

Supplemental Section 106 Compliance Report for the Cuyahoga County Agricultural Society Wind Energy Project: Attachment 2: Inventory and Evaluation of 74 Buildings within the APE for the Cuyahoga County Agricultural Society Wind Turbine Project

Berea, Cuyahoga County, Ohio

January 24, 2011

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Attachment 2: Inventory and Evaluation of Buildings within the APE

298 Waverly Street.

This is a two-story woodframe home with one-story wings at either side. It was built in 1883, according to County Auditor records. The home is sided in vinyl siding and all but one of the original wooden windows have been replaced with vinyl windows. It is a “Plaqued Century Home,” carried on a list maintained by the Berea Area Historical Society.

This home does not appear to meet the criteria for listing in the National Register of Historic Places because it lacks integrity of design, materials, workmanship, feeling and association. The installation of vinyl siding and windows detracts so significantly from the original appearance of the home that it no longer reads as a product of 19th century construction.



Attachment 2: Inventory and Evaluation of Buildings within the APE

320 Waverly Street.

County Auditor records indicate this home was built in 1949. The building, however, appears to have been built in very recent years. It is possible that a 1949 building exists beneath new siding, windows, and other parts of a recent remodel. More likely, however, the home was constructed in recent years and that record has not made its way to publicly available records.

The home at 320 Waverly does not appear to qualify for listing in the National Register of Historic Places because it is effectively much less than 50 years old and is not exceptionally significant.



Attachment 2: Inventory and Evaluation of Buildings within the APE

326 Waverly Street.

The home at 326 Waverly Street is a gable front and wing home, built in 1888 according to County Auditor records. There is a large garage and living quarters wing to the left of the two-story front gabled element; this garage is almost certainly an addition, and disrupts one's appreciation of the original form of the house. The building is sided in vinyl siding and has vinyl windows throughout.

The house at 326 Waverly does not appear to qualify for listing in the National Register of Historic Places because it lacks integrity of design, materials, workmanship, feeling, and association. The installation of vinyl siding and windows, coupled with the construction of a large addition have so compromised the appearance of this building that it no longer retains the qualities that might qualify it for listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

244 Eastland Road.

The house at 244 Eastland Road is a rambling vernacular style home, with Eastlake influences. The home was built in 1875 according to County Auditor records and the records of the Berea Area Historical Society. It is a complex structure with a dominant side gable with a prominent front gabled dormer atop the entry and a long saltbox form to the rear.



Attachment 2: Inventory and Evaluation of Buildings within the APE



Whether considered as a Folk Victorian or an Eastlake (the home was likely not architect design, making Folk Victorian a better classification), this home is a distinctive and extraordinarily well-preserved example of late 19th century domestic architecture in rural Ohio. Research in local historical society records yielded no information on the occupants or builders of this home, so no case is made for National Register eligibility under Criteria A or B. Under Criterion C, however, it is a distinguished and intact example of late 19th century designs, likely for a prosperous local farm family. The home appears to qualify for National Register listing under Criterion C.

Attachment 2: Inventory and Evaluation of Buildings within the APE

312 Eastland Road

The house at 312 Eastland Road was constructed in 1893, according to County Auditor's records. As originally built, it was likely a two-story wood frame home with a front and side porch. At some point in recent decades, the porches were enclosed and the entire home was re-sided with Type T-111 plywood siding. At the same time, all windows were replaced with vinyl windows – double hung in the original building and horizontal sliders in the enclosed porch area.

The home at 312 Eastland Road does not appear to qualify for listing in the National Register because it lacks integrity of design, materials, workmanship, feeling, and association. The installation of vinyl siding and windows, coupled with the enclosure of the front and side porches have so compromised the appearance of this building that it no longer retains the qualities that might qualify it for listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

270 University Street.

The house at 270 University Street is a two story wood frame residence with one story wings at the rear and right side. The house has been designated as a “Plaqued Century Home” by the Berea Area Historical Society. The siding on the home appears to be a narrow vinyl material. All windows that are visible are vinyl; a prominent window at the second story façade has been blocked off.

