

NAYLORWELLMAN, LLC  
HISTORIC PRESERVATION CONSULTING

**Berkshire Park Historic District  
National Register of Historic Places**

**Cuyahoga Falls, Ohio  
August 13, 2019**

RETAIN  RESTORE  REVIVE

Historic Building Preservation  Architectural History  Historic Preservation Planning

[naylorwellman.com](http://naylorwellman.com)

# National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation.

Authorized by the National Historic Preservation Act of 1966 and administered by the National Park Service (NPS).

The National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

A National Register historic district listing allows neighborhoods and communities to celebrate their history, creating community pride by providing an identity and sense of place.



# Benefits and Incentives of National Register Listing

- ❖ A district listing increases the value of the entire neighborhood as a collective whole giving it prestige as worthy of preservation.
- ❖ Listing leads to pride in ownership and rehabilitation of buildings, which can be a catalyst for the immediate district and the surrounding neighborhood, both commercial and residential.
- ❖ Provides in-depth historical documentation including historic photographs, architectural drawings, archival maps and research.
- ❖ Provides basis for grant funding.
- ❖ Historic designation as part of a historic district substantially reduces the overall cost of achieving historic status for individual buildings.



*Oakwood Cemetery Chapel, Listed on National Register  
Photo courtesy of Friends of Oakwood Chapel*

# National Register Listing Does Not

- ❖ It does not place any additional state or federal design review requirements on a property owner
- ❖ It does not lead to public acquisition or require public access
- ❖ A property will not be listed if the majority of property owners within a district object to listing
- ❖ Listing does not automatically invoke local historic district zoning or local landmark designation
- ❖ Local design review would remain in place, with or without listing
- ❖ It does not interfere with an owner's ability to demolish a building or make physical changes

## About the National Register of Historic Places

**T**he National Register of Historic Places is the official list of properties recognized by the federal government as worthy of preservation for their local, state, or national significance in American history, architecture, archaeology, engineering, or culture. Although the National Register is a program of the National Park Service, it is administered at the state level by each respective state.

### What Makes a Property Eligible for the National Register?

- Historic properties include more than just buildings. There are five categories for historic properties that are listed in the National Register: buildings, structures, sites, objects, and districts.
- There are three evaluation standards that historic properties must meet in order to be listed in the National Register. The property should be at least 50



STRUCTURE: GREAT AMERICAN RACING DERBY, CEDAR POINT, LISTED IN THE NATIONAL REGISTER 1980.

years old, retain its basic historic integrity, and meet one of the four established National Register criteria.

- A quick definition of the four National Register criteria is that the property must have significance for its association with broad patterns of history, have association with the lives of persons significant in our past, have architectural merit, or have the potential to yield information important in history or prehistory (archaeology).

### What National Register Listing Does

- The listing of a building, structure, site, object or district in the National Register of Historic Places accords it a certain prestige, which can raise the property owner's and community's awareness and pride.
- Income-producing (depreciable) properties which are listed in the National Register individually or as part of a historic district may be aided by federal tax

incentives which allow for a 20 percent investment tax credit for certified rehabilitation.

- National Register listing is often a prerequisite for funding applications for restoration work through various private, non-profit organizations, such as the National Trust for Historic Preservation.



District: Race Street Historic District, Cincinnati, Listed in the National Register 1995.



