation. Original barn doors are located on the first floor and a hay door is located on the second floor of the front elevation. The shutters are a later addition.

**Photo Location:** Photo Key #25a

**Contributing**

#### **26. 36 Philomethian Street:** Wood frame Queen Anne dwelling

**Architecture:** Queen Anne

**Date/history:** William Hutchings-Francis & James Hine House, 1895

**Additional description:**

This two and one-half story Queen Anne style wood frame cross gabled dwelling is constructed on an ashlar course sandstone foundation. Wood shingle siding covers the first and second floor exterior walls. The front façade includes a wrap-around porch supported by turned columns, a spindled balustrade and spindled frieze. The shed style porch roof features a small pedimented patterned wood clapboard gable indicating the main single entrance door on the south front façade. To the north of the first floor entrance is a 1/1 large original double hung Queen Anne style picture window with a smaller upper sash and plain single glass lower sash window centered under the pedimented front gable with decorative patterned wood clapboard siding is with paired 1/1 double hung windows on the second floor and a paired attic window above. Along the north elevation is a two story cutaway bay window with three 1/1 double hung windows on each floor, topped with decorative pendants, corner brackets and trim detailing, located beneath the pedimented side gable with patterned wood clapboard siding. An interior chimney is included in the main cross gabled asphalt shingled roof.

**Photo Location:** Photo Key #26

**Contributing**

#### **26a. 36 Philomethian Street:** Wood Frame Barn

**Date:** ca.1898-with alterations by 1912

**Additional description:**

This two and one-half story front gabled barn is clad in narrow clapboard siding with corner boards and simple verge boards at the gable end. A modern garage door has replaced the original barn door on the south side first floor. To the east on the first floor is an original 2/2 window. A hay door is located on the second floor south side of the front elevation with a single window above at the gable end.

**Photo Location:** Photo Key #26a

**Contributing**

#### **27. 42 Philomethian Street:** Wood frame Queen Anne dwelling

**Architecture:** Queen Anne with Shingle Style influence

**Date/history:** William Hutchings- Francis Hine - Everett Kline, 1892

**Additional description:**

This two and one-half story gabled ell Queen Anne dwelling is constructed on an ashlar course sandstone foundation. Narrow clapboard siding is defined by vertical corner boards and a single horizontal trim band connecting the windows and doors. The front façade originally featured a wrap-around porch along the front and

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south side of the house. The front portion of the porch was removed and the south side enclosed with a pedimented gable with decorative patterned wood shingles embedded in the front wall indicating the main entrance door to the house and leaving exposed rafter tails to the south side of the house, which remains today. A more recent projecting bay window is located on the north front façade of the house with 6/6 windows located above. The pedimented front gable has paired single glass windows, and decorative patterned siding similar to the pediment over the front door entrance, along with decorative verge boards, fretwork at the gable end and exposed rafter tails.

A two story cutaway bay is located on the north elevation with a picture window on the first floor comprised of a larger bottom sash and smaller upper sash with a horizontal line of four square glazed stained glass windows, and 1/1 double sash windows on either side. The second floor cutaway bay consists of three 1/1 double hung windows, topped by a decorative patterned shingle sided pedimented gable with a multi-paned multi-colored rectangular attic window and bowed lintel. As with the other gable ends of the house, verge boards and exposed rafter tails are characteristics. The gabled ell shaped main shingled roof has been altered slightly to encompass the enclosure of the former south porch and also includes an interior chimney.

**Significant Outbuildings:** None  
**Photo Location:** Photo Key #27  
**Contributing**

**28. 50 Philomethian Street:** Wood frame Queen Anne dwelling

**Architecture:** Queen Anne  
**Date/history:** William Hutchings-John Stoneman House, 1895  
**Additional description:**

This two and one-half story wood frame Queen Anne style wood frame cross gabled dwelling is constructed on an ashlar course sandstone foundation with wood shingle siding covering the first and second floor exterior walls. The front façade includes a Colonial Revival inspired wrap-around porch supported by square wood columns on cast stone pedestals with a wood square spindled balustrade and a flat roof, which replaces an earlier wrap-around porch. A 1/1 large original Queen Anne style picture window with a large bottom sash and smaller top sash is centered on the first floor of the front gable with paired 1/1 windows on the second floor, all with simple wood surrounds and topped by a pedimented gable end with simple decorative verge boards, exposed rafter tails and ornamental fretwork at the gable end and a multi-paned and multicolored square attic window. The main entrance door is located to the north side of the front façade. Along the north elevation is a two story cut away bay window with three 1/1 double hung windows on each floor, topped with decorative trim detailing located beneath the north side pedimented gable with verge boards and exposed rafter tails. The south facing gable end also has fretwork, verge boards and exposed rafter tails. An interior chimney is included in the main cross gabled asphalt shingled roof.

**Significant Outbuildings:** None  
**Photo Location:** Photo Key #28  
**Contributing**

**Philomethian Street – West Side**

**29. 17 Philomethian Street:** Wood frame Dutch Colonial Revival

**Architecture:** Dutch Colonial Revival  
**Date/history:** Byron R. Hoopes House, 1905  
**Additional description:**

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This one and one-half story wood frame front gabled Dutch Colonial Revival is constructed on a glazed tile foundation and cement block supporting the north side recessed partial porch and ashlar stone supporting the bay window portion. The front façade is wood shingle sided and includes a recessed partial porch to the north supported by a single turned column covering the main entrance door. To the south side on the front façade is a recessed bay window with a picture window in the center characterized by a larger lower and smaller upper sash and two 1/1 windows on either side. The second half story front façade features a gambrel gable end with distinctive decorative patterned clapboard and paired 1/1 windows in the center. The asphalt shingled roof includes two pedimented dormers with simple verge boards and exposed rafter tails with a single 1/1 double hung window and decorative patterned wood clapboard siding on the north and south elevations with an interior chimney. A screened-in porch/breezeway added between 1926 and 1954 connects to the house, a front gabled one car garage located to the south, both of which are wood shingle sided with an asphalt shingle roof.

**Documented on the OHI, CUY-4384-26, 1992**

**Significant Outbuildings:** None

**Photo Location:** Photo Key #29

**Contributing**

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### 8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance:** Architecture

**Period of Significance** 1844-1920

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**Significant Dates** N/A

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**Significant Person** (Complete if Criterion B is marked above)

**Cultural Affiliation** N/A

**Architect/Builder** William Hutchings, Joseph O'Malley, Alfred W. Lowrie, Charles Giles and Rowe & Giles

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### *Statement of Significance*

The Chagrin Falls East Side Historic District located on East Washington and Philomethian Streets, Cuyahoga County ("Historic District"), is significant under **Criterion C** in the area of **architecture** for the period 1844 to 1920, for the range of distinctive styles and types of domestic historic architecture represented from the Mid-19<sup>th</sup> Century, Late Victorian, Late 19<sup>th</sup> & 20<sup>th</sup> Century Revivals and Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movement, reflecting the development of Chagrin Falls as a regional market and industrial center dependent upon the mills of the Chagrin River in the Connecticut Western Reserve.

The settlement of Chagrin Falls was originally divided north/south at what is now the Main Street Bridge at the "High Falls" of the Chagrin River with the west side located in Orange Township, Cuyahoga county and the east side located in Russell and Bainbridge Townships, Geauga county, bisecting the Chagrin River and the mills located along its banks. (Gorretta, 32) In 1837, the west Cuyahoga county side was platted in an organized grid pattern of small lots as Graves Allotment, named after Noah Graves, founder of the settlement in 1833, part of which is now recognized as the Chagrin Falls West Side District listed on the National Register of Historic Places in 1978 (NRHP Ref # 74001433).

In 1841, the east Geauga county side of what would become Chagrin Falls was annexed to unite the settlement as part of Cuyahoga county. In contrast to the organized small lot grid pattern of west side, the east side included larger acreage of irregularly shaped lots south of the Chagrin River and located close to the town center, as part of the original Aristarchus Champion Tract and later the Gardner and Halleck Allotment. The east side was platted in 1842 and includes this Chagrin Falls East Side Historic District. (See Historic Images, Figure 6). In 1844, the entire settlement was incorporated as the Village of Chagrin Falls.

Chagrin Falls was a regional market and industrial center by 1842 with nine mills located along the Chagrin River. Between 1827 and 1843, seven roads either led directly to or connected to roads leading to the High Falls including Cleveland Rd., South Kinsman Rd., Russell Rd., Main Market Rd. (Washington St.), Chillicothe Rd., Ravenna Rd., and Bainbridge Rd. (Gorretta 9, 35). Washington Street was first recognized in 1827, when the Geauga County Commissioners authorized survey of a road from Auburn Corners, Geauga County to the "great falls of the Chagrin." (Gauga County Road Record). Originally known as Main Market Road, it became known as Washington Street on the 1842 plat map and served as a major transportation route travelling east/west. (Gorretta, 8). The Chagrin Falls East Side Historic District is therefore also distinguished for its location along East Washington Street.

The earliest domestic architecture of the Historic District includes the Greek Revival homes of prominent early Geauga county pioneer families who built their homes at the intersection of important transportation route of East Washington Street and Philomethian Street. These pioneer families represented important settlers who contributed to the development of Chagrin Falls including Phineas Upham, A.C. Gardner, George March and Benajah Williams Jr. The homes that they built represent architectural styles that were popular at the time of their construction and reflect the prominence of the owners.

The United States was in the throes of industrialization and modernization in the 1870's, and the prominent Italianate style suited the exuberance of the period. In 1877, the first narrow gauge Chagrin Falls & Solon railroad arrived to Chagrin Falls intersecting with East Washington Street to the northeast/southwest just beyond the eastern boundary of the Historic District. (See Historic Image, Figure 7). The intersection of East Washington and Philomethian Streets close to the Village center and places of business continued as an attractive location for home construction reflecting the popular architecture of the period apparent in the Italianate homes of Chagrin Falls merchants Iddo Bailey, James Gates, D.C. Eggleston and Theodore Hintz, wood lathe manufacturer George Ober, and banker George March, Jr.. Families subdivided the larger lots of the Historic District to allow for construction of homes by other family members.

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In 1890, the narrow gauge was converted to a standard gauge railroad, opening the Village industry to new markets, boosting the economy and easing the transport of goods, including construction materials. (Gorretta, 77-79). The Stick, Eastlake and Queen Anne styles of domestic architecture of the Late Victorian period were built in the Historic District between 1891 and 1897 employing the new technology of woodworking machinery allowing for elaborate three dimensional ornamentation and also the introduction of irregular plan balloon frame homes offering a variety of textures, contrasts and materials (Gordon, 91). These homes included the Stick home of business owner R. W. Stoneman; Eastlake home of lawyer James Davis and Queen Anne homes of mill manager Everett Kline, livery owner Joel Burnett, Village of Chagrin Falls Mayor and business owners William and Emma Dripps; and, Laura Bailey Giles who was the daughter of Iddo Bailey and mother of builder Charles Giles.

With the turn of the 20<sup>th</sup> century, two Dutch Colonial Revival homes were constructed in the Historic District identifiable by their distinctive gambrel roofs and widely promoted as an affordable housing type. (Gordon, 104). Martha Ober, the widow of lathe manufacturer George Ober, contracted with Rowe & Giles to build her Bungalow type home in 1912. In 1914, Geauga county pioneer family descendent Daniel O. McFarland built the only Craftsman house on the last available lot in the Historic District. Only one home was constructed within the District outside the period of significance, in 1978.

The significance of the Chagrin Falls Historic District derives from the diversity of examples of representative 19<sup>th</sup> and early 20<sup>th</sup> century architecture that developed along the main transportation route of East Washington Street and the intersection of Philomethian Street including important examples of Greek Revival, Upright and Wing, Italianate, Queen Anne, Stick, Bungalow, Dutch Colonial Revival, Bungalow and Craftsman domestic architectural styles and types. In some cases, properties within the district also illustrate how changing tastes and preferences of the owners throughout the period of significance affected the architecture of the property through 'updated' porches or additions.