The house at 270 University Street does not appear to qualify for listing in the National Register because it lacks integrity of design, materials, workmanship, feeling, and association. The installation of vinyl siding and windows has so compromised the appearance of this building that it no longer retains the qualities that might qualify it for listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

341 University Street.

The house at 341 University Street was built in 1951, according to County Auditor records. It is a simple rectangular plan. Stylistically, it is of a type called Minimal Traditional by some architectural historians. It also bears some resemblance to the Cape Cod tract home, which was briefly popular in the 1930-1950 era in America, particularly East of the Mississippi. The roof is side-gabled with a small gabled roof form over the picture window, rather than over the doorway. The unbalanced placement of the gable is also used on several post-World War II buildings on Waverly, suggesting the same builder or developer may have constructed houses on both streets.

This post-World War II home is largely intact except for the replacement of its original windows with vinyl windows. It does not appear to be an important example of the postwar tract home, whether considered in the Minimal Traditional or Cape Code context. Lacking significance and having marginal integrity, the building does not appear to be National Register eligible.



Attachment 2: Inventory and Evaluation of Buildings within the APE

335 University Street

The house at 335 University Street was built in 1948, according to County Auditor records. It is a Minimal Traditional home with a dominant side gable roof, with a series of front gabled ells, including a garage. There is also a large two-story element rising from the rear of the building, almost certainly an addition. The home is sided in vinyl siding and includes all new vinyl windows.

This home is so extensively modified that it lacks integrity of design, materials, workmanship, feeling, and association. Because it lacks integrity to its original Minimal Traditional style, the home does not appear to be National Register eligible.



Attachment 2: Inventory and Evaluation of Buildings within the APE

333 University Street.

Like several other 1940s homes within the APE, the house at 333 University Street is a Minimal Traditional home with characteristics of the Cape Cod home. The home was built in 1941, according to County Auditor records. It is sided in vinyl siding and has vinyl windows. A detached garage has been sided in similar material.

This modest Minimal Traditional home would likely not be National Register eligible in its original condition. Because it has also been extensively modified, it does not appear to meet the criteria for listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

321 University Street.

The house at 321 University Street was built in 1949, according to County Auditor records. It is a Minimal Traditional style home with front- and side-gabled elements. The home is sided in vinyl siding. The windows appear to be a mix of original wood sash and vinyl replacements. The three-part picture window right of the front entry appears to be original, as does the first story window to the left of the entry. All other visible windows appear to be vinyl replacements.

The house at 321 University Street does not appear to be eligible for listing in the National Register because it is not a distinguished example of post-war tract housing and it has only marginal integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

305 University Street.

The house at 305 University Street was built in 1853, according to County Auditor records; the older the building, however, the more likely that the auditor date is an estimate, not a documented date of construction. This is a two-story home, sided in vinyl siding and fitted with vinyl windows. There is a front porch that links with a one-story ell, not shown in the photograph below. A two-car garage exists near the rear of the parcel.

This home does not appear to be National Register eligible. It is likely a 19th century building but does not appear to be as old as suggested by the County Auditor. Because it has been extensively modified, the home does not appear to meet the criteria for listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

295 University Street.

County auditor records indicate the house at 295 University Street was built in 1900. It is a gable front and wing home, a recurring vernacular form found throughout the APE. There is a porch connecting the two-story gable front and one-story wing elements, supported on metal posts. The home has vinyl siding and vinyl windows.

The home does not appear to meet the criteria for listing in the National Register because it has been extensively modified and does not retain integrity of design, materials, workmanship, feeling, or association. Although clearly a very old home, the property does not retain sufficient integrity to be considered for National Register eligibility.



Attachment 2: Inventory and Evaluation of Buildings within the APE

285 University Street.

The house at 285 University Street is a gable front and wing vernacular form. According to County Auditor records, the home was built in 1853, although the earlier the date of construction the more likely it is that the date is an estimate, not a documented fact. The windows on the home are a combination of vinyl window and wood sash behind storm windows. The siding is a wide single, possibly wooden or possibly an asbestos shingle. The eaves of the roof have been boxed with vinyl. There is a shed-roofed addition to the rear of the home.

The house at 285 University Street does not appear to meet criteria for listing in the National Register. Clearly, it is a very old home and retains its original geometry as well as some original material. Although it retains more original material than most of the homes in the APE, it does not retain sufficient integrity to be considered an important example of this vernacular form.