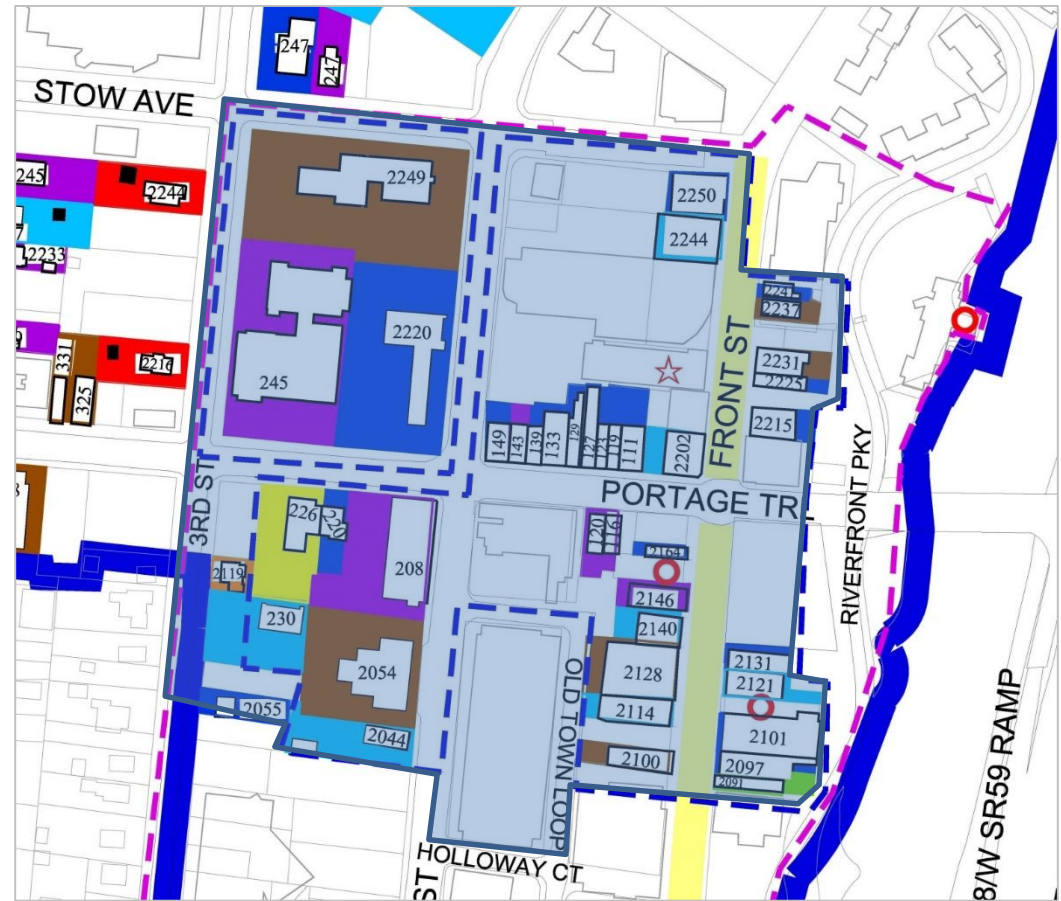
MYERS BLOCK BUILDING: THIS BUILDING IN ASHLAND WAS REHABILITATED USING THE 20 PERCENT INVESTMENT TAX CREDIT. IT WAS LISTED IN THE NATIONAL REGISTER IN 1997.

# What types of places can be nominated to the National Register?

- ❖ Districts, buildings, sites, structures and objects significant to the local community, state or nation are eligible for listing on the National Register.
- ❖ A property must generally be 50 years old to qualify.
- ❖ Nominated properties must be historically significant meeting one of four established criteria and retain architectural integrity.
  - A. Property is associated with events that have made a significant contribution to the board 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.

