

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received OCT 4 1982  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic  (A) Frasier, Thomas T. and  (B) Wesley B. Houses

and/or common

2. Location

street & number  (A) 898 National Road and  (B) 920 National Road not for publication

city, town Brookside vicinity of 18-Doug Applegate

state Ohio code 039 county Belmont code 013

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> thematic	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

7-1-83  
C.W.

4. Owner of Property

name  (A) Thomas Frasier and Margaret T. Smith and  (B) Charles Wilson

street & number 412 Oglebay Drive 227 N. Lincoln Avenue

city, town Wheeling, W. VA 26003 vicinity of Bridgeport, OH 43912 state

5. Location of Legal Description

courthouse, registry of deeds, etc. Belmont County Court House

street & number Main Street

city, town St. Clarisville state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible?  yes  no

date 1981  federal  state  county  local

depository for survey records Ohio Historic Preservation Office, Ohio Historical Center

city, town Columbus state Ohio 43211

# 7. Description

## Condition

A)  excellent

B)  good

fair

deteriorated

ruins

unexposed

## Check one

unaltered

altered

## Check one

original site

moved date \_\_\_\_\_

## Describe the present and original (if known) physical appearance

This nomination consists of two similar houses located within the same block of Bridgeport.

The Thomas Townsend Frasier House is an L-shaped 2½-story brick residence, set on a stone foundation with a beveled stone water table, and capped with a composition gable roof. Physical evidence suggests that the house was built in two sections, perhaps with the front section first, and a rear addition, identical in material, scale, and fenestration, added shortly thereafter. Windows are segmental-arched, 1/1, set on extended sills and capped with flush-set brick lintels. The original louvred shutters remain on the facade. The building's facade is its most highly ornamented elevation, and is highlighted by a handsome Eastlake porch, set in the angle of the ell, on the east side of the facade. The porch is articulated by an upper turned balustrade, decorative posts, and a handsome ornamental lower balustrade. There is also an incised porch base. A gable-roofed bay projects on the west side of the facade, with a pediment defined by a partial return on the cornice, double bracketry, and curvilinear bargeboard. Similar ornament, minus the bargeboard, is noted on the east elevation.

A considerable part of the interior was altered many years ago when the house was apartmentized. Although the main stair is gone, the woodwork does remain, as does one highly decorative marbelized slate mantel.

No historic outbuildings are on the site.

The Wesley B. Frasier House is a 2-story masonry structure, built of common bond brick set on a stone foundation with a basement. There is a cut stone water table between the foundation stones and the brick bearing-walls. Generally irregular in plan, the facade is L-shaped, with a projecting bay on the west and set back section on the east. A veranda is located in the set-back, wrapping around the east elevation and terminating in a bay window nearly centered on the east wall. This veranda is supported by attenuated square pillars, has a latticed base, a delicate balustrade, scalloped eave rafters, and an offset gable with classically-ornamented pediment, set over the main door. The main door itself is located at the far left side of the set-back, and features a round-arched transom of art glass. Notable on the projecting bay is a multifoil pedimental window as well as a partial return on the cornice. The cornice is articulated by a frieze with arcaded curvilinear moulded ornament and a somewhat heavily ornamented moulded soffit. Fenestration features the exclusive use of round-arched windows, 2/2 lights, set on stone lintels and capped with single-course brick lintels. As noted above, there is a bay window on the east elevation; a second, somewhat smaller bay window is also located on the west elevation. The massing of the house, particularly on the west side, suggests that it might have been constructed in stages; this, however, is only speculation and cannot be substantiated. The house's gabled roof is covered with asbestos shingles.

The interior of the W.B. Frasier House retains much of its original plan of 5 rooms on each floor. Several original mantles remain. The most interesting interior feature is the steeply winding staircase located at the end on the entry hall on the first story. No historic outbuildings remain, although a one-story 3-car wood frame garage is on the property. The houses are sited along U.S. Route 40 (the old National Road), in a once-dignified neighborhood of large-scale detached residences. Most of this street is now commercial strip development, dotted with shopping centers and service stations.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** before 1888      **Builder/Architect** Thomas Townsend Frasier, builder

**Statement of Significance (in one paragraph)**

The Frasier Houses are nominated for their architectural significance to the village of Brookside and also because they are products of one of the area's master builders of the late nineteenth century. They are among the earliest residential properties built along the National Road (now U.S. Route 40) as the village expanded from the Ohio River toward the West. Italianate in character, with tall windows and among door proportions and ornamental cornices, today these houses are among the few local 19th century residential survivors along the National Road in Brookside--an area in the village which has been heavily impacted by fast-food and commercial strip development. The houses were built in 1884 and about 1888, the first as Thomas T. Frasier's personal residence and the second for his brother Wesley. They are currently the only identified houses built by Frasier which are still standing.