Attachment 2: Inventory and Evaluation of Buildings within the APE

276 University Street.

The house at 276 University Street was built in 1955. It is a one-story brick building with a gabled dormer, which may or may not be original to the home. This 1955 home is best considered a Minimal Traditional style residence. The dormer is sided in vinyl and all visible windows are also vinyl.

This 1955 home does not appear to qualify for National Register listing because it is not an important example of its style and because it retains only marginal integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

267 University Street.

The house at 267 University Street is a split-level Ranch home, built in 1960. The siding is vinyl except for brick around the garage. All visible windows appear to be vinyl replacements.

This home does not appear to meet the criteria for listing in the National Register. It is not an important example of a very common post-war residential type and retains only marginal integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

94 Eastland Road.

The house at 94 Eastland Road was built in 1931, according to County Auditor records. The home has a most unusual roof form. The offset first and second stories have side gables. But there is a large, steeply pitched gabled dormer over the entrance. The home is sided in vinyl siding and fitted with vinyl windows except in the arched opening in the dormer, which appears to be an original window. Both the second story and steep dormer may be additions.

This home does not appear to qualify for listing in the National Register. The architecture is interesting but not significant and the integrity of design, materials, and workmanship is low.



Attachment 2: Inventory and Evaluation of Buildings within the APE

105 Eastland Road.

The house at 105 Eastland Road was built in 1941, according to County Auditor records. It is possible that it was originally a one-story Minimal Traditional home in the manner of nearly every other home in the area from the 1940s but was expanded to a two-story appearance at a later date. The home is sided in vinyl and has horizontal sliding windows.

The home at 105 Eastland Road does not appear to meet the criteria for listing in the National Register because it has been extensively modified and does not retain sufficient integrity to warrant consideration for eligibility.



Attachment 2: Inventory and Evaluation of Buildings within the APE

102 Eastland Road.

The house at 102 Eastland Road is a one- and one-half story brick building. It includes a complex roof form, including a series of front-gabled elements and a flat-roofed ell at the right of the façade. A small deck has been added atop the flat roof. All visible windows have been replaced with vinyl windows. According to County Auditor records, the home was built in 1937.

The house does not appear to qualify for listing in the National Register. Although a handsome home, it is not a significant example of this variation on Period Revival homes, which was briefly popular during the 1930s.



Attachment 2: Inventory and Evaluation of Buildings within the APE

107 Eastland Road.

The home at 107 Eastland Road is a small Minimal Traditional residence that was built in 1940. The house is sided in vinyl siding and has vinyl windows. An awkward front porch and deck were added in recent years.

This home does not appear to qualify for listing in the National Register because it is not a significant example of its style and because it lack integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

112-114 Eastland Road

The property at 112-114 Eastland Road is a two-story brick building that was constructed in 1931. The right half of the duplex is faced in brick on both levels. The left portion is brick on the first level and vinyl sided at the second level. The duplex features vinyl windows on both sides.

The duplex does not appear to qualify for listing in the National Register of Historic Places. It does not appear to represent an important example of early 1930s architecture and has marginal integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

115 Eastland Road.

The house at 115 Eastland Road is a Minimal Traditional with Cape Cod influences, built in 1940 according to County Auditor records. The one-story side-gabled residence has vinyl siding and windows.

The house 115 Eastland does not appear to meet the criteria for listing in the National Register. It is not a significant example of its type or style has no known associations with persons or events important to our history and has only marginal integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

120 Eastland Road.

The house at 120 Eastland Road is a two-story home built in 1928, according to County Auditor records. The home exhibits elements of Craftsman design, somewhat unusual for Cuyahoga County and an unusually late example, if the 1928 date of construction is accurate. The home appears to be largely intact. It rests on a brick foundation and is sided in what appears to be wood shingles. The paired one-over-one double hung windows appear to be original. A broad Craftsman style porch covers most of the first story façade. The roof form is an unusual dormer on gable, with double-breaking gabled forms.

The home at 120 Eastland Road may qualify for listing in the National Register and should be assumed to be National Register eligible for the purpose of this project. It is largely intact and is a handsome and unusual example of its style.