Most notably included in this District is the Greek Revival George March House, 1849 individually listed on the National Register of Historic Places, included in the Historic American Buildings Survey and documented on the Ohio Historic Inventory. Also included and of note are: the Upright and Wing George Chambers House, 1859; the Italianate George March, Jr. House, 1875; the Queen Anne Laura Bailey Giles House, 1897, William D. and Emma Dripps House, 1893 and Joel W. Burnett House, 1895; the Stick style R.W. Stoneman House, 1893; the Dutch Colonial Fred and Jenne Leach House, 1906; the Bungalow Martha Ober House, 1912; and, the Craftsman Daniel O. McFarland House, 1914.

**The period of significance** begins in 1844 with the incorporation of Chagrin Falls as a Village. East Washington Street became a major transportation route beginning as one of the earliest roads leading to and from Chagrin Falls in 1827. The first narrow gauge railroad intersected with East Washington Street in 1877 just to the north of Philomethian Street and was converted to standard gauge in 1890. In 1896, East Washington Street became part of the Cleveland & Chagrin Falls Electric Railway Company route. This transportation system contributed to the development of Chagrin Falls as a united and established community dependent upon manufacturing and the mills of the Chagrin River. The period of significance ends in 1920. By the 1920's and in contrast to the organic development of the dwellings along East Washington and Philomethian Streets in the Historic District, Chagrin Falls was experiencing the new form of residential development with the advent of planned residential subdivisions, such as the Chagrin Falls Building Company Subdivision located to the south of the Historic District on May Court with homes constructed between 1921 and 1929.

Included within the Historic District are also representative examples of the work of the following **local and regional builders, master carpenters, contractors and craftsmen:**

**William Hutchings**



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William Hutchings was born in Devonshire, England and trained as a stone mason before immigrating to Orange Township, Cuyahoga County, Ohio with his wife in 1845. He was especially known for the many stone bridges he built throughout Cuyahoga and Geauga County, including the Main Street stone arch bridge in Chagrin Falls, listed as part of the Chagrin Falls Triangle Park Commercial National Register District. He was a leading contractor in Cuyahoga and Geauga Counties having built over 100 bridges and large culverts by 1888. (*Exponent* [Chagrin Falls] 8 November 1888).

Known as "Boss Hutchings," he became a prominent builder, businessman and member of the Chagrin Falls community and as noted in the local newspaper, the *Chagrin Falls Exponent* when profiling William Hutchings as one of Chagrin Falls' most honored and wealthiest citizens stated that "[m]ost of the brick structures and many of the frame ones were erected by him." (*Exponent* [Chagrin Falls] 8 November 1888). He is especially known for construction of brick Italianate buildings including a block of masonry brick Italianate style commercial buildings to the west of the Chagrin Falls Triangle Park and another block of masonry brick Italianate style commercial buildings known as the Phoenix Block located on the northwest side of the Chagrin River at the Main Street bridge, both part of the Chagrin Falls Triangle Park Commercial District listed on the National Register of Historic Places, 1978.

He is listed in the Chagrin Falls Business Directory of 1858 as a jobber and builder. (R. Pearsall Smith Map [Chagrin Falls] 1858). His ventures included ownership of brick yards on Cleveland and East Washington Streets. He was a prime motivator of the railroad movement in Chagrin Falls, where he served as General Manager. He was a founder of the Union Fair which leased land from the Cuyahoga County Fair Association in 1873 for establishment of the Cuyahoga County Fairgrounds which were located in Chagrin Falls until 1925. (Gorretta, 70). He was partners with Benajah Williams, Jr. in the Enterprise Flouring Mill on Front Street (Bell Street) at Philomethian Street. In 1876, he and Joseph Stoneman took over the hardware store business in Chagrin Falls on Main Street, which has continued to operate since 1857 and is included in the Chagrin Falls Triangle Park Commercial National Register Historic District. He also served as a Chagrin Falls Township Trustee, a member of Village Council, a leader of the Bible Christian Church and was instrumental in the building of the Congregational Church on Front Street. (Gorretta, 100). With the exception of six years, he remained in Chagrin Falls until his death in 1894. (Ohio Deaths and Burials).

Within the Historic District he is credited with construction of: the brick Greek Revival Benajah Williams Jr.-R.W. Stoneman House, ca. 1857, 1895; and, the brick Italianate Dr. Henry W. Osmond- Iddo Bailey Jr. House, 1873. Also, four wood frame Queen Anne style homes on Philomethian Street on land he acquired upon the death of his business partner Benajah Williams, Jr. including: the William Hutchings-Elliott Shepard House, 1892; the William Hutchings - Francis & James Hine - Everett Kline, 1892; the William Hutchings-John Stoneman House, 1895; and the William Hutchings- Francis & James Hine House, 1895.

### **Joseph O'Malley**

Joseph O'Malley was a master carpenter, ship carpenter and merchantman, originally from Canada. Mr. O'Malley arrived to Chagrin Falls in 1869, and lived here with his wife and two sons until his death in 1900. With a planning mill on River Street and later on Main Street in Chagrin Falls, he became known for his fine craftsmanship and intricate woodworking, particularly suitable for the Eastlake style. (Sanborn Fire Insurance Co. Map [Chagrin Falls] 1889, 1899). The shiplap siding on homes throughout Chagrin Falls are credited as his work. (Rausche 1998,429). In the local newspaper, *Chagrin Falls Exponent*, he advertised his business as a contractor and lumber dealer specializing in "Sash blinds, doors, mouldings, planing and matching scroll sawing, turning, shaping, house building and general jobbing." (*Exponent* [Chagrin Falls] 28 June 1877 & 12 July 1900).

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Within the Historic District, the Italianate: George Ober House, 1874; George March, Jr. House 1875 and outbuilding; and, D.C. Eggleston House, 1876 are credited as the work of Joseph O'Malley. He is also credited with construction of his prominent Italianate home located at 68 Water Street included in the Chagrin Falls West Side National Register Historic District as the Joseph O'Malley House, 1875; the Z. K Eggleston House, 1875 located next door to the north at 56 Water Street; and, outbuildings at 48 and 54 Church Street.

### **Alfred W. Lowrie**

Alfred W. Lowrie was born in Russell Township, Geauga County in 1846 and came to Chagrin Falls in 1879. He was a local Chagrin Falls builder, known primarily as a builder of Queen Anne homes for which his name often appears in the local newspaper, the *Chagrin Falls Exponent*. He lived at 174 South Main Street in Chagrin Falls until his death in August 1895. (*Exponent* 9/12/1895)

Within the Historic District, he is known to have constructed the C.W. and Rose Barden House, 1891 and William D. and Emma Dripps House, 1893.

### **Charles Giles and Rowe & Giles**

Charles Giles and George Rowe formed a partnership in 1907, which in 1912 was incorporated as the Rowe & Giles Lumber Company located on the north end of Philomethian Street at Bell Street in Chagrin Falls for the purposes of general contracting, retail lumber and builders' supplies and located immediately adjacent to the north of this Historic District. Charles Giles lived with his mother at the Laura Bailey Giles House, 1897 located at 70 East Washington Street within the Historic District until 1906.

The first ten years of business for Rowe & Giles were almost exclusively general contracting constructing private residences and buildings throughout the region. Charles Giles and George Rowe also purchased acreage off South Main Street to the south of the Historic District in Chagrin Falls and created the Chagrin Falls Building Company's May Court residential subdivision where they constructed homes between 1921 and 1929. By 1923, Rowe & Giles was "the largest lumber and builders supply concern outside the city of Cleveland in Cuyahoga." (*Exponent* [Chagrin Falls] 25 October 1923). The *Chagrin Falls Exponent* newspaper noted that the magnitude of the business done by the firm "may be judged by the fact that during the last ten months 174 cars of lumber and builders supplies have been received and unloaded." (*Exponent* [Chagrin Falls] 25 October 1923). The Company operated at the Philomethian Street location until the largest single fire in Chagrin Falls history destroyed the more than two acre commercial property in 1965. (Gorretta 2004, 251) The wind carried the fire east and did not destroy any residential homes in the vicinity.

Within the Historic District are examples of the early work of Charles Giles, who built his mother's home in 1897 along with George Chambers when he was 20 years old. Rowe & Giles constructed the Martha Ober House stucco and wood bungalow in 1912.

### ***Architectural Styles and Types***

The domestic architecture included within the Historic District is grouped by time period and according to architectural style or type with inclusion of the name of the builder or contractor if known, as follows:

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## **Mid-19<sup>th</sup> Century**

### ***A. Greek Revival Style (1844- ca. 1858)***

Greek Revival was the dominant style of American domestic architecture from 1830 to 1850, during which time it was called the National style popularized by American pattern books and carpenters. (McAlester,182; Gordon, 79). It occurred particularly in those regions that were settled in the 1830's, 40's and '50's. (McAlester,182). Common elements of the Greek Revival style include ornamentation which is large when compared to the whole, columns or pilasters, 6/6 windows, flat stone lintels and sills, cornice returns and heavy entablatures. (Gordon, 79).

Within the Historic District, there are four (4) Greek Revival style houses demonstrating the Front Gabled and New England One and One-Half types of wood post and beam construction and one of masonry brick construction. All were built at the intersection of East Washington and Philomethian Street including:

#### **1. George March House, 1849**

##### **126 East Washington St.**

**Photo Location:** Photo Key #12

Originally constructed on a larger approximately 4 acre lot, this house is an outstanding example of Greek Revival style architecture in the Village of Chagrin Falls. It is individually listed on the National Register of Historic Places, the Historic American Buildings Survey and documented on the Ohio Historic Inventory (OHI). It is most notable as a New England One and One-Half type with post and beam construction, corner pilasters supporting a wide frieze band, prominent cornice returns and original Greek Revival 6/6 windows representative of the style.

#### **2. Phineas Upham- George Honeywell House, 1844**

##### **102 East Washington St.**

**Photo Location:** Photo Key #8

This is the earliest remaining house in the Historic District originally constructed in 1844 originally on larger acreage. The OHI documents this house as a Center Door Gable Type noting the important Greek Revival stylistic elements including the original frontispiece with its wide entablature supported by Doric pilasters, a wide frieze board and cornice return.

#### **3. A.C. Gardner- Byron Hoopes House, 1848**

##### **115 East Washington Street**

**Photo Location:** Photo Key #20

This house is located on the northwest corner of East Washington and Philomethian Streets and was acquired along with 15 surrounding acres upon which it was constructed in 1848. Although the roof has been raised, the Greek Revival characteristics of this house are apparent on the front façade including the frontispiece, cornice returns, center door and original siding.

#### **4. Benajah Williams Jr.-R.W. Stoneman House, ca. 1857, 1895**

**Photo Location:** Photo Key #22

The late Greek Revival style masonry brick portion of this dwelling was originally located on a large lot between East Washington, Philomethian and Bell Streets, as seen in the Panoramic View of Chagrin Falls Map, 1883. Greek Revival characteristics are still apparent in the front gabled form and massing of the house which was later updated with elements of the Italianate style including two single bay porches and truncated single brackets at the

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eaves as well as a later Queen Anne multi-colored and multi-paned attic window on the front façade, all of which remain today. The brick construction was likely the work of William Hutchings.