# Cuyahoga Falls National Register Listings

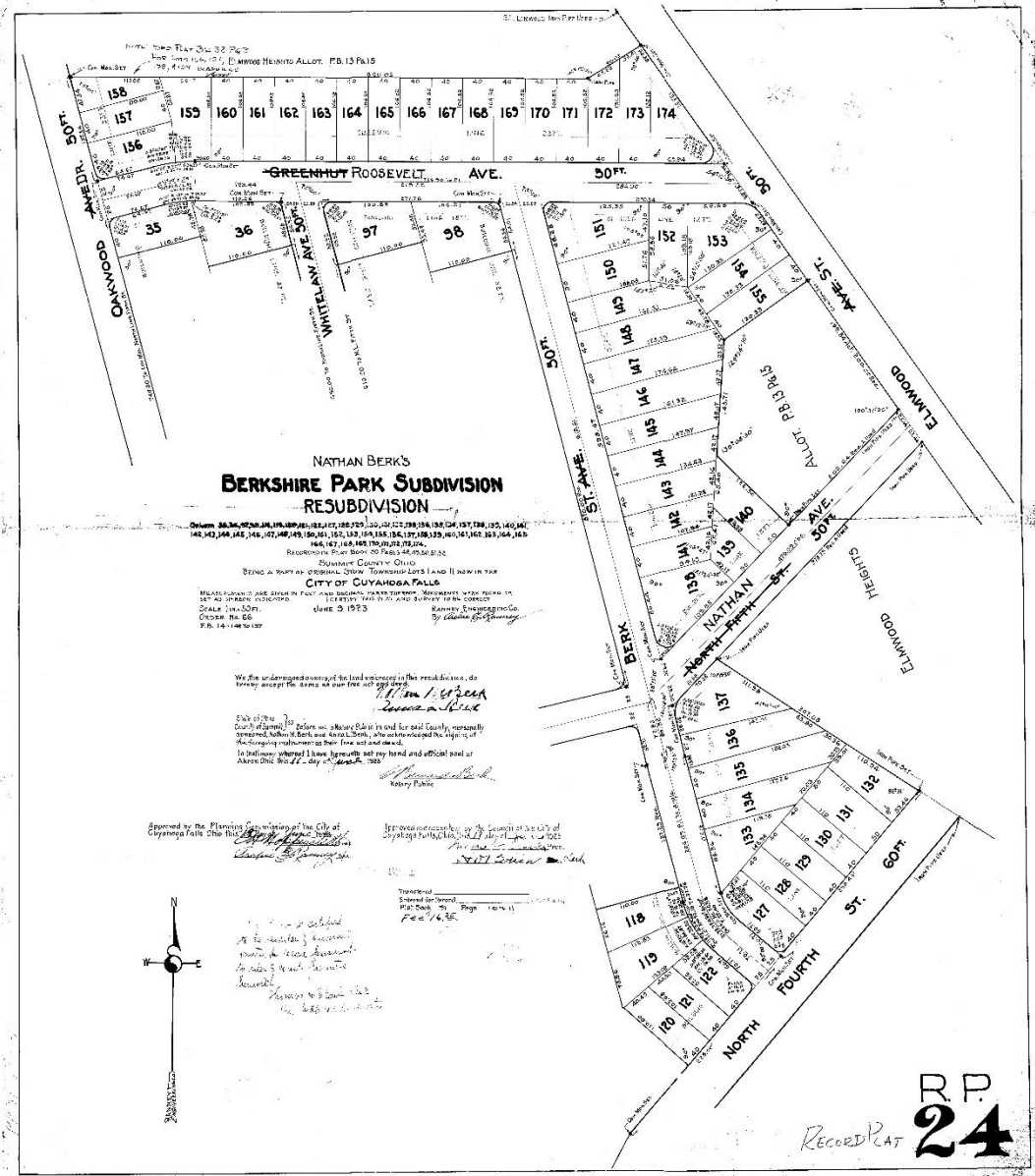
- **Cuyahoga Falls Downtown Historic District**
- **Barker Village Site**  
Just north of RR station at Botzum
- **Botzum Farm**  
3586 Riverview Road
- **Brown-Bender Farm & Boundary Increase**  
3491 Akron-Peninsula Road
- **Chuckery Race**  
South of and in Cuyahoga Falls
- **Falls Stamping and Welding Building**  
1701 S. Front Street
- **First Congregational Church of Cuyahoga Falls**  
130 Broad Street
- **Furnace Run Aqueduct**
- **Hunt-Wilke Farm**  
2049 Bolanz Road
- **Lock No. 26**  
Riverview & Everett Rds.
- **Oakwood Cemetery Chapel**  
2420 Oakwood Drive
- **Ohio and Erie Canal**
- **Valley Railway Historic District**