Attachment 2: Inventory and Evaluation of Buildings within the APE

121 Eastland Road.

The house at 121 Eastland Road is a Minimal Traditional home with Cape Cod characteristics, built in 1940 according to County Auditor records. It is sided in vinyl siding. Its metal casement windows appear to be original.

The home at 121 Eastland Road does not appear to be National Register eligible. It is not a significant example of its style and retains modest integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

126-128 Eastland Road.

There are two residences at this parcel: 126 Eastland is a two-story home illustrated below; 128 is a “granny flat” near the rear of the parcel. County Auditor records indicate the house at 126 Eastland was built in 1936 but it was likely built at a much earlier date. It is a two-story residence with a front-gabled roof and a broad front porch. It is sided in vinyl siding and its windows are vinyl.

The home does not appear to meet National Register criteria because it has been substantially modified. It also may have been moved; incorrect auditor dates often reflect a date of moving, not a date of construction. In either case, this home does not appear to be National Register eligible.



Attachment 2: Inventory and Evaluation of Buildings within the APE

160 Eastland Road.

The house at 160 Eastland Road is a two story wood frame residence with a front facing gabled roof. It includes one story wings to either side of the main two story element. The building is sided in vinyl siding and features vinyl windows at every location visible from the street.

The home at 160 Eastland Road does not appear to be National Register eligible because it does not retain sufficient integrity of design, materials, workmanship, feeling, and association.



Attachment 2: Inventory and Evaluation of Buildings within the APE

166 Eastland Road.

The home at 166 Eastland Road is a one and one-half story residence, built in 1946. It is a Minimal Traditional home with Cape Cod influences. It is sided in vinyl siding and includes vinyl windows at every location visible from the street.

The home at 166 Eastland does not appear to be National Register eligible because it is not a significant example of its type or style of construction, and because it lacks sufficient integrity to warrant consideration for listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

159 Eastland Road.

The house at 159 Eastland Road is a two-story home with a two-story garage addition to the left of the original element. The home was built in 1914 according to County Auditor records. It is sided in vinyl siding and has vinyl windows at every opening visible from the street.

The house at 159 Eastland Road does not appear to qualify for listing in the National Register because it has been modified extensively and does not retain integrity of design, materials, workmanship, feeling, or association.



Attachment 2: Inventory and Evaluation of Buildings within the APE

170 Eastland Road.

The house at Eastland Road was built in 1948 according to County Auditor records; this date seems improbable but may relate to a date for relocation or substantial modification. In its current condition, the home has a variety of gabled forms in its one and two-story wings. It is sided in vinyl siding and has vinyl siding at every opening visible from the street, including one elaborate Palladian widow on the second story of the faced.

The home does not appear to qualify for the National Register because it lacks integrity of design, materials, workmanship, feeling, or association.



Attachment 2: Inventory and Evaluation of Buildings within the APE

174 Eastland Road.

The house at 174 Eastland Road is a one and one-half story Cape Cod/ Minimal Traditional home that was built in 1946. It has been fitted with vinyl siding and vinyl windows, and features an oversized timber ramp and deck at the front entrance.

The home does not appear to be National Register eligible because it is not a significant example of its type or period of construction and because it lacks integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

178 Eastland Road.

The house at 178 Eastland is a one and one-half story Cape Cod/Minimal Traditional home, built in the late 1940s like its next door neighbor at 174 Eastland. It has been fitted with vinyl siding and vinyl windows in all openings visible from the street.

The home does not appear to be eligible for listing in the National Register because it is not a significant example of its type or period of construction and because it lacks integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

198 Eastland Road

The house at 198 Eastland Road is a two-story wood frame home with attached ell to the right rear, which in turn connects to a large garage. According to the County Auditor, the home was built in 1856. Whether that date is completely accurate, it is clearly a very old home. A large porch that covers the front of the two story element and connects with the rear ell has been enclosed with glass and siding. The home is sided in vinyl siding and includes vinyl windows on all elevations visible from the street.

The home is an interesting piece of 19th century rural home design but does not appear to qualify for listing in the National Register because it has been too extensively modified, through the porch enclosure, vinyl siding and windows, and perhaps through construction of the ell at the right rear, which connects with the large outbuilding.