**Builder:** William Hutchings

### ***B. Upright and Wing Building Type (1859)***

The Upright and Wing was popular in northeast Ohio and the Connecticut Western Reserve. (Gordon, 132). There is one (1) Upright and Wing Building Type in the Historic District:

#### **1. George Chambers House, 1859**

##### **58 East Washington St.**

**Photo Location:** Photo Key #1

This wood frame pre-Civil War Upright and Wing type home sometimes referred to as “Western Reserve Style” is constructed with the characteristic two units; the taller gabled two story Upright unit to the east and the shorter one and one-half story Wing unit attached perpendicularly to the west. The façade of the Wing portion of the house features a characteristic full length partially recessed porch on square columns and pilasters. The house has retained the characteristics of the Upright and Wing type including the traditional floor plan with a main entry door on the recessed porch of the Wing with an interior entrance area, a living room/parlor and staircase with bedrooms on the second floor of the Upright, with a dining room and kitchen in the Wing.

Architect Frank Walker of Cleveland architectural firm Walker & Weeks designed a living room fireplace mantel and bookcases for the owner William Davidson dated August 10, 1948 and titled “Sketch for Mantle & Bookcases in Living Room for Bill Davidson... Residing at Chagrin Falls, Ohio F.P.W. Aug. 10, 1948”. According to historian Eric Johannesen, these drawings are the last done by Walker before his death in 1949. Walker was known to do residential work for neighbors and friends. (Johannesen, 1999, 134-35). A fireplace mantel exists in the living room on the first floor of the Upright, but there are no surrounding bookcases.

## **Late Victorian**

### ***A. Italianate (1873-1876)***

There are six (6) Italianate style homes in the Historic District demonstrating the cubic form and cross gabled type of predominantly wood frame construction with shiplap siding, with one of masonry brick construction. These Italianate homes include the elaborate features, details and characteristic brackets. The following Italianate homes are located in the Historic District on East Washington Street:

#### **1. Dr. Henry W. Osmond- Iddo Bailey Jr. House, 1873**

##### **78 East Washington St.**

**Photo Location:** Photo Key #4

Originally located on a 3.66 acre parcel of land, this prominent Italianate architecture signified importance in the community. This is one of the first Italianate homes built on East Washington Street and only one constructed with masonry brick, most likely by William Hutchings. This two story home demonstrates characteristics of the Italianate style with a four bay asymmetrical façade including tall full length windows 8 ft. in height, paired main entrance doors and an overhead rectangular glass transom both with elaborate decorative window glass patterns. A second entrance door remains to the west of the main entrance. The second floor double hung windows are rectangular 2/2 lights with gabled lintels accented with an ornamental garland, and stone sills. Wide overhanging eaves with a decorative single bracketed cornice elaborated with rectangular molded frieze panels are topped by a hipped asphalt shingled roof.

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**Builder:** William Hutchings

**2. James M. Gates House, 1873**

**95 East Washington Street-**

**Photo Location:** Photo Key #17

Characteristic of the Italianate style, this two story wood frame house has the retained its cubic form and wide overhanging eaves supported by double wood brackets with pendants mounted on a plain frieze and a low pitched hipped asphalt shingle roof. The addition located to the rear of the building with an ashlar course sandstone foundation is part of the original house.

**3. Rueben R. Walters- Theodore Hintz House, 1853, 1873 (OHI)**

**114 East Washington Street**

**Photo Location:** Photo Key #10

This two story wood frame Italianate style dwelling has retained its cubic form and characteristics of the Italianate style, including wide overhanging eaves supported by elaborate single wood brackets with pendants on a plain frieze panels, which were reproduced for the west side second story addition. The characteristic low pitched hipped asphalt shingle roof includes an interior chimney.

**4. George Ober House, 1874**

**87 East Washington**

**Photo Location:** Photo Key #16

The high style Italianate architecture of this two story wood frame home includes walls of shiplap siding and 2/2 glazed windows with characteristic hooded segmentally arched mouldings and a keystone. A prominent two story bay window is located on the west elevation, characterized by three 2/2 windows on each floor, again with hooded segmentally arched mouldings with keystones, topped by wide overhanging eaves supported by double brackets with pendants and a cornice with rectangular molded frieze panels. Wide overhanging roof eaves are supported by elaborate double wood brackets with pendants. The cornice is elaborated with rectangular molded frieze panels. A low pitched hipped asphalt shingle roof includes a center chimney. The shiplap siding indicates this house was likely constructed by Joseph O'Malley. The wood lathe work may have been done by George Ober, who owned this house.

**Builder:** Joseph O'Malley

**5. George March, Jr. House 1875**

**120 East Washington Street**

**Photo Location:** Photo Key #11& #11a

The high style Italianate architecture of this home include walls of shiplap siding and 1/1 double hung windows with hooded arched pendant drop mouldings. The main entrance consists of paired entrance doors with an overhead fanlight. Located on the east elevation of the house is a second entrance door to the south and framed by an Italianate style partial porch supported by chamfered columns each topped with brackets, a single bracketed frieze and a flat roof. On the west elevation is a prominent two story bay window with three hooded arched pendant drop mouldings over 1/1 windows on each floor. Wide overhanging eaves are supported by elaborate double wood brackets with pendants. The cornice is elaborated with brackets and rectangular patterned moulded frieze panels. A low pitched hipped asphalt shingle roof, originally slate, includes an interior chimney. The

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shiplap siding indicates this house was likely constructed by Joseph O'Malley. The 1883 Panoramic Map of Chagrin Falls and a 1906 photo of this house show a belvedere located on the roof. The driveway is located to the east and leads to a Carriage House which was built or moved to this location between 1899 and 1913 on the west side of the property behind the main house.

**Builder:** Joseph O'Malley

**6. D.C. Eggleston House, 1876**

**136 East Washington street**

**Photo Location:** Photo Key #13

This two story wood frame dwelling is the only cross gabled Italianate style house in the Historic District. It is constructed with walls of shiplap siding. The characteristic elements of the Italianate style are apparent on the front gable with 1/1 double hung windows with hooded semi-arched pendant drop mouldings on the first floor and a single 1/1 window with a fully arched pendant drop moulding on the second floor. On the west elevation is a one story bay window with three hooded arched pendant drop mouldings, 1/1 windows and projecting eaves supported by double wood brackets. Projecting roof eaves are supported by double wood brackets mounted below the cornice along a simple frieze, below an asphalt shingle roof with an east side exterior chimney. The shiplap siding indicates the builder was most likely Joseph O'Malley.

**Builder:** Joseph O'Malley

***B. Vernacular (1884)***

There are two (2) Vernacular house in the Historic District during this time period:

**1. Frederick and Eliza Bose House, 1884**

**84 East Washington Street**

**Photo Location:** Photo Key #5

This is a one and one-half story Front Gabled Vernacular wood frame house.

**2. R.W. Stoneman House, ca.1891**

**24 Philomethian Street**

**Photo Location:** Photo Key #24

**Additional description:**

This one and one-half story Front Gabled Vernacular wood frame house.

***C. Stick Style (1893)***

This is the only Stick style house in the Village of Chagrin Falls:

**1. R. W. Stoneman House, 1893**

**16 Philomethian Street**

**Photo Location:** Photo Key #23

This unusual one and one-half story side gabled Stick style dwelling is characterized by the narrow clapboard siding with corner boards and stick work trim bands connecting all the windows and doors at the lintel and below the sill of the windows. The first floor front façade includes a partial porch supported by turned columns with a spindled balustrade and frieze over a center entrance door and 1/1 double hung window to the south. The shed style porch roof is punctuated to the south by a prominent pedimented gable with elaborate decorative patterned wood shingles and verge boards. To the south is a prominent two story cut away bay with a center double hung picture window with a larger bottom sash and smaller upper sash and 1/1 double hung windows on either side. A

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single centered 1/1 window with plain wood trim is located above and surrounded by elaborate decorative patterned wood shingles and trim at the pedimented gable end with verge boards. This front gabled cutaway bay and pedimented gable intersect below the roof line perpendicular with the main side gabled roof. A one story rectangular bay window is located on the south side of the house. Both the north and south side gable ends also feature the elaborate decorative patterned wood shingles. A steeply pitched side gabled asphalt shingled main roof includes an interior chimney.

***D. Queen Anne Style (1891-1897)***

There are nine (9) Queen Anne style homes in the Historic District including Eastlake and High Style examples with Stick and Shingle style influences. The cross gabled form is the predominant type with examples of a Hipped Main Roof with Lower Cross Gables and a Gabled Ell type. William Hutchings acquired the land in 1890 for construction of four of these homes located on Philomethian Street. Alfred Lowrie is known to have built two of the Queen Anne homes on East Washington Street.

**1. C.W. and Rose Barden House, 1891**

**83 East Washington Street**

**Photo Location:** Photo Key #15

This wood frame cross gabled dwelling is the first Queen Anne style home constructed in the Historic District. It includes a main entrance door of wood with a large oval glass pane. A Queen Anne style wrap-around porch was recently added. Characteristic of the Queen Anne style is a 2 story cutaway bay window with three 1/1 double hung windows on each floor, topped with decorative pendants, corner brackets and trim detailing, located beneath the pedimented side gable, on the west elevation.

**Builder:** Alfred W. Lowrie (Exponent [Chagrin Falls] 12 March 1891)

**2. Joseph Davis House, 1892**

**109 East Washington Street**

**Photo Location:** Photo Key #19

This two and one-half story cross gabled Eastlake Queen Anne dwelling is constructed with narrow clapboard sided walls. One over one double hung rectangular windows, the main entrance door and surrounds feature distinctive Eastlake patterned incised ornamental motif. The front pedimented gable includes a decoratively patterned wood clapboard gable end with a plain frieze above. On the west elevation of the house is a two story bay window with three characteristic Eastlake motif style 1/1 double hung windows on each floor.

**3. William Hutchings-Elliott Shepard House, 1892**

**28 Philomethian**

**Photo Location:** Photo Key #25

This two story and one-half wood frame cross gabled Queen Anne style home is constructed with narrow clapboard sided walls and vertical corner boards. A distinctive Queen Anne feature in Chagrin Falls is the first floor 1/1 large picture window with a large bottom sash and smaller top sash centered on the first floor of the front gable with decorative patterned clapboard siding. Unique to homes built by William Hutchings in this District and evident on this house, are simple decorative verge boards located at the pedimented gable ends with exposed rafter tails. An earlier wrap-around porch was replaced in 1909 with another one story wrap-around cast stone porch with Ionic columns and balustrade and flat roof which remains today. On the north elevation is a two story cut

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away bay window with three 1/1 windows on each floor topped by a pedimented gable with decorative verge boards, moldings, trim and exposed rafter tail ends.

**Builder: William Hutchings** (Cuyahoga County Deed from Cynthia Williams to William Hutchings

Dated 16 December 1890; Cuyahoga County Deed from Joseph Davis, Executor for William Hutchings to Elliot F. Shepard dated 22 July 1895)

**4. William Hutchings – Francis & James Hine - Everett Kline, 1892**

**42 Philomethian Street**

**Photo Location:** Photo Key #27

This two and one-half story Gabled Ell Queen Anne dwelling is constructed with narrow clapboard siding defined by vertical corner boards and a single horizontal trim band connecting the windows and doors, a Stick style influence. The pedimented front gable has paired single glass windows, and decorative patterned siding similar to the pediment over the front door entrance, along with decorative verge boards, fretwork at the gable end and exposed rafter tails. A two story cutaway bay is located on the north elevation with a Queen Anne style picture window on the first floor comprised of a larger bottom sash and smaller upper sash with a horizontal line of four square glazed stained glass windows, and 1/1 double sash windows on either side. The second floor cutaway bay consists of three 1/1 double hung windows, topped by a decorative patterned shingle sided pedimented gable with a multi-paned multi-colored rectangular attic window and bowed lintel. As with the other gable ends of the house, verge boards and exposed rafter tails are characteristics seen in houses constructed by William Hutchings.