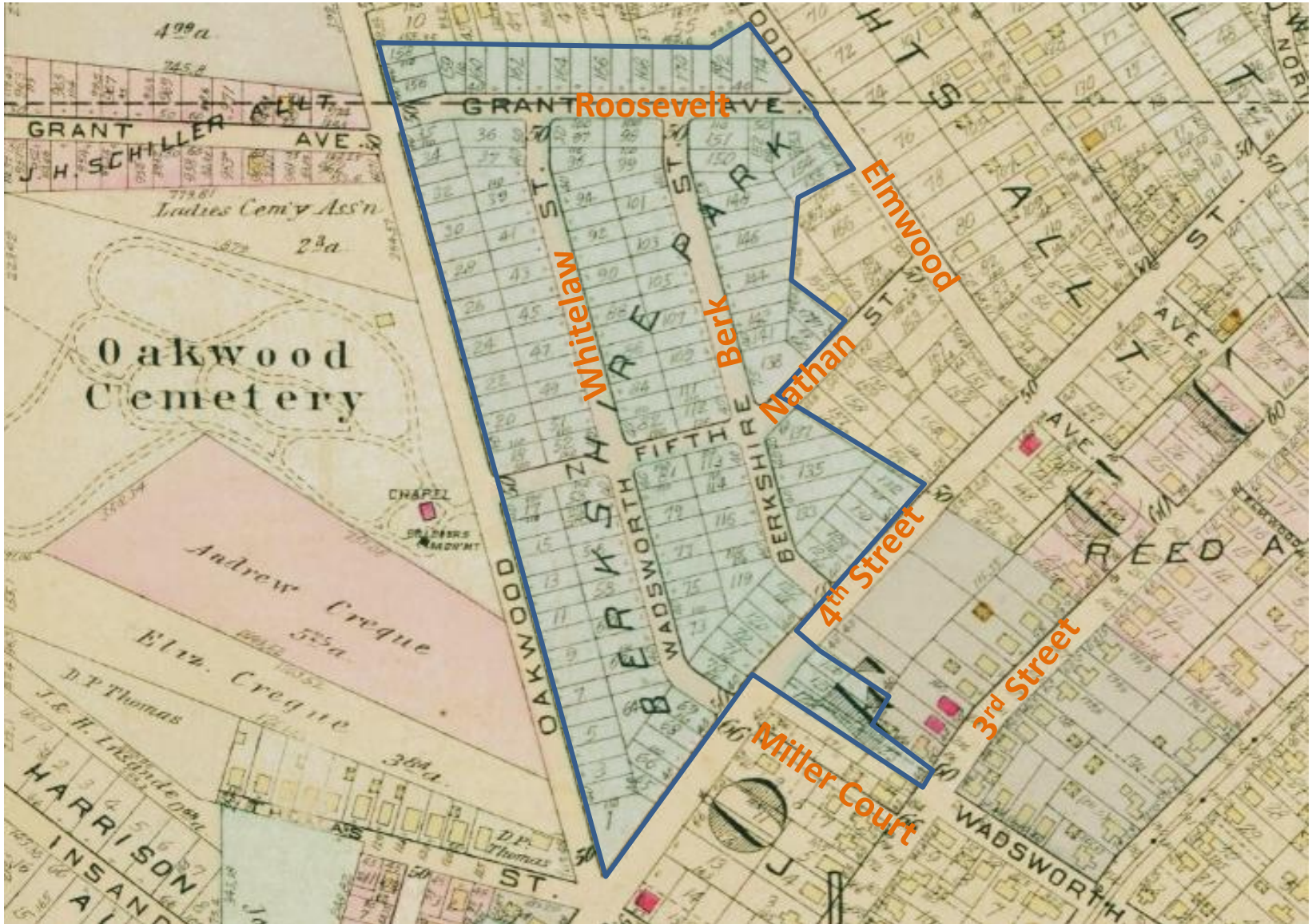
*Cuyahoga Falls Downtown Historic District, listed September 2018*

# Proposed Berkshire Park Historic District

- Proposed District - Boundary of Berkshire Park Subdivision
- Platted as the Berkshire Park subdivision composed of 174 sublots, approved by City Council 1920, recorded in 1923
- Approximately 166 predominantly Craftsman style Bungalow type houses built between 1923 and 1928
- The proposed boundary encompasses historic architectural resources spanning from ca. 1923 through the Post World War II years