Attachment 2: Inventory and Evaluation of Buildings within the APE

218 Eastland Road.

The house at 218 Eastland Road is a one and one-half story brick home, built in the 1940s. It features a gabled dormer over the central front entrance. The windows have been replaced in all elevations visible from the street.

This modest home does not appear to qualify for listing in the National Register because it is not a significant example of its type or period of construction.



Attachment 2: Inventory and Evaluation of Buildings within the APE

220 Eastland Road.

The house at 200 Eastland Road was built in 1873 according to the County Auditor and the records of the Berea Area Historical Society. The historical society notes at least two major additions to the home, which likely consist of the addition to the rear (visible near the right edge of this photograph) and the one-story addition to the left of the main two-story element. The roof form is extremely complex, with a saltbox form to the rear, and two front gabled dormers, with the left dormer having a long sloping gable. The Berea Historical Society indicates the home has 14 rooms, seven of which are bedrooms, suggesting that it may have been used as a boarding house or as home to a very large family.

Although this home has been spared the vinyl siding and vinyl windows that were added to most buildings in the APE, it lacks architectural coherence due to numerous additions. It does not appear to qualify for listing in the National Register under Criterion C.



227 Eastland Road.

The house at 227 Eastland Road is a one and one-half story Craftsman home with a side-gabled roof and large gabled dormer centered on the façade. The most character-defining elements are banks of multi-light windows at the right of the porch and in the dormer. These windows are original, as is the shake siding and brick foundation.

The property is an excellent example of Craftsman design and should be considered eligible for listing in the National Register of Historic Places.



Attachment 2: Inventory and Evaluation of Buildings within the APE

211 Eastland Road.

The house at 211 Eastland Road was built in 1918, according to County Auditor records. It features a full width front porch and a central chimney. The home includes vinyl siding and vinyl windows in all openings visible from the street.

This home does not appear to qualify for listing in the National Register because it does not retain sufficient integrity to warrant consideration for listing.



Attachment 2: Inventory and Evaluation of Buildings within the APE

221 Eastland Road

The home at 221 Eastland Road is a two-story residence with a full-width front porch. It has been sided with vinyl siding and fitted with vinyl windows at every elevation visible from the street.

This home does not appear to meet the criteria for listing in the National Register because it has been modified so extensively that it does not retain integrity of design, materials, workmanship, feeling, or association.



Attachment 2: Inventory and Evaluation of Buildings within the APE

224 Eastland Road.

The house at 224 Eastland Road is set back at the rear of a large parcel. County Auditor records indicate it was built in 1950, a date that is implausible. There may have been another home near the street that has since been removed. The home has two separate structural elements: a two story hip roofed element and another building which includes a two-car garage on the ground floor and a porch and room above the garage. The two are linked by a bridge roof that shelters stairs.

The structural history of this building is something of a mystery, given its date of construction in Auditor records and the somewhat improbable structural form. The building does not retain integrity to any era except the relatively modern period in which the garage and second story room were constructed. For that reason, it does not qualify for listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

255 Eastland Road.

The house at 225 Eastland Road is a 1200 square foot Cape Cod cottage, built in 1950. It features vinyl siding and vinyl windows on all visible elevations. The home does not appear to qualify for listing in the National Register because it is not an important example of its type or period of construction and because it retains a marginal degree of integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

236 Eastland Road.

According to County Auditor records, this home was built in 1853. Although that date cannot be independently verified, this clearly is a very old residence. It features a two story central core with a large shed-roofed addition to the right of the façade. It rests on what appears to be a stone masonry foundation. The building has been sided in vinyl and fitted with vinyl windows on all visible elevations.

The home, although a very old property, does not appear to retain sufficient integrity to warrant listing in the National Register of Historic Places.



Attachment 2: Inventory and Evaluation of Buildings within the APE

250 Eastland Road.

The house at 250 Eastland is a small Minimal Traditional home that was built in 1948. It is set at the rear of a large parcel. It includes vinyl siding and large vinyl windows. The property does not appear to qualify for listing in the National Register because it is not an important example of its type and period of construction and because it has been modified extensively.



Attachment 2: Inventory and Evaluation of Buildings within the APE

266 Eastland Road.

The home at 266 Eastland Road was built in 1853, according to County Auditor records. It is a gable front with a one-story wing building containing a porch enclosing the entry. The home has been fitted with vinyl siding and vinyl windows on all elevations visible from the street.