**Builder:** William Hutchings (Cuyahoga County Deed from Cynthia Williams to William Hutchings

dated 16 December 1890; Cuyahoga County deed from Frances and James Hine to Evarts Kline dated 25 May 1898.)

**5. William D. and Emma Dripps House, 1893**

**92 East Washington Street**

**Photo Location:** Photo Key #6

This two and one-half story Queen Anne style wood frame dwelling is constructed with narrow clapboard siding defined by vertical corner boards and a single horizontal trim band connecting the windows and doors on the first and second floors, a Stick style influence. The front façade includes a decorative apron and wrap-around porch supported by turned columns, a spindled balustrade and spindled frieze replacing an earlier porch. The shed style porch roof features a pedimented decorative patterned wood shingled gable indicating the main single entrance door. To the east of the first floor entrance is a Queen Anne style 1/1 large double hung picture window with a diamond pattern multi-colored stained glass smaller upper sash and plain single glass lower sash. A pedimented projecting front flared gable with decorative patterned wood shingle siding and is located on the east side of the house with paired 1/1 double hung windows on the second floor and a multi-colored and multi-paned attic window with a bowed lintel above, a Shingle style influence. A single horizontal rectangular window is located on the second floor to the west of the front gable with a pedimented roof dormer with a multi-paned window located above. Along the east elevation of the house is a cut away bay window with 1/1 windows on either side of a horizontal rectangular glass window on the first floor topped by a flared pedimented gable with decorative patterned wood shingle siding. The main roof is hipped with lower cross gables.

**Builder:** Alfred Lowrie (*Exponent* [Chagrin Falls] 14 September 1893)



Chagrin Falls East Side Historic District  
Name of Property

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**6. Joel W. Burnett House, 1895**

**96 East Washington Street**

**Photo Location:** Photo Key #7

This two and one-half story Queen Anne style wood frame dwelling is constructed with narrow clapboard siding defined by vertical corner boards and a single horizontal trim band connecting the windows and doors, a Stick style influence. The front façade includes a decorative apron and wrap-around porch which appears to be original to the house, supported by turned columns, a spindled balustrade and spindled frieze with a ball wave pattern supported by brackets. The shed style porch roof features a pedimented decorative patterned wood clapboard gable indicating the main single entrance door. To the east of the first floor entrance is a 1/1 large double hung picture window with a smaller upper sash and plain single glass lower sash. One 1/1 double hung window is located to the west of the front entrance. A pedimented projecting front gable with decorative patterned wood clapboard siding is located on the east side of the front façade of the house with paired 1/1 double hung windows on the second floor and a multi-colored and multi-paned attic window above. A single horizontal rectangular window is located on the second floor to the west of the front gable. Along the west elevation of the house is a first floor bay window with two 1/1 windows on either side of a larger rectangular 1/1 glass window. The main roof is hipped with lower cross gables.

**7. William Hutchings-John Stoneman House, 1895**

**50 Philomethian Street**

**Photo Location:** Photo Key #28

This two and one-half story wood frame cross gabled Queen Anne style home includes a later wrap-around porch supported by square wood columns on cast stone pedestals with a wood square spindled balustrade and a flat roof, which replaces an earlier wrap-around porch. A distinctive Queen Anne style 1/1 large picture window with a large bottom sash and smaller top sash is centered on the first floor of the front gable. Pedimented gable ends feature simple decorative verge boards, exposed rafter tails and ornamental fretwork at the gable end and a multi-paned and multicolored square attic window. Along the north elevation is a two story cut away bay window with three 1/1 double hung windows on each floor, topped with decorative trim detailing located beneath the north side pedimented gable with verge boards and exposed rafter tails. William Hutchings died on September 12, 1894 and may not have completed this house, but notably the exposed rafter tails and verge boards are apparent on the other homes he constructed within the District. (Ohio Death and Burial Records).

**Builder: William Hutchings** (Cuyahoga County Deed from Cynthia Williams to William Hutchings dated 16 December 1890; Cuyahoga County Deed from Joseph Davis, Executor for William Hutchings to John Stoneman dated 17 July 1895).

**8. William Hutchings- Francis & James Hine House, 1895**

**36 Philomethian Street**

**Photo Location:** Photo Key #26

This two and one-half story Queen Anne style wood frame cross gabled dwelling is constructed on an ashlar course sandstone foundation. The front façade includes a wrap-around porch supported by turned columns, a spindled balustrade and spindled frieze, which appears to be original to the house. The shed style porch roof features a small pedimented patterned wood clapboard gable indicating the main single entrance door on the south front façade. To the north of the first floor entrance is a Queen Anne style 1/1 large double hung picture window with a smaller upper sash and plain single glass lower sash window centered under the pedimented front gable

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with decorative patterned wood clapboard siding is with paired 1/1 double hung windows on the second floor and a paired attic window above. Along the north elevation is a two story cutaway bay window with three 1/1 double hung windows on each floor, topped with decorative pendants, corner brackets and trim detailing, located beneath the pedimented side gable with patterned wood clapboard siding. William Hutchings died on September 12, 1894 and may not have completed this house, notably due to the absence of exposed rafter tails and verge boards apparent on the other homes he constructed within the District. (Ohio Death and Burial Records).

**Builder: Possibly William Hutchings** (Cuyahoga County Deed from Cynthia Williams to William Hutchings dated 16 December 1890; Cuyahoga County Deed from Joseph Davis, Executor for William Hutchings to L.S. Briggs dated 11 June 1896 (vacated); Cuyahoga County Deed from Joseph Davis, Executor for William Hutchings to Francis Hine dated 11 June 1896).

### **9. Laura Bailey Giles House, 1897**

#### **70 East Washington Street**

**Photo Location:** Photo Key #3

This two and one-half story Queen Anne style wood frame dwelling is constructed with narrow clapboard sided walls accented by a horizontal trim band connecting the tops of the windows and doors on the first and second floors, a Stick style influence. The front façade includes a later wrap-around porch supported by square columns covering the main front entrance door. To the east of the entrance is a Queen Anne style 1/1 large double hung picture window with a larger lower sash and smaller upper sash. The east front facade of the house is characterized by a pedimented front projecting gable with plain wood shingle siding and flared ends, paired 1/1 double hung windows on the second floor and an attic window with a multi-colored large stained glass center diamond pattern and a bowed lintel above, a Shingle style influence. To the west of this gable on the second floor is a single horizontal rectangular window. Along the east elevation is a cut away bay with three 1/1 windows on the first floor, below a plain wood shingled pedimented flared projecting gable end including paired 1/1 double hung windows on the second floor and an attic window with a multi-colored large stained glass center diamond patterned window with a bowed lintel above and the west elevation features a pedimented flared projecting gable end characterized by deeply recessed wood shingled and paired 1/1 attic windows. To the south is another pedimented flared wood shingled gable with a cutaway bay topped by paired 1/1 double hung windows and a pedimented projecting flared gable end with a single attic window. The main roof is hipped with lower cross gables.

Laura Bailey Giles had one child, Charles Henry Giles born in 1878. A piece of signed oak trim from the house is inscribed with “Chambers & Giles” Contractor to Builder March 17, 1898” was George Chambers and Charles Giles. George Chambers lived in a house to the west at 58 East Washington Street. Charles Giles, 20 years old at the time of construction of his mother’s house, would go on to found Rowe & Giles Lumber Company.

**Builder/Contractor:** Chambers and Giles

### **Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Revivals**

#### **A. Dutch Colonial Revival (1905-1906)**

There are two (2) front gabled Dutch Colonial Revival Style homes in the Historic District with the distinctive gambrel roof. These were also possibly catalogue homes:

#### **1. Byron R. Hoopes House, 1905**

##### **17 Philomethian Street**

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**Photo Location:** Photo Key #29

This one and one-half story wood frame front gabled Dutch Colonial Revival is constructed with narrow clapboard and wood shingle sided walls. The second half story front façade features a gambrel gable end with distinctive decorative patterned clapboard and paired 1/1 windows in the center. The roof includes two pedimented dormers with decorative patterned wood clapboard siding and a single 1/1 double hung window on the north and south elevations.

**2. Fred & Jenne Leech House, 1906**

**73 East Washington Street**

**Photo Location:** Photo Key #14

This one and one-half story wood frame front gabled Dutch Colonial is constructed with narrow clapboard siding walls and corner boards. The second floor façade features a distinctive decorative clapboard wood patterned gambrel gable end with bowed wood shingles and three adjacent double hung 1/1 windows characterized by a slightly larger window in the center, with a plain frieze and gambrel roof above. On the west elevation is a side gambrel gable end which includes a projecting bay with three 1/1 double hung windows located partially between the first and second half stories. The east elevation includes another first floor one story bay window with three 1/1 double hung windows. The asphalt shingled roof includes an east side gambrel gabled dormer with wood shingles and paired 1/1 double hung windows and an interior chimney.

**Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements**

***A. Bungalow (1912)***

There is one (1) side gabled Front Dormer Bungalow type house in the Historic District:

**1. Martha Ober House, 1912**

**103 East Washington Street**

**Photo Location:** Photo Key #19

This distinctive one and one-half story Side Gabled Front Dormer Bungalow type house is constructed with wood clapboard walls on the first floor and stucco walls on the second floor with a wide wood horizontal trim band above the first floor wood siding. The front façade features a full length one story porch over two large picture style windows with a larger lower sashes and smaller upper leaded glass upper sashes. The second story façade features a front sloping roof with a prominent pedimented stucco dormer outlined by vertical, horizontal and sloping wood trim boards with two single pane windows below an octagonal window located on a bowed upper section of the pedimented dormer gable end portion with corner boards.

**Builder:** Rowe & Giles (*Exponent* [Chagrin Falls] 4 April 1912)

***B. Craftsman (1914)***

There is one (1) Craftsman style house in the Historic District:

**1. Daniel O. McFarland House, 1914**

**108 East Washington Street**

**Photo Location:** Photo Key #9

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This two and one-half story side gabled dwelling is constructed with brick veneer walls on the first floor and wide wood siding on the second floor. The full length low pitched front gabled porch is supported by wide square brick veneer columns and topped by a wood sided pedimented gable with projecting eaves supported by three triangular knee brackets. The second story front façade features a pedimented gable to the east with projecting eaves supported by three triangular knee brackets and center paired 1/1 shuttered windows and to the west a single 1/1 shuttered window, topped with an asphalt shingle roof. Exposed rafter tails are apparent on the east side of the front façade. The east elevation includes a wood sided and roofed rectangular projecting flared bay located between the first and second floors. The west elevation includes a first floor rectangular brick veneer bay window with paired 1/1 windows and a brick header sill. Both the east and west side gable ends are supported by triangular knee brackets under projecting eaves topped by an asphalt shingle roof with an east side exterior lateral chimney.

### ***Conclusion***

The Chagrin Falls Village East Side Historic District is significant for the period 1844 to 1920, for the range of distinctive styles and types of domestic historic architecture represented from the Mid-19<sup>th</sup> Century, Late Victorian, Late 19<sup>th</sup> and 20<sup>th</sup> Century Revival and Early 20<sup>th</sup> Century American Movement, reflecting the development of Chagrin Falls as a regional industrial center dependent upon the mills of the Chagrin River along the main transportation route of East Washington Street. Diverse examples of 19<sup>th</sup> and early 20<sup>th</sup> century architecture exist in the District including important examples of Greek Revival, Upright and Wing, Italianate, Queen Anne, Stick, Bungalow, Dutch Colonial Revival, Bungalow and Craftsman domestic architectural styles and types, as well as from the representation of the regional builders and craftsmen who constructed them including regional and local builders William Hutchings, Joseph O'Malley, George Ober, Alfred Lowrie, Charles Giles, and Rowe & Giles.