Born in 1832, Thomas Frasier began to learn his trade from his brother-in-law at the age of 18. Shortly thereafter, he left for the newly-emerging west, an area that was to remain his home off and on for nearly twenty years. He returned to Belmont County and was married in 1882, probably building this home for his bride. He then embarked on his trade of building in these environs. A nineteenth-century biographical history noted that Frasier "has done a vast amount of work in his trade . . . has erected many dwellings, and has erected all the tiples for the Wheeling Creek Coal Co., also at Crescent and at Barton." His philanthropic interests lay in the fact that he constructed homes for miners, which, according to the aforementioned history, "he sold to them as their means permit them to buy. This has been a much appreciated charity and has encouraged many an honest miner to better his condition." He was also a long-time school board member, a trustee in the Presbyterian Church, and a vice president of the Dollar Savings Bank. Much of the late 19th century building activity in Belmont County focused on the river communities like Bridgeport and Bellaire. Frasier was among the leading building contractors during this era and recognized in the early 20th century as "an esteemed citizen" as a consequence of his work.

The National Road had been laid past this site in the 1820s, but suburban development on any large scale apparently did not occur until much later. Historic photos show this street to be a dignified residential section, tree-lined, with large, detached homes; today it is principally a strip development.

These two houses have been nominated together eventhough each was considered individually eligible because the significance of each is better understood as a unit rather than separately. The houses were identified in a survey of the county conducted by the regional preservation office. The buildings are geographically close, represent the same residential growth along the National Road, and reflect very similar architectural development. They are connected by original ownership and were built by a locally important builder for himself and his brother.

## 9. Major Bibliographical References

Centennial History of Belmont County and Representative Citizens, pp. 559-560. 1903

Williams Ohio State Director. Cincinnati Williams & Co., 1889.

## 10. Geographical Data

Acreage of nominated property Both are less than one acre

Quadrangle name Lansing

Quadrangle scale 1:24000

UTM References

A 

1	7	5	2	0	5	0	0	4	4	3	5	4	4	0
Zone		Easting				Northing								

B 

1	7	5	2	0	3	6	0	4	4	3	5	4	4	0
Zone		Easting				Northing								

C 

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D 

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E 

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F 

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G 

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H 

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Verbal boundary description and justification

A) Beginning 100' west of an alley on the north side of the National Road and proceed north 200'; then go west 72'; then south 200' to the road; then east to the place of beginning. B) Part of Out Lot 17 in the Village of Brookside, beginning at a point on the North curb line of National Road; then NW ca. 164' to the S curb line of Driggs Lane; then SW along Driggs Lane ca. 96' to a point; then SE ca. 313' to the National Road; then NE ca. 93' to the place of beginning.

## 11. Form Prepared By

name/title David L. Taylor, Regional Historic Preservation Officer

organization Ohio University-Zanesville

date 13 July, 1982

street & number 1425 Newark Road

telephone 614/453-0762

city or town Zanesville

state Ohio 43701

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*W. Ray Luce*

title SHPO

date 9/23/82

For NPS use only

I hereby certify that this property is included in the National Register

*Frank Lee Prange*

date 11/17/82

Keeper of the National Register

Attest:

date

Chief of Registration



United States Department of the Interior  
National Park Service

Substantive Review

Frasier, Thomas T. and Wesley B. Houses  
Belmont County  
OHIO

Working No. 10/4/82-2810  
Fed. Reg. Date: 2.1.83  
Date Due: 11/4/82 - 11/15/82  
Action:  ACCEPT 11/17/82  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom. / Criteria Accept / L  
Reviewer Mar. D. [Signature]  
Discipline 11-17-82  
Date \_\_\_\_\_  
 see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

## 8. Significance

Period \_\_\_\_\_ Area of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

## 9. Major Bibliographical References

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

USGS References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national    \_\_\_\_ state    \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