Although a very old home, the building at 266 Eastland Road does not appear to qualify for listing in the National Register because it has been extensively modified. As much as any building within the APE, this home illustrates the detrimental impact of new siding and windows on the historic integrity of these older homes.



Attachment 2: Inventory and Evaluation of Buildings within the APE

268 Eastland Road.

This home was constructed in 1947 according to County Auditor records. It is one and one-half stories tall and includes an attached garage. It has been sided with narrow lap vinyl siding. The front windows have been replaced with vinyl but it appears that the windows on the right side are still the original 6 over 6 wooden sashes.

This 1947 residence does not appear to be National Register eligible because it is not a significant example of its type or period of construction and because it retains a modest degree of integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

274-300 Eastland Road.

On the east side of Eastland Road, there exist five essentially identical homes, built between 1949 and 1951. The five differ as to finish (brick or other siding) and the placement of the front gabled elements on a dominant side gabled roof form. In all cases the windows have been replaced.

274 Eastland Road.



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280 Eastland Road.



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292 Eastland Road.



296 Eastland Road.



Attachment 2: Inventory and Evaluation of Buildings within the APE

300 Eastland Road.



These properties do not appear to qualify for listing in the National Register of Historic Places, individually or as a group. They are not important examples of their type and they have little integrity to their original design.

Attachment 2: Inventory and Evaluation of Buildings within the APE

312 Eastland Road.

According to County Auditor records, this home was built in 1893. It has been substantially altered, however, in recent decades. A front porch was enclosed and it appears a large one-story addition was constructed at the rear. The entire building was re-sided in Type T-111 siding and fitted with aluminum or vinyl windows. Although the core of the building may be very old, this property does not qualify for listing in the National Register because it has been so extensively altered.



Attachment 2: Inventory and Evaluation of Buildings within the APE

352-428 Waverly Street.

These sixteen homes represent a small subdivision of Minimal Traditional/Cape Cod homes. All built in 1947. The homes are essentially all the same, with minor variations having to do with placement of dormers and other small details. All but one are side gabled; only the home at 428 Waverly is front gabled. Each has an area of about 1200 square feet, except for the few that have been substantially enlarged. The buildings have also been modified in much the same way, except as noted for the few that have been enlarged a great deal. All now have vinyl siding and vinyl windows.

The cluster of homes does not appear to qualify for listing in the National Register, individually or as a group. The Minimal Traditional/Cape Cod appearance is common throughout the APE and throughout much of Berea. The homes are not distinguished architecturally as examples of post-war tract home construction. In addition, all of the homes have been modified to one degree or another, to an extent that the homes do not retain sufficient integrity to warrant listing, individually or as a small historic district.

428 Waverly Street.

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422 Waverly Street.



416 Waverly Street.



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412 Waverly Street.



406 Waverly Street.



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402 Waverly Street.



396 Waverly Street.



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392 Waverly Street.



386 Waverly Street.



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382 Waverly Street.



376 Waverly Street.



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372 Waverly Street.



366 Waverly Street.



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360 Waverly Street.



356 Waverly Street.



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352 Waverly Street.



Attachment 2: Inventory and Evaluation of Buildings within the APE

340 Waverly Street.

The house at 340 Waverly Street was built in 1903, according to County Auditor records. The house has a multiplicity of roof forms, suggesting additions over time. Especially notable are shed-roofed elements to the rear and right side. The home is sided in vinyl siding and includes a variety of vinyl windows: a fixed picture window at the façade, several horizontal sliders, and a tall one-over-one at the second story.

This homes does not appear to qualify for listing in the National Register because it has been extensively modified through installation of vinyl siding and windows and probably major additions.



Attachment 2: Inventory and Evaluation of Buildings within the APE

327 Waverly Street.

County Auditor records indicate this home was built in 1913. It is a boxy form, sometimes called a Foursquare. The home has been re-sided in vinyl and all windows visible from the street have been replaced with vinyl as well.