Chagrin Falls East Side Historic District  
Name of Property

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## 9. Major Bibliographical References

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2. *Chagrin Falls Exponent* 1874 – 1923. Chagrin Falls Library.
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### Secondary Sources

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Name of Property

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Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark

recorded by Historic American Buildings Survey Library of Congress # HABS OHIO, 18-CHAFA, 2-  
 recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: \_\_\_\_\_

Chagrin Falls East Side Historic District  
Name of Property

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County and State

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## 10. Geographical Data

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**Acreege of Property** 8.371 acres

**UTM References (Place additional UTM references on a continuation sheet)**

<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
1. <u>17N</u>	<u>467417</u>	<u>4586506</u>
2. <u>17N</u>	<u>467709</u>	<u>4586506</u>
3. <u>17N</u>	<u>467709</u>	<u>4586236</u>
4. <u>17N</u>	<u>467417</u>	<u>4586236</u>

### **Verbal Boundary Description**

The Chagrin Falls East Side Historic District is situated in the Village of Chagrin Falls, County of Cuyahoga and State of Ohio (please refer to attached map) and described as including the following Cuyahoga County Parcel Numbers located along East Washington and Philomethian Streets:

#### **South side of East Washington Street:**

Parcel No. 931-17-033  
Parcel No. 931-17-034 (non-contributing)  
Parcel No. 932-17-035  
Parcel No. 932-17-036  
Parcel No. 932-17-037  
Parcel No. 932-17-038  
Parcel No. 932-17-039  
Parcel No. 932-17-040  
Parcel No. 932-19-001  
Parcel No. 932-19-002  
Parcel No. 932-19-003  
Parcel No. 932-19-004  
Parcel No. 932-19-005

#### **North Side of East Washington Street**

Parcel No. 932-07-015  
Parcel No. 932-07-013  
Parcel No. 932-07-012  
Parcel No. 932-08-014  
Parcel No. 932-08-015  
Parcel No. 932-08-017  
Parcel No. 932-08-018 (non-contributing)  
Parcel No. 932-08-019

#### **East side of Philomethian Street**

Parcel No. 932-08-011  
Parcel No. 932-08-010  
Parcel No. 932-08-009  
Parcel No. 932-08-008  
Parcel No. 932-08-007  
Parcel No. 932-08-006

#### **West side of Philomethian Street**

Parcel No. 932-08-012  
Parcel No. 932-08-016



Chagrin Falls East Side Historic District  
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### Boundary Justification

The boundaries of this District are based on the inclusion of all historically significant residential architecture between the downtown Chagrin Falls Triangle Park Commercial National Register District on the west end of the district and ending with the commercial structures and former railroad tracks located at the east end of the District along East Washington and Philomethian Streets. Parcel no. 932-07-14A, consists of a side walk with grass lawn on either side providing pedestrian access leading to the north from East Washington Street to the Chagrin Falls Intermediary School. This sidewalk is located on a separate parcel from the school parcel and is not included in this Nomination. The Intermediary School building is historically significant primarily as a Works Progress Administration PWA financed Colonial Revival school completed in 1940. The WPA/PWA school incorporates an earlier 1914 Colonial Revival High School. The school is not included as part of this Nomination because it was largely constructed outside the period of significance.

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### 11. Form Prepared By

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name/title: Wendy Hoge Naylor, Historic Preservation Consultant  
organization: The Naylor Company  
date: October 19, 2012, Revised December 27, 2012, Revised January 9, 2013  
street & number: 92 East Washington Street telephone: (440) 247-8319  
city or town: Chagrin Falls, Ohio state: OH zip code: 44022

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### Additional Documentation

Submit the Following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch Map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of property.

#### Additional Items

(Check with the SHPO or FPO for any additional items).

Property Owner

(Complete this item at the request of the SHPO or FPO.)

### Owner Notification Sheet

See Attached.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department Of The Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Chagrin Falls East Side  
Historic District  
Cuyahoga County, Ohio**

Continuation Sheet – Photographs

Page 1

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**PHOTOGRAPHS**

Name of Property: Chagrin Falls East Side Historic District  
City or Vicinity: Chagrin Falls  
County: Cuyahoga County  
State: OH  
Name of Photographer: Wendy Hoge Naylor, The Naylor Company  
Date of Photographs: October, December 2012  
Location of Original Digital Files: 92 East Washington Street, Chagrin Falls, OH  
Number of Photographs:

**East Washington Street – South Side**

- |  |                            |                  |
|--|----------------------------|------------------|
| 1. (OH_Cuyahoga_Chagrin Falls East Side HD_0001)   | 58 East Washington Street  | camera facing S  |
|  | Parcel No. 932-17-033      |                  |
| 2. (OH_Cuyahoga_Chagrin Falls East Side HD_0002)   | 64 East Washington Street  | camera facing SE |
|  | Parcel No. 932-17-034      |                  |
| 3. (OH_Cuyahoga_Chagrin Falls East Side HD_0003)   | 70 East Washington Street  | camera facing SE |
|  | Parcel No. 932-17-035      |                  |
| 4. (OH_Cuyahoga_Chagrin Falls East Side HD_0004)   | 78 East Washington Street  | camera facing SE |
|  | Parcel No. 932-17-036      |                  |
| 5. (OH_Cuyahoga_Chagrin Falls East Side HD_0005)   | 84 East Washington Street  | camera facing SE |
|  | Parcel No. 932-17-037      |                  |
| 6. (OH_Cuyahoga_Chagrin Falls East Side HD_0006)   | 92 East Washington Street  | camera facing SE |
|  | Parcel No. 932-17-038      |                  |
| 6a. (OH_Cuyahoga_Chagrin Falls East Side HD_0006a) | 92 East Washington Street  | camera facing SW |
|  | Parcel No. 932-17-038      |                  |
| 7. (OH_Cuyahoga_Chagrin Falls East Side HD_0007)   | 96 East Washington Street  | camera facing SE |
|  | Parcel No. 932-17-039      |                  |
| 8. (OH_Cuyahoga_Chagrin Falls East Side HD_0008)   | 102 East Washington Street | camera facing S  |
|  | Parcel No. 932-17-040      |                  |
| 9. (OH_Cuyahoga_Chagrin Falls East Side HD_0009)   | 108 East Washington Street | camera facing SW |
|  | Parcel No. 932-19-001      |                  |
| 10. (OH_Cuyahoga_Chagrin Falls East Side HD_0010)  | 114 East Washington Street | camera facing SE |
|  | Parcel No. 932-19-002      |                  |
| 11. (OH_Cuyahoga_Chagrin Falls East Side HD_0011)  | 120 East Washington Street | camera facing SW |
|  | Parcel No. 932-19-003      |                  |

**United States Department Of The Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**Chagrin Falls East Side  
Historic District  
Cuyahoga County, Ohio**

Continuation Sheet – Photographs

Page 2

- 
- |  |                            |                  |
|--|----------------------------|------------------|
| 11a.(OH_Cuyahoga_Chagrin Falls East Side HD_0011a) | 120 East Washington Street | camera facing W  |
|  | Parcel No. 932-19-003      |                  |
| 12. (OH_Cuyahoga_Chagrin Falls East Side HD_0012)  | 126 East Washington Street | camera facing SW |
|  | Parcel No. 932-19-004      |                  |
| 13. (OH_Cuyahoga_Chagrin Falls East Side HD_0013)  | 136 East Washington Street | camera facing SE |
|  | Parcel No. 932-19-005      |                  |

**East Washington Street- North Side**

- |  |                             |                  |
|--|-----------------------------|------------------|
| 14. (OH_Cuyahoga_Chagrin Falls East Side HD_0014)  | 73 East Washington Street   | camera facing NE |
|  | Parcel No. 932-07-015       |                  |
| 15. (OH_Cuyahoga_Chagrin Falls East Side HD_0015)  | 83 East Washington Street   | camera facing N  |
|  | Parcel No. 932-07-013       |                  |
| 16. (OH_Cuyahoga_Chagrin Falls East Side HD_0016)  | 87 East Washington Street   | camera facing N  |
|  | Parcel No. 932-07-012       |                  |
| 17. (OH_Cuyahoga_Chagrin Falls East Side HD_0017)  | 95 East Washington Street   | camera facing NE |
|  | Parcel No. 932-08-014       |                  |
| 18. (OH_Cuyahoga_Chagrin Falls East Side HD_0018)  | 103 East Washington Street  | camera facing NW |
|  | Parcel No. 932-08-015       |                  |
| 19. (OH_Cuyahoga_Chagrin Falls East Side HD_0019)  | 109 East Washington Street  | camera facing N  |
|  | Parcel No. 932-08-016       |                  |
| 20. (OH_Cuyahoga_Chagrin Falls East Side HD_0020)  | 115 East Washington Street  | camera facing NW |
|  | Parcel No. 932-08-017       |                  |
| 21. (OH_Cuyahoga_Chagrin Falls East Side HD_0021)  | 125 East Washington Street  | camera facing N  |
|  | Parcel No. 932-08-018       |                  |
| 22. (OH_Cuyahoga_Chagrin Falls East Side HD_0022)  | 137-139 East Washington St. | camera facing NE |
|  | Parcel No. 932-08-019       |                  |
| 22a.(OH_Cuyahoga_Chagrin Falls East Side HD_0022a) | 137-139 East Washington St. | camera facing NE |
|  | Parcel No. 932-08-019       |                  |

**Philomethian Street- East Side**

- |   |                        |                  |
|---|------------------------|------------------|
| 23. (OH_Cuyahoga_Chagrin Falls East Side HD_0023)   | 16 Philomethian Street | camera facing SE |
|   | Parcel No. 932-08-011  |                  |
| 24. (OH_Cuyahoga_Chagrin Falls East Side HD_0024)   | 24 Philomethian Street | camera facing NE |
|   | Parcel No. 932-08-010  |                  |
| 25. (OH_Cuyahoga_Chagrin Falls East Side HD_0025)   | 28 Philomethian Street | camera facing NE |
|   | Parcel No. 932-08-009  |                  |
| 25a. (OH_Cuyahoga_Chagrin Falls East Side HD_0025a) | 28 Philomethian Street | camera facing E  |
|   | Parcel No. 932-08-009  |                  |

**United States Department Of The Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

**Chagrin Falls East Side**  
**Historic District**  
**Cuyahoga County, Ohio**

Continuation Sheet – Photographs

Page 3

- 
- |   |   |                  |
|---|---|------------------|
| 26. (OH_Cuyahoga_Chagrin Falls East Side HD_0026)   | 36 Philomethian Street<br>Parcel No. 932-08-008 | camera facing NE |
| 26a. (OH_Cuyahoga_Chagrin Falls East Side HD_0026a) | 36 Philomethian Street<br>Parcel No. 932-08-008 | camera facing NE |
| 27. (OH_Cuyahoga_Chagrin Falls East Side HD_0027)   | 42 Philomethian Street<br>Parcel No. 932-08-007 | camera facing SE |
| 28. (OH_Cuyahoga_Chagrin Falls East Side HD_0028)   | 50 Philomethian Street<br>Parcel No. 932-08-006 | camera facing SE |

**Philomethian Street- West Side**

- |   |   |                 |
|---|---|-----------------|
| 29. (OH_Cuyahoga_Chagrin Falls East Side HD_0029) | 17 Philomethian Street<br>Parcel No. 932-08-012 | camera facing W |
|---|---|-----------------|

**Streetscapes**

- |  |                        |                  |
|--|------------------------|------------------|
| 30. OH_Cuyahoga_Chagrin Falls East Side HD_0030) | East Washington Street | camera facing NW |
| 31. OH_Cuyahoga_Chagrin Falls East Side HD_0031) | Philomethian Street    | camera facing NE |
| 32. OH_Cuyahoga_Chagrin Falls East Side HD_0032) | East Washington Street | camera facing SW |
| 33. OH_Cuyahoga_Chagrin Falls East Side HD_0033) | East Washington Street | camera facing NW |
| 34. OH_Cuyahoga_Chagrin Falls East Side HD_0034) | East Washington Street | camera facing NE |