**Berkshire Park Subdivision Plat, 11 June 1923. Summit County Recorder's Office, Cuyahoga Falls Engineering Dept.**



**Berkshire Park , G.M. Hopkins Plat Map 1921**



## Berkshire Park

- Survey & Research of History and Architecture of Berkshire Park
- Significance under **Criterion C: Architecture** with homes designed by Akron architects **Fichter and Brooker**, constructed by Akron attorney, developer and builder **Nathan M. Berk**
- Nathan Avenue, Berk and Whitelaw Streets were named for Nathan Berk and his wife Anna (Whitelaw) Berk.
- Berk enticed buyers of affordable homes in Berkshire Park with newspaper advertisements, **NATHAN M. BERK Builder of Quality Homes for Quality People.**



**Nathan M. Berk**

Some of Akron's Most Representative Citizens Have  
Just Recently Purchased **QUALITY HOMES** IN

# Beautiful Berkshire Park

Ask These **HOME BUYERS** About Berkshire Park **QUALITY HOMES!**

This Map Shows Exact Location of Our Wonderful Home Development. The Heavy Black Lines Will Indicate the Best Automobile Routes, While the Street Car Lines Are Marked With Gray Lines. If You Come Out on the Street Car Get Off at Wetmore St., Where You Will See Our Magnificent Homes.

Drive Out State Road, Over High Level Bridge, Turn Right on First Paved Road (Chestnut St.), Turn Left on First Paved St. (4th St.), Go Straight Ahead Past High School to Berkshire Park.

E. G. Bergh, Residence, Hill Chateau.  
E. R. Bell, Goodrich Office, Oakdale Ave.  
Robert Bruck, Goodrich Office.  
G. T. Brown, Mason Tire & Rubber Co.  
Lloyd De Wees, Mgr. Silver Lake Hardwood Co.  
W. L. East, Coca-Cola Bottling Co.  
B. D. Etz, Treas. The L. D. Schroy Co.  
E. H. Glover, General Contractor.  
C. J. Granger, Asst. Supt. Kelly-Springfield.  
Wm. German, Mechanical Goods, Goodyear.  
Melvin Harris, Zindle Plumbing Co.  
E. C. Joseph, Dellinger Garage.  
Frank Laird, Goodrich Office.  
A. J. Roach, Mgr. Pittsburgh Plate Glass Co. (Akron Branch).  
Roy Sprankle, General Contractor.  
Scott Tidyman, Flying Squadron, Goodyear.  
E. A. Twksbury, Formerly City Eng., Cuyahoga Falls.  
Wm. Weber, Falls Clutch Co.  
P. J. Wynhoff, Mgr. Classified Advertising, Beacon Journal.  
Albert Zesiger, General Contractor.  
Forrest Zesiger, Sales Mgr. Erie Supply Co.

If You Can Pay Rent  
You Can Own One Of  
These **QUALITY** Homes.  
We Are Anxious To Tell  
You How It Can Be Done!  
**COME OUT RIGHT NOW!**

Get Into a Home of Your Own Before Laying in the Winter's Supply of Coal

Sewer, Water, Gas, Electricity, Asphalt Streets, Whiteway Lighting

No ugly poles on your street.  
Berkshire Park Quality Homes are complete in every sense of the word. Streets are paved, sewer is in and you have gas, water and electricity. Cement walks, drives, lots graded and sodded, beautiful shrubbery planted—in fact, **EVERYTHING** possible has been taken care of for you here.

Finest Construction  
Anywhere In America

Berkshire Park Quality Homes are doubly constructed throughout, built from plans prepared by one of Akron's best Architects, we can offer you a wide variety of attractive homes, all the way from large two-story affairs to beautiful brick veneered and shingled semi-bungalows. Tile bathrooms. Homes are beautifully decorated including window shades of the latest design.

High School, Grade Schools, Churches Near

Cuyahoga Falls has long been noted for its respectability, holding an enviable record in the state as one of the most upright and forward-looking communities within the boundaries of our fair state.  
The new High School in this district is second to none in the state, and the grade schools are modern in every detail.