This home does not appear to qualify for listing in the National Register of Historic Places because it has been so extensively modified that it does not retain integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

321 Waverly Street.

The house at 321 Waverly was built in 1931, according to County records. It is a Minimal Traditional home with a side-gabled roof and a canted bay window. It is sided in vinyl siding and includes vinyl windows on all elevations visible from the street. The home does not appear to meet the criteria for listing in the National Register because it is not an important example of its type and because it retains marginal integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

308 Waverly Street.

This home was built in 1923 according to county records. The Craftsman-style home rests on a stone foundation and includes stone bases for the columns at the porch. It features a side-gabled roof with a dominant gabled dormer, centered on the façade. The home is sided in vinyl siding. It does retain a few original windows, including the four Craftsman-style windows to the left of the entry.

Although it retains some of its original elements, the Craftsman home illustrates the destructive effect of vinyl elements, particularly in a building for which the presence of wooden elements is so character-defining. It lacks sufficient integrity to warrant listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

299 Waverly Street.

This gable front with wing home was built in 1888 according to County Auditor records. While the essential form of the building is intact, it has been re-sided with vinyl siding and features vinyl windows on all elevations visible from the street. Generally, the property does not appear to retain sufficient integrity to warrant National Register listing.



Attachment 2: Inventory and Evaluation of Buildings within the APE

300 Waverly Street.

The house at 300 Waverly Street is a Minimal Traditional home, built in the early 1940s. The home is sided in vinyl siding and features vinyl windows on all visible elevations. It does not appear to qualify for National Register listing because it is not an important example of its type and because it has marginal integrity.



Attachment 2: Inventory and Evaluation of Buildings within the APE

285 Waverly Street.

This is a Craftsman-influenced home, built in 1919. The essential form of the building is largely intact. The building has been res-sided in vinyl, however, and all windows visible from the street have been replaced. Although it retains some of its original elements, the Craftsman home illustrates the destructive effect of vinyl elements, particularly in a building for which the presence of wooden elements is so character-defining. It lacks sufficient integrity to warrant listing in the National Register.



Attachment 2: Inventory and Evaluation of Buildings within the APE

290 Waverly Street.

County Auditor records indicate this home was built in 1955. It is possible that the 1955 home is the first story of this building. It is also possible that this is an entirely new building for which County Auditor records have not been updated. In either case, the building “reads” as a home from the 21st century and could not qualify as an example of homes from the middle of the last century.





December 10, 2010

Ms. Melissa Rossiter
NEPA Document Manager
U.S. Department of Energy
1617 Cole Boulevard
Golden, CO 80401

Re: Cuyahoga County Agricultural Society Wind Turbine Project (DOE/EA-1815)
164 Eastland Road, Berea, Cuyahoga County, Ohio

Dear Ms. Rossiter,

This is in response to correspondence from your office dated October 29, 2010 (received November 2) regarding the above referenced project. The comments of the Ohio Historic Preservation Office (OHPO) are submitted in accordance with provisions of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470 [36 CFR 800]).

The undertaking involves the construction of a wind turbine to generate electrical power for the City of Euclid. The turbine hub height will be 197 feet above ground surface with blade tip maximum height at 274 feet above ground surface.

Further consultation is recommended for this undertaking. We disagree with the finding concerning archaeology and recommend an archaeological survey for all of the areas where ground disturbance is likely including contractor work space. The archaeological survey should also include the construction limits for the new energy building. Archaeological site 33-CU-377 is located about 0.5 miles west of the project area near the quarries. Because the Fairgrounds was not heavily developed there is a reasonable probability that archaeological deposits may have survived in places within the Fairgrounds with better preservation than found throughout much of Ohio.

Please provide an extended discussion of the effects of the project. We do not understand the basis for the findings that the project will not have adverse effects when effects are not discussed. We recommend that the discussion of effects provide a scalable, measurable approach. That is, what are the effects at 0.25 miles, at 0.5 miles, at 0.75 miles, and at 1.0 miles?

Please re-shoot the photographs where a view of the turbine would be obscured by a building or tree by moving the camera 20' or 30' left or right to show a view towards the project looking past the building and through trees that no longer have leaves.