United States Department Of The Interior  
National Park Service

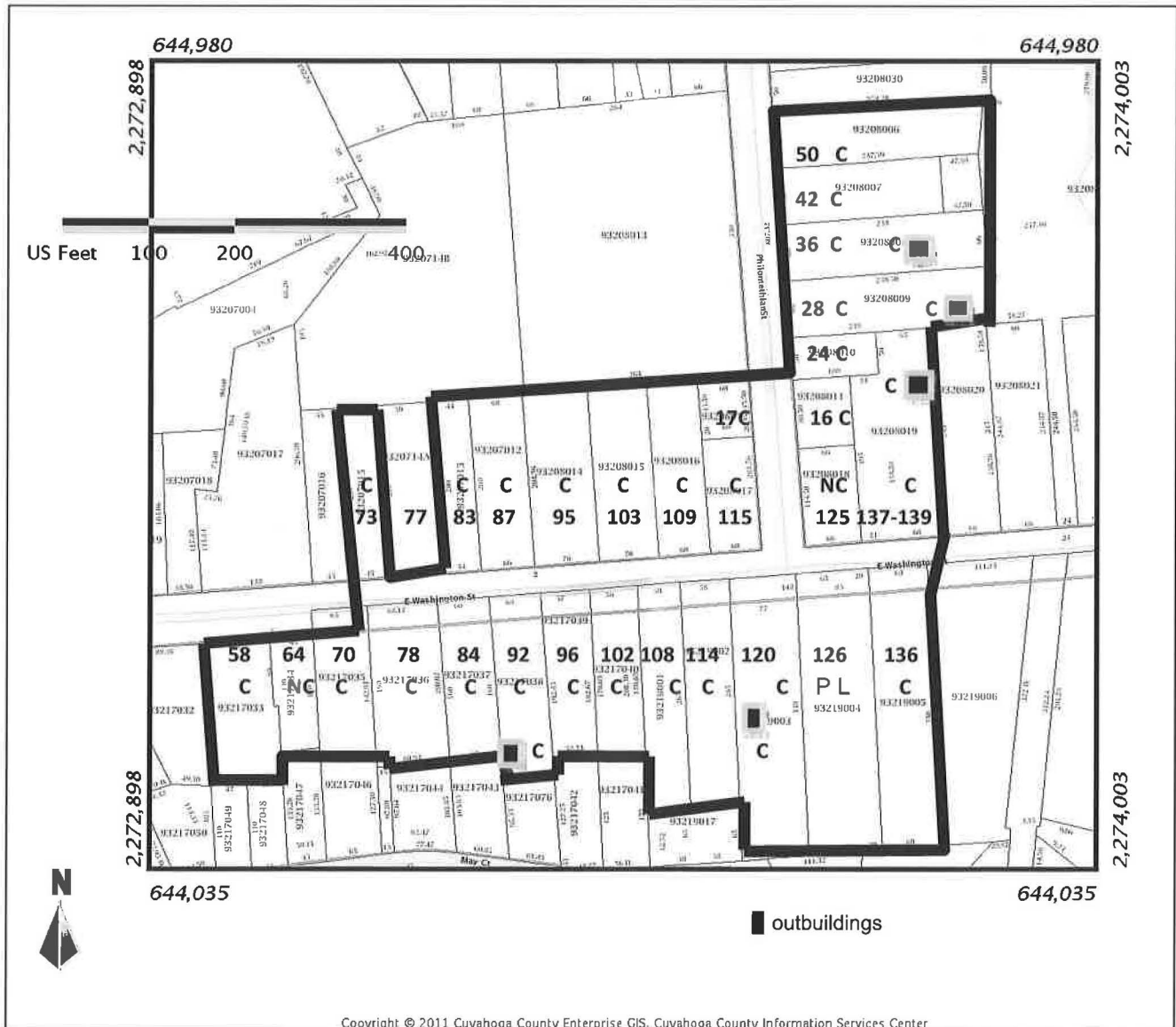
National Register of Historic Places  
Continuation Sheet

Chagrin Falls East Side  
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Cuyahoga County, Ohio

Continuation Sheet – Sketch Map

Page 1

SKETCH MAP indicating Boundaries of Chagrin Falls East Side Historic District



**United States Department Of The Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

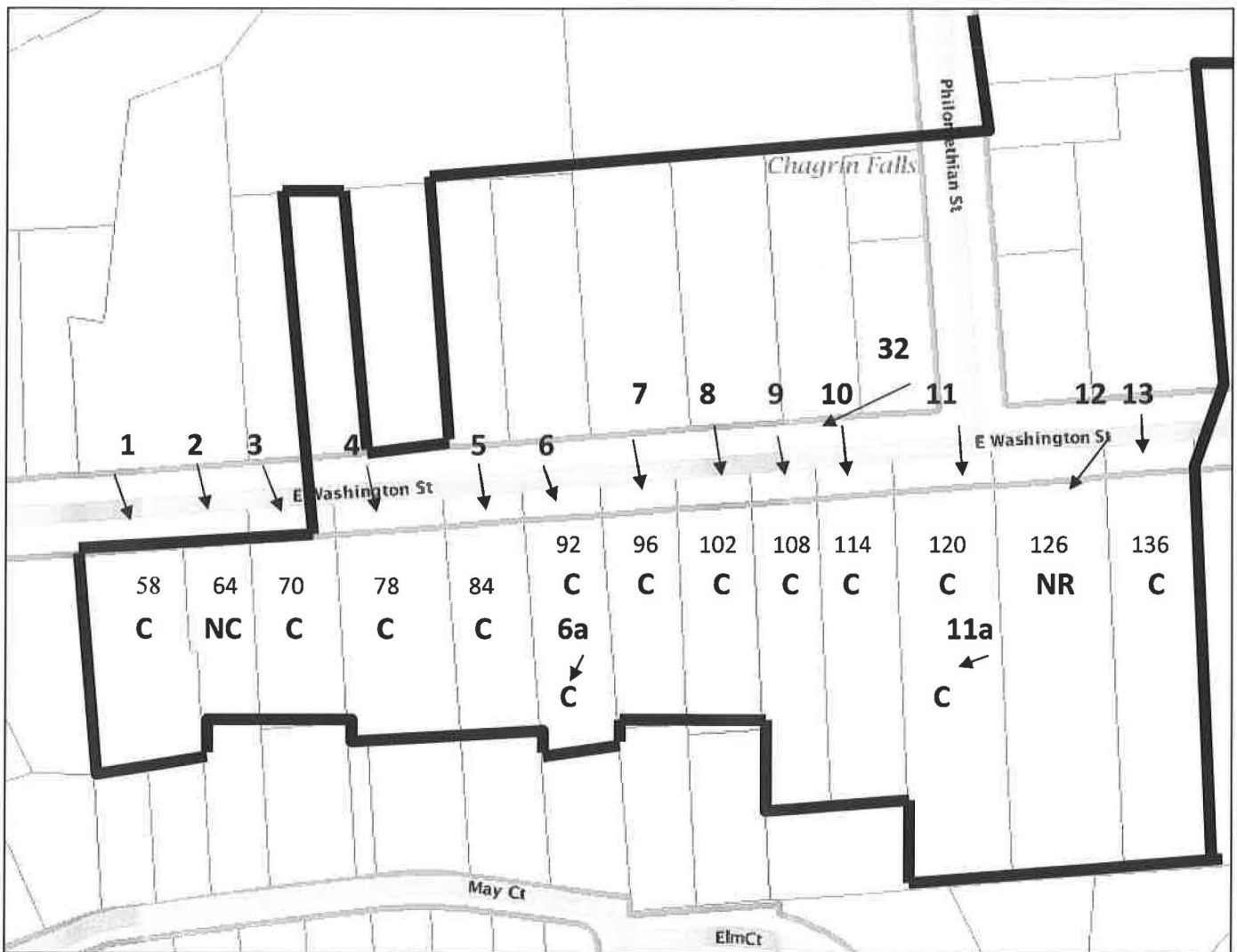
**Chagrin Falls East Side**  
Historic District  
Cuyahoga County, Ohio

Continuation Sheet – Photo Key

Page 2

**PHOTO KEY**

**EAST WASHINGTON STREET– SOUTH SIDE**



Cuyahoga County Enterprise GIS, Cuyahoga County Information Services



**United States Department Of The Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

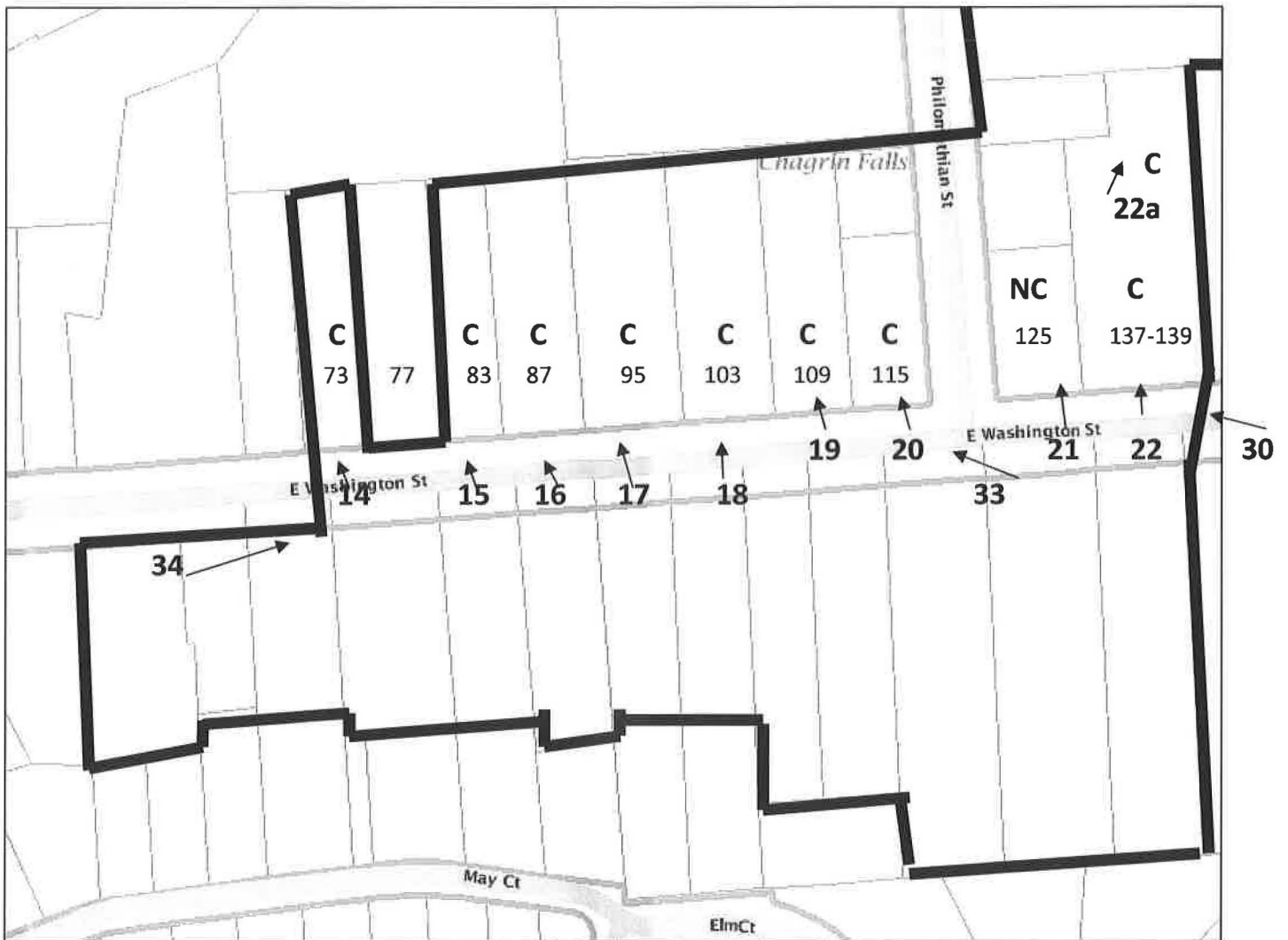
**Chagrin Falls East Side**  
**Historic District**  
**Cuyahoga County, Ohio**