Come Out Today, Sunday, Any Day --- At the Development Every Day Until Dark

For Sale By  
Owner and  
Builder

## NATHAN M. BERK

827 Second National Bldg.  
Main 87  
After 6 P. M., Main 7178

"BUILDER OF QUALITY HOMES FOR PARTICULAR PEOPLE"

# LOCAL MEN FORM A PARTNERSHIP

**H. A. Brooker and J. Adam  
Fichter in Architectural  
Business.**

H. A. Brooker, who will retire from his position as City Building Inspector on February 1, has entered a partnership with J. Adam Fichter and the new architectural firm will open offices in rooms 527 and 528, First-Second National Bank building after that date and will go under the firm name of Fichter and Brooker.

Mr. Brooker began his training in architecture about 12 years ago, when he entered the office of Charles Henry, one of Akron's first architects, who has since retired. With the exception of one year which he spent in New York, Mr. Brooker has been connected with the leading architectural firms in Akron since that time.

When the building code took effect, Mr. Brooker was appointed Building Inspector by Mayor Sawyer, and the present state of efficiency of the department evidences Mr. Brooker's complete success.

Mr. Fichter is a well known architect. He received his technical training in architecture in France and Germany and came to Akron in 1890, where he has since followed his profession.



**1931 Y.W.C.A. ,146 South High Street, Akron**

**Listed on National Register, HABS**

**Largest building ever designed by Akron architects Fichter & Brooker**

*Akron Beacon Journal, 29 January 1912*

MORE HOMES IN BERKSHIRE PARK

ISSUE 37 PERMITS IN DAY FOR NEW HOMES IN FALLS

Nathan Berk To Erect More Houses—Boosts Operations For Year

TOTALS 196 DWELLINGS

CUYAHOGA FALLS, Nov. 26.—A new record was set in the city engineering department, Saturday, when permits were issued for 37 new dwellings in one day. The permits were issued to Nathan Berk, owner of the Berkshire allotment, who expects to erect 37 new houses in his allotment this fall. Previous to this Berk had taken out permits for the erection of 48 houses this year and most of these have been completed and occupied. When the houses for which permits were issued Saturday are completed he will have built a total of 108 homes in the Berkshire allotment this year.

City Engineer A. E. Rannay declared Monday that permits had been issued for 40 new homes since Nov. 1, and that new records would in all probability be set this month in the issuance of permits.

The first ten months of this year 188 permits were issued for the erection of dwellings in the Falls, Rannay said, and the figure has now reached 346, with an estimated value of \$1,580,000. Rannay declared that building operations in the Falls this year would reach \$1,500,000, including the erection of homes, business buildings, garages and alterations. He surpassing early estimates by a half million dollars.

D.P. TALLA, L. Roshon, has been in cattle in the past few weeks here to the far. He ex- works a- works 1- atory/ hardy. H' terr- is par

HOL. A. CUYA. —Mark Y. and inapp- and light of job. Ye assistant- lowing, exam- Nor every being inapp (the in- in-)

EDUL PP Supe Fr

37 More Permits

Tell the Story of the Popularity of QUALITY HOMES IN BERKSHIRE PARK

This brings the total of homes up to 102. Only real value and the beauty of Berkshire Park could satisfy as many people as we are building homes for. "Quality Homes for Quality People" is our slogan. We can build Quality Homes cheaper because we build them in quantities.

SEE FOR YOURSELF, WE WILL GLADLY SHOW YOU THESE BEAUTIFUL HOMES. COME OUT TODAY

How to Get to Berkshire Park BY AUTO ROUTE—Go out North Main Street to the High Level Bridge—across the bridge out the State Road to Chestnut Street. Turn to your right on Chestnut to Fourth Street. Turn to the left on Fourth and keep going till you come to Berkshire. It's just beyond Cuyahoga Falls' beautiful new High School. You can drive it in less than 15 minutes.