## 13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

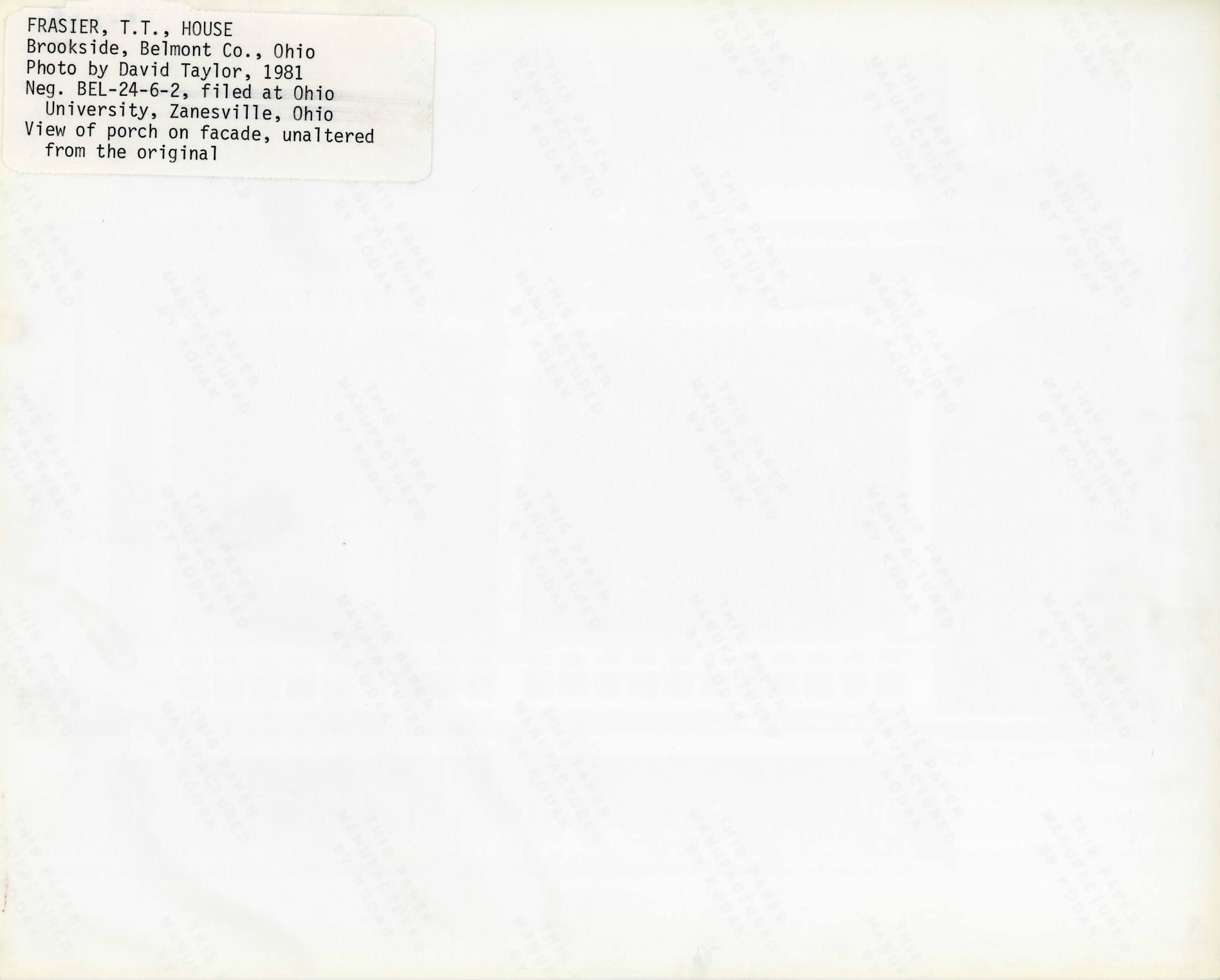
Comments for any item may be continued on an attached sheet



FRASIER, T.T., HOUSE  
Brookside, Ohio (Belmont Co.)  
Photo by David Taylor, 1981  
Neg. BEL-24-6-3, filed at Ohio  
University, Zanesville, Ohio  
Facade, from National Road, showing  
porch, windows, cornice, etc.



FRASIER, T.T., HOUSE  
Brookside, Belmont Co., Ohio  
Photo by David Taylor, 1981  
Neg. BEL-24-6-2, filed at Ohio  
University, Zanesville, Ohio  
View of porch on facade, unaltered  
from the original





FRASIER, THOMAS TOWNSEND, HOUSE  
Brookside, Belmont County, Ohio  
Historic photo copied by David  
DL. Taylor, 1981