Continuation Sheet – Photo Key

Page 3

**PHOTO KEY**

**EAST WASHINGTON STREET- NORTH SIDE**



Cuyahoga County Enterprise GIS, Cuyahoga County Information Services

**NORTH**

**PHOTO KEY**

**United States Department Of The Interior**  
National Park Service

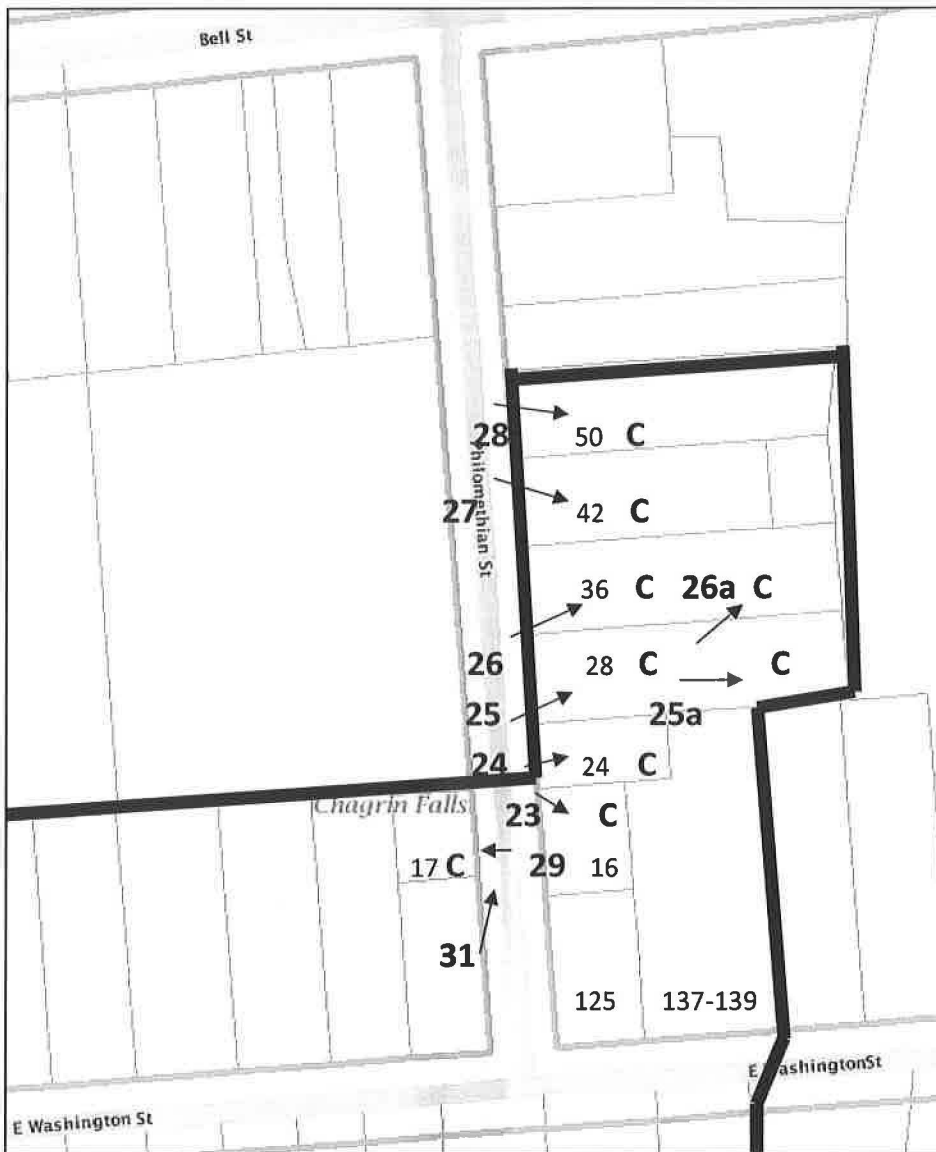
**National Register of Historic Places**  
Continuation Sheet

**Chagrin Falls East Side**  
Historic District  
Cuyahoga County, Ohio

Continuation Sheet – Photo Key

Page 4

**PHILOMETHIAN STREET**





**United States Department Of The Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

**Chagrin Falls East Side**  
**Historic District**  
**Cuyahoga County, Ohio**

Continuation Sheet – Historic Images

Page 5

**Figure 1**



*Photo courtesy of Connie DeGood, ca. 1897*

**Joel W. Burnett House, 1895**  
96 East Washington Street

View facing southeast.

**United States Department Of The Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

**Chagrin Falls East Side**  
**Historic District**  
**Cuyahoga County, Ohio**

Continuation Sheet – Historic Images

Page 6

**Figure 2**



*Photo courtesy of Jo Ann Roeder, ca. 1895*

**Phineas Upham-George Honeywell House, 1844**

102 East Washington Street

View facing southeast.

**United States Department Of The Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

**Chagrin Falls East Side**  
Historic District  
Cuyahoga County, Ohio

Continuation Sheet – Historic Images

Page 7

**Figure 3**



*Photo courtesy of the Chagrin Falls Historical Society, 1906.*

**George March Jr. House, 1875**

120 East Washington Street (with belvedere)  
View facing southeast.

**George March House, 1849**

126 East Washington Street  
View facing southeast.

**D.C. Egelston House**

36 East Washington Street  
View facing southeast.

**United States Department Of The Interior**  
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**National Register of Historic Places**  
Continuation Sheet

**Chagrin Falls East Side**  
**Historic District**  
**Cuyahoga County, Ohio**

Continuation Sheet – Historic Images

Page 8

**Figure 4**



*Photo courtesy of the Chagrin Falls Historical Society, ca. 1906 to 1912.*

**George Ober House, 1874** (Italianate in foreground)

87 East Washington Street

View facing northwest.

**Anne C. W. and Rose Barden House, 1891** (Queen Anne)

83 East Washington Street (partially hidden)

View facing northwest

**Fred and Jenne Leach House, 1906** (Dutch Colonial)

73 East Washington Street

View facing northwest

**United States Department Of The Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

**Chagrin Falls East Side**  
**Historic District**  
**Cuyahoga County, Ohio**

Continuation Sheet – Historic Images

Page 9

**Figure 5**



*Photo courtesy of the Chagrin Falls Historical Society, ca. 1900.*

**R.W. Stoneman House, ca. 1891 (Vernacular)**

24 Philomethian Street

View facing east.

**William Hutchings-Elliott Shepard House, 1892 (Queen Anne)**

28 Philomethian Street

View facing east.

United States Department Of The Interior  
National Park Service

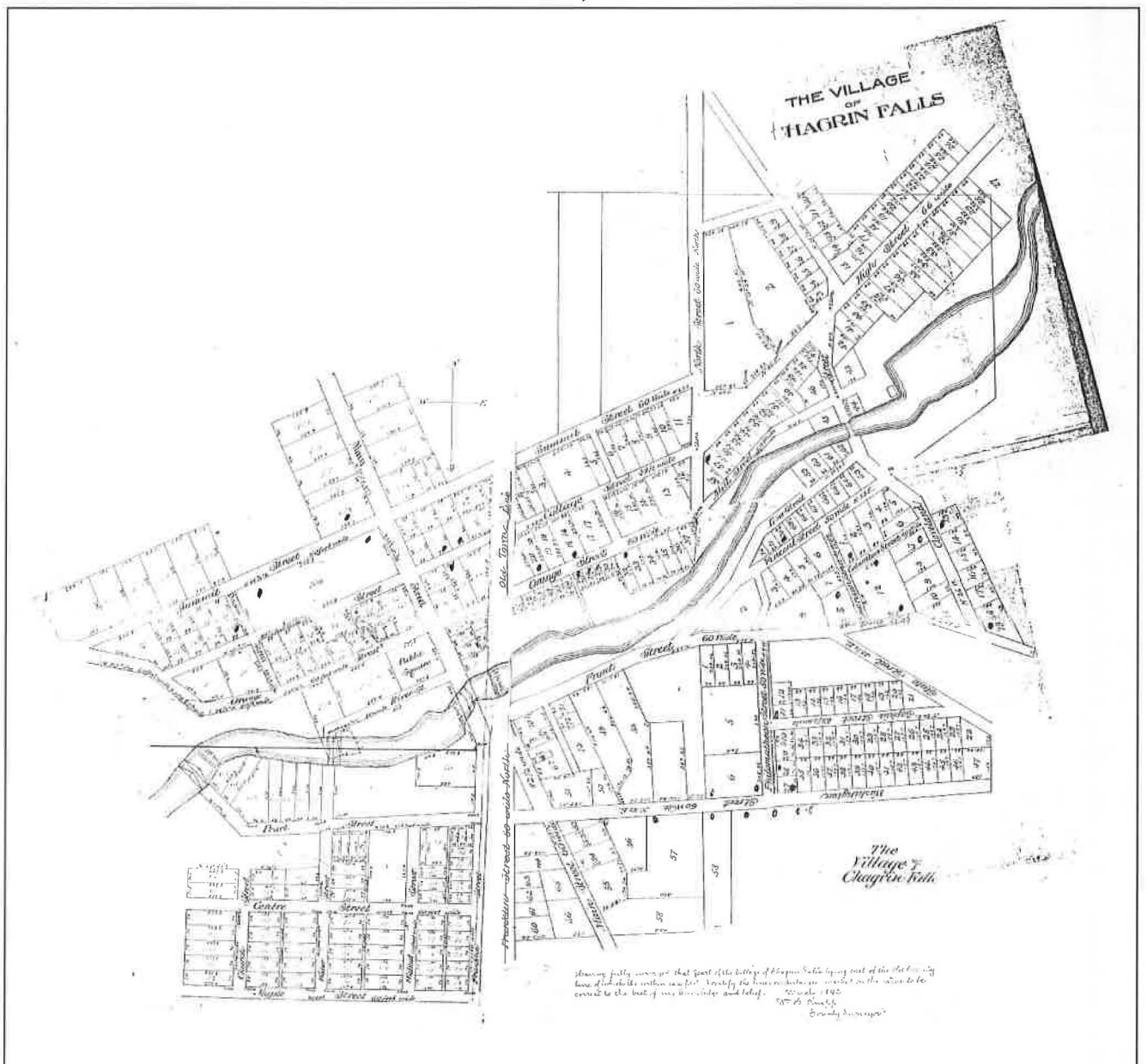
National Register of Historic Places  
Continuation Sheet

Chagrin Falls East Side  
Historic District  
Cuyahoga County, Ohio

Continuation Sheet – Historic Images

Page 10

Figure 6  
Composite Survey Plat Map of Settlement of Chagrin Falls  
West Side Plat dated 1837, East Side Plat dated 1842



Map Courtesy of the Chagrin Falls Historical Society.