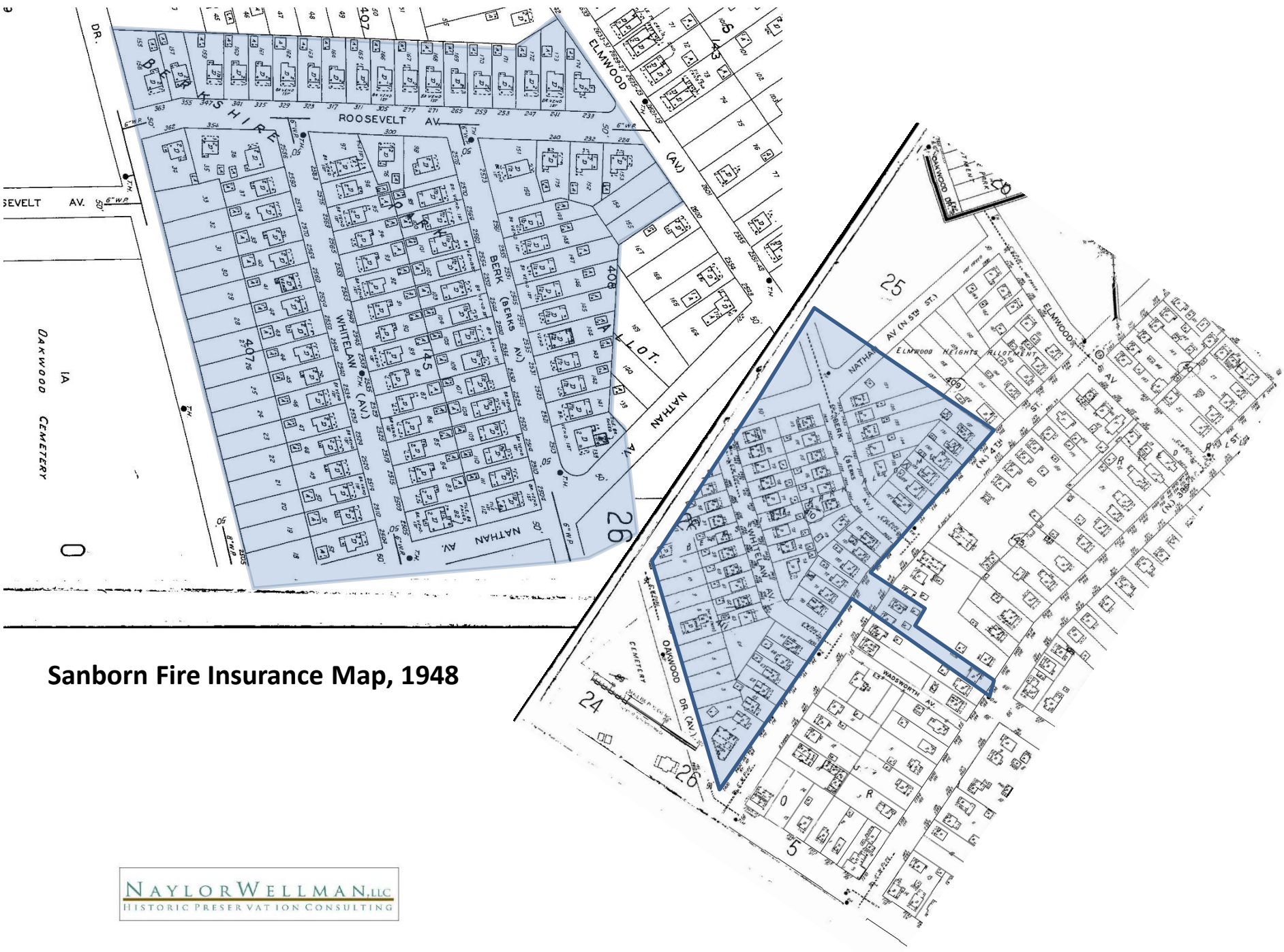
STREET CAR SERVICE—Take a 27 (Cuyahoga Falls), get off at Wetmore Street and walk west three blocks. Or take a Kent-Ravenna or Cleveland local and get off at the same stop. It only takes you twenty minutes from downtown, and you have ten-minute service at all hours.