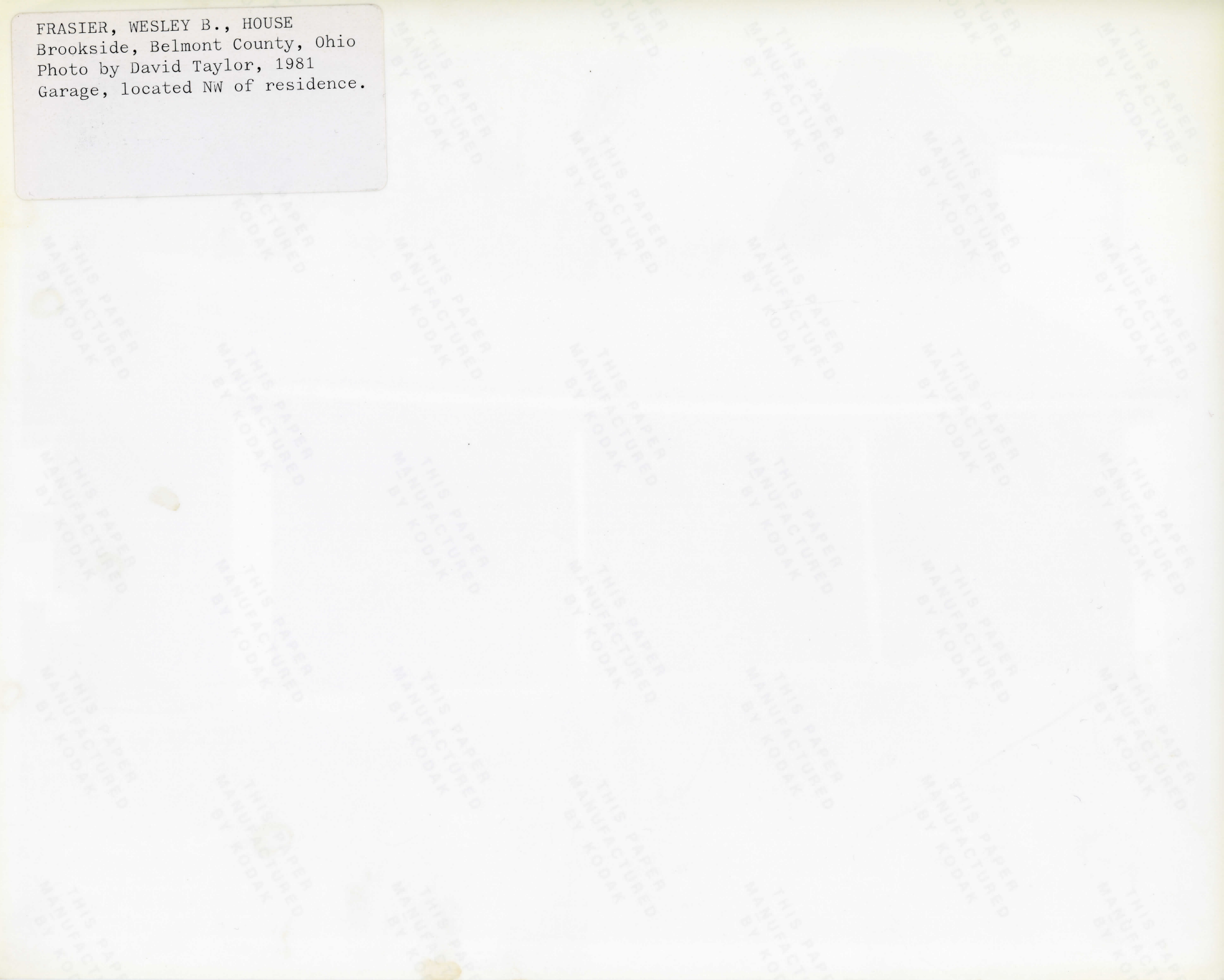
Negative BEL-24-7-1, filed at Ohio  
University, Zanesville, Ohio  
View of house, from National Road  
The property is unaltered from  
this photo, except for the re-  
moval of the fence



FRASIER, T.T., HOUSE  
Brookside, Belmont Co., Ohio  
Photo by David Taylor, 1981  
Neg. BEL-24-6-1, filed at Ohio  
University, Zanesville, Ohio  
Rear elevation (N) showing early addi-  
tion at right



FRASIER, WESLEY B., HOUSE  
Brookside, Belmont County, Ohio  
Photo by David Taylor, 1981  
Garage, located NW of residence.