OHIO HISTORICAL SOCIETY

Ohio Historic Preservation Office

1982 Velma Avenue, Columbus, Ohio 43211-2497 ph: 614.298.2000 fx: 614.298.2037
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The Fairgrounds wasn't included in the evaluation of historic properties. Why not? There are places within the Fairgrounds that are steeped in history and readily recognizable as such. From the web page for the Fairgrounds, accessed November 30, 2010, here is one quote:

As the automobile emerged in American life, thrill shows started to appear at the fair, with jalopies leaping over flaming bales of hay. The famous Eastland Road arch went up at the fairgrounds in 1929 as the stock market crashed. When people enter under that arch today, they find many of the same traditions of past fairs, from arts and crafts to farm produce; picnics and musicians; food and conversation; rides and grandstand thrill shows.

We recommend that you record the most recognizable and famous features at the Fairgrounds and prepare a detailed evaluation of the Fairgrounds within a thoughtful context of Ohio fairgrounds. Completing an Ohio Historic Inventory form would be a helpful starting point.

The documentation contains a long list of buildings. There is no analysis of their eligibility. The documentation does not present a survey strategy to identify historic properties either from within existing databases or from systematic efforts of current fieldwork. We recommend that you conduct a systematic analysis based on survey information from all buildings lining the residential blocks within four blocks of the project. That is, within roughly one or two blocks west and south of the Fairgrounds. Use of the table options contained with the Project Summary Form is recommended.

In a hurried scan of the information in the documentation submitted October 29, 2010, we initiated an analysis of data on buildings along the east side of Eastland Road from roughly Bagley Street south to Waverly Street, along University Street on the block east of Eastland, and along Waverly Street along the block east of Eastland. We used the parcel mapping from Appendix D, correlated with data provided in Appendix L. The data come from the County Auditor's web site. We specifically noted data in the field titled "Age" which provides a first approximation of the date of construction. We then searched for photographs or other information specific to the Map ID field number in other parts of the documentation. Within 1 block of the proposed turbine location, from this analysis we identified 7 (seven) properties that are listed as built in the nineteenth century. Three of these were built prior to the Civil War. We were not able to find photographs for any of these properties. We were not able to find information describing these properties. We were not able to find any analysis providing a basis for the application of National Register of Historic Places criteria. We were not able to find that the National Register criteria were applied. These appear to represent some of the earliest construction in this part of Cuyahoga County.

Map ID	Age	Photograph or other Information
1676	1875	No
4804	1876	No
370	1853	No
3132	1853	No
2523	1873	No
4065	1856	No
1176	1888	No

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The data from our hurried scan also shows that there is a neighborhood immediately south of the Fairgrounds along Waverly Street with at least 11 consecutive houses built in 1947. It seems likely that this is related to the post World War II housing construction boom. What is the specific story of this neighborhood? Was there an architectural plan or architect? Was this a designed neighborhood? It would be helpful to provide analysis of this neighborhood including an evaluation of National Register eligibility. We recommend that the analysis should incorporate principles for evaluating the recent past presented in the "Ohio Modern: Preserving Our Recent Past, Statewide Historic Context" prepared for the Ohio Historic Preservation Office, 2010.

Our preliminary analysis that we initiate here is of data in the correspondence for buildings within one or two blocks of the project area. We recommend that additional documentation is needed that provides analysis of survey data of architectural properties. The first priority should be the analysis of data needed to apply National Register criteria and criteria of effect for all buildings and structures within 4 blocks of the project. We also recommend that additional documentation is needed to provide analysis of information on built resources extending from this inner core area throughout the Area of Potential Effects. We suggest that the selection of properties to include in the analysis at increasing distance should be increasingly focused. You may wish to consult with this office concerning survey strategy and analytical framework at increasing distance.

There are historic properties in the Area of Potential Effects. It is our opinion that there will be effects from this undertaking. The most direct approach to deal with effects of an undertaking is to deal with the effects of the undertaking. We are unable to understand the basis of your finding that there will be no adverse effects and we are unable to concur with the finding that there will be no adverse effects. You may wish to redirect your efforts to accepting that there will be effects and finding ways to resolve the potential for adverse effects through consultation.

In summary, we will wait for receipt of the completed archaeological survey report and completed reports containing analysis of architecture-history survey data before providing further comments.

Any questions concerning this matter should be addressed to David Snyder at (614) 298-2000, between the hours of 8 am. to 5 pm. Thank you for your cooperation.

Sincerely,



David Snyder, Ph.D., RPA, Archaeology Reviews Manager
Resource Protection and Review