**United States Department Of The Interior**  
National Park Service

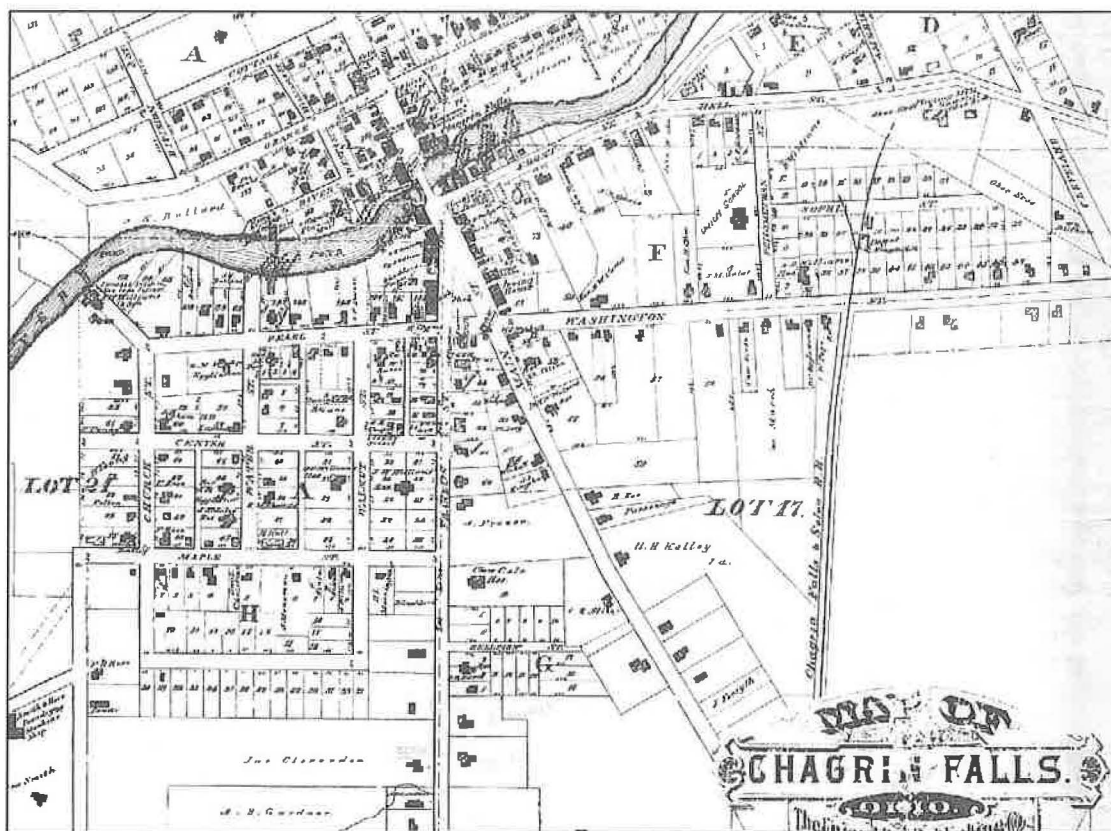
**National Register of Historic Places**  
Continuation Sheet

**Chagrin Falls East Side**  
Historic District  
Cuyahoga County, Ohio

Continuation Sheet – Historic Images

Page 11

**Figure 7**  
**Map of Village of Chagrin Falls, 1878**  
**Showing Chagrin Falls & Solon narrow gauge railroad intersecting Washington Street**



*Map of Chagrin Falls, 1878.*











Seventy Eight









One Half Two



*One Hundred Eight*





114







136



73

ROMNEY  
RYAN















115



125

125





159















50

























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Chagrin Falls East Side Historic District

MULTIPLE NAME:

STATE & COUNTY: OHIO, Cuyahoga

DATE RECEIVED: 5/03/13      DATE OF PENDING LIST: 5/30/13  
DATE OF 16TH DAY: 6/14/13      DATE OF 45TH DAY: 6/19/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000387

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      6-14-13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

February 26, 2013

Susan M. Tietz  
National Register and Survey Manager  
Inventory and Registration  
Ohio Historical Society  
Preservation Office  
800 East 17<sup>th</sup> Avenue  
Columbus, Ohio 43211

Dear Ms. Tietz:

As sole owner of the private property listed below, I object to the nomination of that property to the National Register of Historic Places and ask that it be withdrawn from the Chagrin Falls East Side Historic District proposal:

64 East Washington Street  
Chagrin Falls, Ohio 44022  
Cuyahoga County

Thank you,

*Patricia T. Siko*

Patricia T. Siko

*PATRICIA T. SIKO*

*Susie Jones, Notary 2/28/13*  
*Susie Jones*

*August 31, 2013, 04 pm*





REC'D BY OHPO JAN 31 2013

OFFICE OF THE MAYOR

February 1, 2013

Ms. Susan Tietz  
National Register Survey Manager  
Ohio Historic Preservation Office  
Ohio Historical Society  
800 East 17<sup>th</sup> Avenue  
Columbus, Ohio 43211-2474

Re: Chagrin Falls East Side Historic District National Register Nomination  
Chagrin Falls, Cuyahoga County

Dear Ms. Tietz:

I am writing to support listing of the Chagrin Falls East Side Historic District on the National Register of Historic Places. This Nomination will bring recognition to the important historic architecture of the Connecticut Western Reserve that still remains in the Village of Chagrin Falls. The proposed Chagrin Falls East Side Historic District will also join the Chagrin Falls West Side Historic District listed on the National Register in 1974 and the Chagrin Falls Triangle Park Commercial District listed in 1978.

The Village of Chagrin Falls was founded in 1833. Our residents take great pride in the historic resources which create and define the character of the community. Listing of the Chagrin Falls East Side Historic District will provide an opportunity to further promote the importance of historic architecture to the lifestyle and economy of the Village.

Thank you for your consideration for listing of the Chagrin Falls East Side Historic District on the National Register of Historic Places.

Sincerely,

Thomas Brick  
Mayor, Village of Chagrin Falls



## The Chagrin Falls Historical Society

21 Walnut Street — Shute Memorial Building  
Chagrin Falls, Ohio 44022  
(440)247-4695

February 1, 2013

Ms. Susan Tietz  
National Register Survey Manager  
Ohio Historic Preservation Office  
Ohio Historical Society  
800 East 17<sup>th</sup> Avenue  
Columbus, Ohio 43211-2474

Re: Chagrin Falls East Side Historic District National Register Nomination  
Chagrin Falls, Cuyahoga County

Dear Ms. Tietz:

The Society is writing in support of nomination of the Chagrin Falls East Side Historic District located in Chagrin Falls, Cuyahoga County, for listing on the National Register of Historic Places. This nomination will bring community pride and recognition to the important representative domestic historic architecture of the Connecticut Western Reserve that we are proud still remains in the Village of Chagrin Falls. It has been 35 years since a National Register Historic District has been accomplished in Chagrin Falls and we are looking forward to this important designation. Listing of the Chagrin Falls East Side Historic District will join the Chagrin Falls West Side Historic District listed in 1974 and the Chagrin Falls Triangle Park Commercial District listed in 1978.

The Village of Chagrin Falls was founded in 1833 upon the water power of the Chagrin River, with nine mills along a one mile stretch by 1842. Our history and historic architecture define the community.

The Chagrin Falls Historical Society was founded in 1949 and has over 350 members. Our mission is to discover, preserve and disseminate knowledge of Chagrin Falls and its vicinity. We work to support the historic preservation of our community and thank you for your consideration for listing of the Chagrin Falls East Side Historic District on the National Register of Historic Places.

Sincerely,

  
John W. Bourisseau  
President

[www.chagrinhistorical.org](http://www.chagrinhistorical.org)



## SAFE ROUTES CHAGRIN

February 20, 2013

Ms. Susan Tietz  
National Register Survey Manager  
Ohio Historic Preservation Office  
Ohio Historical Society  
800 East 17<sup>th</sup> Avenue  
Columbus, Ohio 43211-2474

Re: Chagrin Falls East Side Historic District National Register Nomination

Dear Ms. Tietz:

My husband and I are writing you to express our support for the nomination of the Chagrin Falls East Side Historic District located in Chagrin Falls, Cuyahoga County, for listing on the National Register of Historic Places. We are long-standing residents of Chagrin Falls and live in an 1897 Queen Anne home at 70 E. Washington Street that is included in the proposed District. Having lived in our house for over twenty years, and having raised our three children in this home, we recognize the importance of preserving and cherishing the historic character of the Village for generations to come.

We believe that it takes an involved community to preserve and protect the historic homes and pedestrian scale of our village, which still allows children to walk to school, to the local pool and into the town center. That's why I have dedicated the past six years to building a Safe Routes to School program to encourage and support our walkable community and why my husband is chairman of our community pool, the Chagrin Valley Recreation Center.

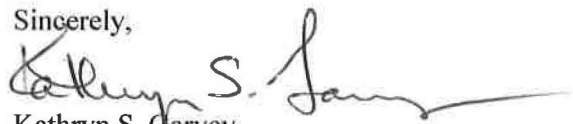
Safe Routes Chagrin has implemented programs to enhance safety and accessibility for students and all walkers in our community, including improved street signage and crossings, a volunteer crossing guard program, new sidewalks, and numerous fun events like Walk to School – Walk to Town Day to celebrate the unique character of our Village. On Walk to School Day, students and parents and community members walk to the school in the morning and then walk to town to embark on an historical scavenger hunt to historical sites throughout the Village. The Chagrin Falls Historical Society creates the contest and has volunteers to staff the historical sites, further involving our community in our programs. In 2012, two-thirds of the students at each Village school took part in the event. That's over 500 people!

Our program garnered national attention in 2012 when Chagrin Falls was selected the recipient of the annual James L. Oberstar National Safe Routes to School Award for outstanding achievement in promoting safe walking and bicycling to school, the highest honor a Safe Routes to School program can receive.

The nomination of the Chagrin Falls East Side Historic District for listing on the National Register of Historic Places will further enhance community pride and underscore the importance of appreciating and preserving what makes Chagrin Falls special ~ the historic architecture of the Connecticut Western Reserve that we are proud still remains in the Village and the proximity of historic homes to the Village center, creating a walkable, livable community.

We support the historic preservation of our community and thank you for your consideration for listing of the Chagrin Falls East Side Historic District on the National Register of Historic Places.

Sincerely,



Kathryn S. Garvey  
President  
Safe Routes Chagrin



Michael W. Garvey  
Chairman  
Chagrin Valley Recreation Center

NATIONAL REGISTER OF HISTORIC PLACES  
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE  
800 E. 17<sup>th</sup> Avenue  
Columbus, OH 43211  
(614)-298-2000

The following materials are submitted on April 24, 2013  
For nomination of the Chagrin Falls East to the National Register of  
Historic Places: Side Historic District

- Original National Register of Historic Places nomination form
- Multiple Property Nomination Cover Document
- Multiple Property Nomination form
- Photographs (1-34)
- CD with electronic images
- Original USGS map(s)
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
- Piece(s) of correspondence (4)
- Other \_\_\_\_\_

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do \_\_\_\_\_ do not X  
Constitute a majority of property owners
- Other: \_\_\_\_\_



April 23, 2013

Ms. Carol D. Shull, Keeper of the  
National Register  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW (2280)  
Washington DC 20005

Dear Ms. Shull:

Enclosed please find four (4) new National Register nominations for Ohio. All appropriate notification procedures have been followed for the new nomination submission.

NEW NOMINATION

Chagrin Falls East Side Historic District  
Fairview Community Park Historic District  
Mayfield Theatre Building  
Templin-Bradley Company Building

COUNTY

Cuyahoga  
Cuyahoga  
Cuyahoga  
Cuyahoga

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,

*for Barbara Pave*  
Burt Logan

Executive Director and CEO  
State Historic Preservation Officer

Enclosures

**OHIO HISTORICAL SOCIETY**

*Ohio Historic Preservation Office*

800 East 17th Avenue, Columbus, Ohio 43211 ph: 614.298.2000 fx: 614.298.2037

[www.ohiohistory.org](http://www.ohiohistory.org)