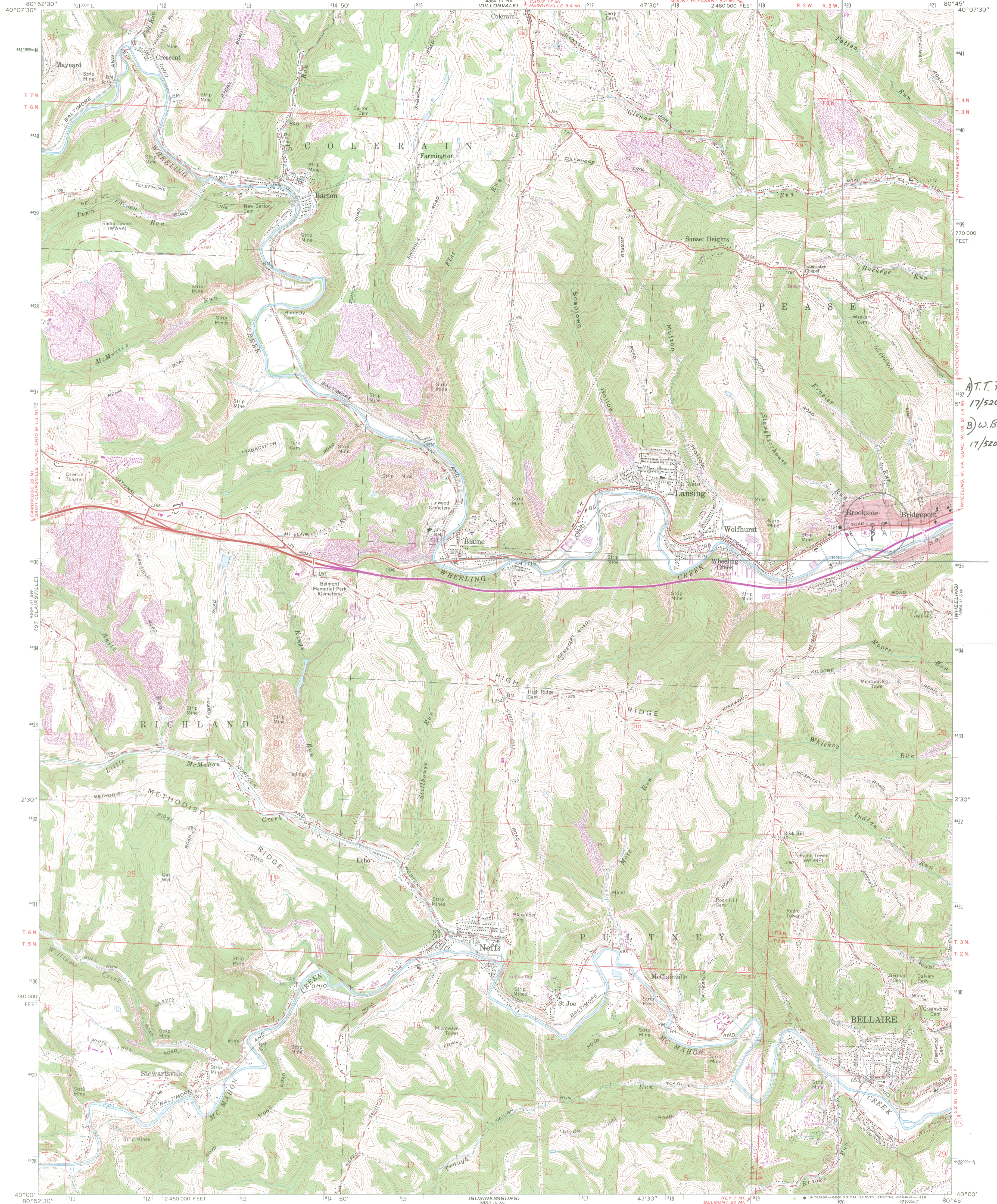




FRASIER, WESLEY B., HOUSE  
Brookside, Belmont County, Ohio  
Photo by David L. Taylor, 1981  
Detail of cornice on facade.

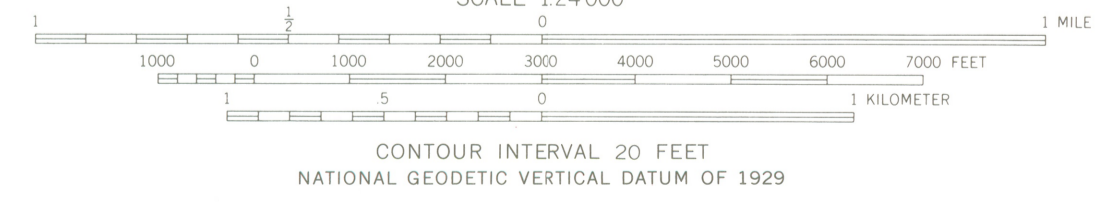
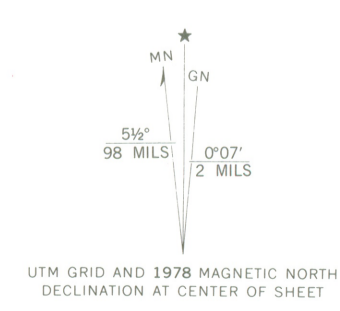