Read How

You can buy a QUALITY HOME in Berkshire Park at your own terms. I am building the Right kind of homes for the Right kind of people so my first demand on the purchasers of homes in Berkshire is Character. Your asset in Character is as important in the purchase of a home in Berkshire Park as your financial assets. I sell my homes on a small down payment. The balance is payable at 1 per cent per month. My price on these homes is complete. It includes financing for 11 years and 6 months. No refinancing charge every few years. The home is ready to move into at the price I sell it to you. Let us show you and talk it over.

NATHAN M. BERK JOHN J. O'MARR, Sales Manager Quality Homes For Quality People 827 Sec. Natl. Bldg. Cuyahoga 19 After 6 P. M., Main 7178

The Home of Mr. J.E. Clapp in Beautiful Berkshire Park Quality Is Superb But Prices Are Low in Beautiful Berkshire Park Values Are Permanently Insured In Berkshire Park How to Get to Beautiful Berkshire Park Our Unrivalled Transportation Costs No More Than Akron City Falls Nathan M. Berk Builder of Beautiful Berkshire Park



Sanborn Fire Insurance Map, 1948

## Berkshire Park Houses – Fichter & Brooker, Architects



## Berkshire Park Houses – Fichter & Brooker, Architects



# National Register Process & Timeline

- ❖ Draft Nomination submitted to SHPO, due date 2/1/2020  
60-day review period from submission
- ❖ Revised Draft
- ❖ Ohio State Historic Preservation Office (SHPO) Public Meeting held in Cuyahoga Falls – April 2020
- ❖ Objections to National Register listing must be filed before the OHSPAB meeting by letter submitted to SHPO. District will not be listed if more than 50% of owners of property within the district file objections.
- ❖ OHSPAB Meeting, held in Columbus – June, 2020
- ❖ Submitted to NPS for review – up to 3-4 months for listing

# North Portion





# South Portion



Sublot 123 - 2422 3<sup>rd</sup> Street - Parcel 0207563

Sublot 124 - 2437 4<sup>th</sup> Street - Parcel 0207418

Sublot 125 - 2441 4<sup>th</sup> Street - Parcel 0207426

Sublot 126 - 2445 4<sup>th</sup> Street - Parcel 0205017

# Historic Preservation Resources and Information

**National Park Service, National Register – Frequently Asked Questions.** Available at <https://www.nps.gov/subjects/nationalregister/faqs.htm>

**National Park Service, National Register of Historic Places – How to List a Property.** Available at <https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm>

**National Park Service, About the National Register of Historic Places.** Available at [https://www.ohiohistory.org/OHC/media/OHC-Media/Documents/about\\_nr.pdf](https://www.ohiohistory.org/OHC/media/OHC-Media/Documents/about_nr.pdf)

**Ohio State Historic Preservation Office National Register and Contact Information.** Available at <https://www.ohiohistory.org/preserve/state-historic-preservation-office/nationalregister>

**Naylor Wellman, LLC.** More information available at [www.naylorwellman.com](http://www.naylorwellman.com)

**40+** years  
Combined Experience in  
Historic Preservation

www.naylorwellman.com

*Preservation Planning*  
HISTORIC DESIGN  
GUIDELINES  
**SECTION 106**  
HISTORIC SURVEYS

48 FR 44716  
Qualified Preservation  
Consultants as described in the  
U.S. Secretary of the Interior's  
Standards for Archeology &  
Historic Preservation

NATIONAL REGISTER  
**38** Individual  
**16** Districts  
NOMINATIONS  
Encompassing over 2,250  
Historic Resources

OH CT  
IL IN MI  
Projects in  
NJ NY  
PA WI

**OHPTC** **27** awards  
**\$59.5M**

Federal Tax  
Credits Valued  
at  
**\$82.6M**

*Established 2013*  
NAYLORWELLMAN, LLC  
HISTORIC PRESERVATION CONSULTING  
RETAIN ▣ RESTORE ▣ REVIVE  
*Woman Owned Business*

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