FRASIER, WESLEY B., HOUSE  
Brookside, Belmont Co., OH  
Photo by David Taylor, 1981  
View of facade (S elevation),  
from National Road



A) T. Frasier House  
17/520500/4435440  
B) W.B. Frasier House  
17/520360/4435440

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1958. Field check 1960  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Ohio coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown  
Land lines based on the Ohio River Base  
Entire area lies within the Old Seven Ranges



CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION	
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

LANSING, OHIO  
N4000—W8045/7.5

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled in cooperation with  
State of Ohio agencies from aerial photographs taken  
1972 and 1976. Map edited 1978  
This information not field checked

1960  
PHOTOREVISED 1972 AND 1978  
AMS 4864 III SE—SERIES V852

# Ohio Historic Preservation Office

Ohio Historical Center I-71 & 17th Avenue Columbus, Ohio 43211 (614) 466-1500

September 24, 1982

Ms. Carol Shull, Chief  
Department of Registration  
National Register of Historic Places  
440 G St., NW  
Washington, D.C. 20240

*Carol*  
~~Dear Ms. Shull:~~

Enclosed are seven new National Register nominations and one resubmission. All the appropriate notification procedures have been followed for the new submissions.

New Submissions

✓ Frasier Houses  
Hull, Patrick, House  
Maple Creek Site, 33 CT 52  
Chester Township District School #2  
The Eagles Building  
Christman, Daniel, Homestead  
Akron YWCA

County

Belmont  
Carroll  
Clermont  
Geauga  
Montgomery  
Preble  
Summit

Resubmission

St. Boniface Roman Catholic Church  
and structures

Seneca

Please let me know if you have any other questions.

Sincerely,

*Ray*

W. Ray Luce  
State Historic Preservation Officer

WRL/BP:jb  
enclosures



# memorandum

## NEW DATE

DATE: February 13, 1985

REPLY TO  
ATTN OF: Sally Blumenthal *Andrew*

SUBJECT: Part 2 Appeal

TO: PAD/NP Staff, Hanslin

PROPERTY: Wesley B. Frazier Home  
920 National Road  
Brookside, OH  
0274-82-OH-82-0200

*March 27*

*Belmont Co*

*EAC'S  
OFFICE*

DATE: March 27, 1985

TIME: 10:30 am

PLACE: ~~RM 2114 (2nd Floor  
Conference Room)~~

ISSUES: Inappropriate repointing, shutters, new addition

The owner will attend.



Buy U.S. Savings Bonds Regularly on the Payroll Savings Plan

☆ U. S. GPO: 1977-0-241-537/3224

OPTIONAL FORM NO. 10  
(REV. 7-76)  
GSA FPMR (41 CFR) 101-11.6  
5010-111

## Part 2 Appeal

Prepared by: Sally Blumenthal  
Preservation Assistance Division  
March 27, 1985

Property: Wesley B. Frazier House  
920 National Road  
Brookside, Ohio  
0247-82-OH-82-0200

Owner: Charles A. Wilson, Jr.  
227 N. Lincoln Avenue  
Bridgeport, Ohio 43912

Participants for Owners: Charles A. Wilson, Jr.

NR Chronology: Two-story brick Italianate house with wrap-around veranda  
built in c. 1888  
Individually listed in NR on 11/17/82

Application Chronology:

Spring 1982	Project started
Fall 1982-1983	Project completed
4/1/82	Part 2 received by SHPO
6/18/82	Part 2 received by MCRO
8/13/82	Preliminary approval by MCRO
2/22/84	Part 3 received by SHPO
4/23/84	Part 3 received by MARO
6/28/84	Additional info. requested by MARO
9/7/84	Information received by MARO
11/28/84	Project denied by MARO
12/26/84	Appeal request received by WASO
3/27/85	Appeal held; Dr. Connally presiding

Use Before/After Rehabilitation: Single family residence/Funeral home

Denial Issues: New addition inappropriate in size and scale; constructed significantly different from plans given preliminary approval on 8/13/82 (Stds. 2, 9); Inappropriate repointing (Stds. 2, 9); and inappropriate shutters (not in original proposal) (Stds. 2, 9)

Recommendations: SHPO recommended certification of rehabilitation if shutters are removed.

*denys submitting drawings after construction*



"... Because the memory will live forever."

Charles A. Wilson, Sr.  
Allan G. Ketzell, II  
Jerald J. Fiutem  
Charles A. Wilson, Jr.

920 National Rd. Second Street  
Bridgeport, OH 43912 Dillonvale, OH 43917  
(614) 635-0651 (614) 769-2321

December 17, 1984

Chief Appeals Officer  
Preservation Assistance Division  
National Park Service  
Washington, DC 20240

Re: 1602-03 (MWR-PH)  
0247-82-OH-82-0200  
Wesley B. Frazier Home  
920 National Road  
Brookside, OH 43912

Gentlemen:

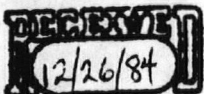
The rehabilitation of the above mentioned property was done within the guidelines of the Standards for Rehabilitation and I would like to file an appeal to your decision on the following:

1. Inappropriate repointing-the conditional approval letter was submitted to our contractor Lori Waterproofing Company, Inc. RD#6 Box 507 Hempfield Industrial Park, Greinsburgh, PA 15601. All masonry work was done according to spec's which contractor has done other approved Historical Rehabilitation work which I will get names and addresses.

2. Shutters-are inappropriate because of their small size in relation to the width of the masonry opening. Frankly this was an oversite on my part. I was so concerned with finding a manufacturer that could give me the proper length, I failed to check on the width. The shutters are anchored directly to the masonry because most of the original "shutter studs" were missing. The shutters would be replaced.

3. Addition-working drawings were submitted on June 21, 1982 and approved by the state of Ohio on August 18 of 1982, after the original sketches were submitted on February 11, 1982. Our plans called for retention of similar brick we purchased from a house across National Road that had been torn down. However, on Ms. Kitchens' advise, we used wood siding.

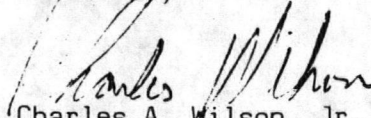
In reviewing the chronology of your review we find a large gap between working drawings dated June 21, 1982 and receipt on February 18, 1983. We believe this to be the period of misunderstanding. We feel sure these final sketches and working drawings were presented prior to this date.



The Wesley B. Frazier House at 920 National Road, Brookside, Ohio is a great rehabilitation of a beautiful late 19th century home that has been adopted to the use of a funeral home and has regained its prominence as a showplace within the community. Hopefully you will reconsider your denial of this property.

Looking forward to discussing this project personal during the appeal.

Sincerely,



Charles A. Wilson, Jr.

CAW/psm

TPS

Mr. Charles A. Wilson, Jr.  
227 N. Lincoln Avenue  
Milford, CT 06452

28 NOV 1984

Dear Mr. Wilson:

REGENCY: Wesley Trasier House, 320 National Road, Brookside, CT

UNIVERSAL NUMBER: 0247-62-01-02-0200

SWPAPER'S IDENTIFICATION NUMBER: 197-33-3639

We have reviewed the "Historic Preservation Certification Application - Part 2" for the above property and have found that the rehabilitation does not conform with the Secretary of the Interior's "Standards for Rehabilitation." The completed rehabilitation does not conform with the following Standards:

STANDARD NO. 2

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

STANDARD NO. 5

Compatibility between alterations and additions to existing properties shall not be discouraged, when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

The Wesley Trasier House is individually listed on the National Register of Historic Places. Prior to rehabilitation, it was an intact, late 19th century masonry residence, one of the few examples of its type remaining on the National Register. It was built by Moses Trasier, one of the area's master builders.

The inappropriate repointing, the new addition, and the inappropriate shutters have altered the building's historic character, violating Standards 2 and 5, listed above.

The addition constitutes a major change to the historic character of the original building. The addition is incompatible with the size, scale, and character of the property and is visible in relation to all elevations of the original building.

It is important to note that the addition as constructed is significantly different from the sketch drawings on which the preliminary approval was based. As a caution to the owner, a condition of the Part 2 preliminary approval stated that working drawings of the proposed addition were to be submitted for review and approval and notification of further changes was requested. However, working drawings were not submitted until after the addition was constructed. A brief chronology of the review follows. The proposed addition was first presented to the NPS as a preliminary consultation between Judith Kitchin of the Ohio Historic Preservation Office and Cynthia MacLeod of NPS. This consultation took place in March 1982, prior to the submission of a Part 2 application. At that time, the sketch drawings of the proposed addition were reviewed and NPS staff stated that the addition was too large to allow approval. Revised drawings showing an irreparable addition of reduced size were received with the Part 2 application on June 17, 1982. Based on these drawings, a conditional approval letter was sent August 13, 1982, requiring that working drawings be provided for review and approval. Working drawings, dated June 21, 1982, were received February 16, 1983. NPS staff contacted the state office because the final drawings showed an addition that was larger than either of those previously shown in the sketch drawings. NPS was informed that the addition had already been constructed; photographs of the addition as built were requested.

The conditional approval letter also stated that the masonry cleaning and repointing were to follow guidance in the Preservation Briefs in order to maintain the physical and visual character of the masonry. Information reviewed by the Ohio Historic Preservation Office in July and August 1982 describing the methods and materials to be used in the cleaning and repointing was acceptable. However, in final review the completed repointing was executed in a manner that does not match the original appearance and has altered the visual character of the masonry walls. The repointed mortar joints are much wider than the original joints, overlapping the masonry units, rather than being recessed, as were the originals. The change in appearance and quality of workmanship has altered an important aspect of the building's historic character.

Finally, the shutters are inappropriate because of their small size in relation to the width of the masonry opening and because shutters are anchored directly to the masonry.

This project therefore does not qualify as a "certified rehabilitation" for purposes of § 2124 of the Tax Reform Act of 1976, §§ 701 (f) and 315 of the Revenue Act of 1975, nor §§ 212 and 214 of the Economic Recovery Tax Act of 1981, and is exempt from the historic preservation provisions of the Act which apply to "certified rehabilitations."

We have enclosed a copy of the U.S. Department of the Interior's regulations that outline in Section 57.10 the process for appealing this decision. Should you wish to enter an appeal, please contact by letter to the Chief Appeals Officer, Preservation Assistance Division, National Park Service, Washington, DC 20240, addressing the concerns raised in our letter and including any additional factors related to the project that you feel deserve consideration.

Should you have any questions regarding our review of your application, or the  
analysis process, please feel free to contact Martha Raymond of this office at  
(215) 597-1578.

Sincerely,

**MYRA F. HARRISON**

*for* James J. Coleman, Jr.  
Regional Director

Enclosure

cc: WJG/dsk

MI 517

(Part 2 Denial)

August 13, 1982

1602-03(MWR-PH)  
0247-82-OH-82-0200  
Wesley B. Frazier Home  
920 National Road  
Brookside, Ohio

Mr. Charles A. Wilson, Jr.  
227 North Lincoln Avenue  
Bridgeport, Ohio 43912

Dear Mr. Wilson:

Thank you for your submission of the "Historic Preservation Certification Application - Parts 1 and 2" pursuant to section 2124 of the Tax Reform Act of 1976, as extended, sections 701(f) and 315 of the Revenue Act of 1978, section 212 of the Economic Recovery Tax Act of 1981, and U.S. Department of the Interior regulations 36 CFR Part 67. This information was received from the State Historic Preservation Officer (SHPO) on June 18, 1982.

This building has not yet been determined a "certified historic structure," and there is not enough information in Part 1 of your application to evaluate the structure's significance. We would be glad to make a preliminary determination based on sufficient information.

Although the building must be a "certified historic structure" before tax benefits can be assured, we have determined that the proposed rehabilitation project described in the submitted documentation meets the Secretary of the Interior's "Standards for Rehabilitation," providing the project meets the following conditions:

1. Cleaning and tuckpointing should follow guidance in the enclosed Preservation Briefs in order to maintain the physical and visual character of the masonry. You should submit your plans to the SHPO for approval.
2. Working drawings for the addition should be submitted for review by the SHPO and approval by the National Park Service.

We appreciate your willingness to design the proposed addition in a sympathetic manner to the original structure, a process which has involved several revisions. Any substantive change in the work as described in the application should be brought to our attention to ensure conformance to the Standards.

Please be aware that this is a preliminary determination. Formal certification of rehabilitation can be issued only to the owner or qualified lessee of a property when (1) the structure is a "certified historic structure," (2) the rehabilitation work is complete, and (3) the rehabilitation work is in conformance with the Secretary's Standards.

To request final certification upon completion of the rehabilitation project, the property owner should return the attached form letter, accompanied by photographs of both exterior and interior views of the completed work, to the SHPO. An onsite inspection of the completed work by an authorized representative of the Secretary of the Interior may be undertaken prior to issuance of the final certification of rehabilitation.

Should you have any questions as the rehabilitation work continues, please do not hesitate to call your SHPO or Cynthia MacLeod of this office at (402) 221-4285.

Sincerely,

(Sgd) John Kawamoto

John Kawamoto  
Associate Regional Director,  
Planning and Resource Preservation

Enclosures

cc:  
Dr. Ray W. Luce, Ohio Historical Society, Interstate 71 and 17th Avenue,  
Columbus, Ohio 43211

National Register, WASO - Attention: Linda McClelland

CMACLEOD:cb:8/13/82

