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Historic Structure Report

JAITE COMPANY TOWN

Cuyahoga Valley National Recreation Area
National Park Service
United States Department of the Interior

August, 1986

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Recommended: _____ 8/26/87
Superintendent, Cuyahoga Valley — Date

Approved: _____ 9-4-87
Regional Director, Midwest Region — Date

Prepared by:
Edward H. Adelman, AIA

Cuyahoga Valley National Recreation Area
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PREFACE

The initial research for and preliminary compilation of this report was completed in the spring of 1982, prior to the commencement of the rehabilitation of the Jaite company town for the headquarters of Cuyahoga Valley National Recreation Area. This rehabilitation was begun after the staffs of the National Park Service Midwest Regional Office and the Ohio State Historic Preservation Office reviewed and approved the basic research and intent of the project.[1]

Owing to the complex nature of the rehabilitation of the twelve small historic structures which comprise the company town, additional research and numerous modifications were undertaken through the course of the project. In addition, the external utility systems, landscaping, and parking were not completely planned when the cultural resources compliance was undertaken; other changes were also necessitated by project archeological work. Therefore, it is only now -- after the rehabilitation is substantially complete -- that this final report can be assembled.

In 1982, when this report was initiated, the Jaite Mill and railroad buildings were privately owned. While the residences and company store were owned by the United States, two structures were under Special Use Permits for residential uses, which expired in the spring of 1982.[2] All other buildings were vacant. Although structurally sound, all of these buildings and their systems were substandard and deteriorated. All of the structures which comprise the company town are now in Federal ownership and have been rehabilitated. The Jaite Mill (including the railroad bridge) has also been acquired by the United States. The mill will most likely be leased through the historic property leasing program and be developed privately; the Historic Structure Report for the mill will be prepared by its lessee.

INTRODUCTION

Cuyahoga Valley National Recreation Area was established for the purpose of preserving and interpreting the natural, historic, scenic, and recreational values of the Cuyahoga River Valley.[3] The establishment of the Jaite Mill and the eventual construction of the Jaite company town is an excellent example of the economic development and industrial growth of northeast Ohio, which had begun with the advent of the Ohio and Erie Canal in the early 1800s.

Europeans first explored the Cuyahoga Valley late in the eighteenth century and these early traders, trappers, and missionaries were eventually joined by Caucasian settlers from the eastern seaboard, who rapidly populated the area early in the nineteenth century. For a short time, the Cuyahoga River served as the boundary between the United States and Indian lands. The valley rapidly began to prosper in 1827, with the opening of the Ohio and Erie Canal. The canal bisects the recreation area along its north-south axis and generally follows the Cuyahoga River between Akron and Cleveland. Soon afterwards, the Cuyahoga River and its tributaries were harnessed to power gristmills and sawmills, while the canal made it possible for these millers and local farmers to transport their goods to markets. For over two decades the canal substantially contributed to the economic development of the Cuyahoga Valley. A decline in canal freight rates resulting from new canal routes (such as the Mahoning Canal which opened in 1840) and competition from the Valley Railway (which opened in 1880) precipitated the demise of the canal, but furthered the possibilities of economic growth within the Cuyahoga Valley.[4]

The hamlet of Jaite is at the junction of Riverview and Vaughn Roads, Brecksville, Cuyahoga County, Ohio. Riverview Road is the major north-south corridor interconnecting the metropolitan areas of Akron and Cleveland through the recreation area, while Vaughn Road, when coupled with Snowville Road, serves as a major east-west crossing. Wooded park land and floodplain farm fields surround Jaite.

The Valley Railway completed its line through the Cuyahoga Valley in 1880, and soon afterwards Edward Vaughan donated two acres of land in the vicinity of what is now the company town to the railroad with the stipulation that the station bear his name. Prior to 1900, the area served as a shipping point for local logging operations.[5] In the 1920s, when a post office was established in the company store, the name of the area was changed from Vaughan Station to Jaite; the change was necessary because of a pre-existing post office with a name similar to Vaughan.[6]

The Jaite Mill, which would ultimately become "one of the most substantial manufacturing enterprises in the northern section of Summit County,"[7] was incorporated by Charles H. Jaite on September 18, 1905, and soon afterwards the company town which currently carries his name was developed. "This quiet, resourceful man, who had studied the manufacture of paper in a practical way since boyhood",[8] was born in Breslau, Prussia (now Poland), and emigrated with his parents to the United States in 1860. The family settled in Cleveland where he attended public schools until he quit to accept a job in a Cleveland paper mill.[9] By 1902, he had become president of the Standard Bag and Paper Company, located in Boston Township, Summit County.[10] Three years later, he resigned this position to organize the Jaite Mill and served as its president until his death in 1931.[11]

In 1905, the Jaite Mill officials purchased 22.76 acres adjacent to the confluence of the Cuyahoga River and Brandywine Creek.[12] Local farmers were hired to build the mill and lay a spur line to the nearby railroad. According to early company records, after their regular work day the mill employees were required to stay late and construct additions to the mill.[13] Prior to the 1920s, many workers rode a train from Brecksville. The mill dispatched a wagon, and later a truck, to Peninsula daily to pick up workers .[14] At that time, workers were paid an hourly wage plus transportation.[15]

In 1906,[16] the company built five duplex houses along Riverview Road to house mill employees, which was a typical corporate practice of the early twentieth century. Three of these buildings have since been removed.[17] In 1919,[18] the Jaite Mill built four smaller single-family bungalows along Vaughn Road and, in 1924,[19] the company store was constructed. Since Jaite never was an incorporated municipality, its population is not known, but "the mill managed to operate during the depression era and employed as many as 250 people."[20]

In the early 1960s, the residences and the company store were sold to a private individual from whom the United States acquired them in 1980. While the area ceased to be a company town in the true sense, its unique character remains to this day. A chronology of the significant events which shaped the face of Jaite may be found in the appendices of this report.

ADMINISTRATIVE DATA

The hamlet of Jaite, Ohio, served as a company town for the Jaite Mill for more than fifty years, beginning with the construction of the mill in 1905. In May of 1980, the town was acquired by the United States for inclusion in Cuyahoga Valley National Recreation Area. The Resources Management Plan, approved in late 1981, identifies Jaite as the preferred location for a headquarters facility. A study of headquarters office space requirements, conducted in early 1982, confirmed the location of Jaite as the preferred option for the consolidation of the headquarters function and proposed a specific strategy for its implementation. This Historic Structure Report is a compilation of administrative data, historical research, and architectural documentation of the buildings in Jaite which concludes with a detailed design proposal to adapt them to serve as this headquarters facility.

In 1979, the Jaite Mill Historic District was entered in the National Register of Historic Places (NRHP). This historic district includes the mill, railroad bridge, company store, duplexes, bungalows, and associated railroad structures. A complete listing of all Jaite buildings, their building number, management categories, identification numbers, and proposed treatment may be found in the appendices of this report. Of those structures listed in the National Register, only the company store, duplexes, and bungalows are included in the proposed headquarters facility and this report.

With the exception of the mill, which is located in Summit County, all Jaite structures are in Cuyahoga County. The descriptions of the existing conditions of the Jaite buildings reflect their status as of the spring of 1982. The preservation treatment reflects that work which has been undertaken and that which remains to be accomplished.

PHYSICAL HISTORY AND ANALYSIS

Historical Background

The Jaite Mill is situated on the east side of the Cuyahoga River near the Ohio and Erie Canal and Brandywine Creek. This area was farmland until 1905, when Charles H. Jaite, a longtime expert in the paper mill business, founded his company there. Prior to then, Jaite had been an officer in the Standard Bag and Paper Company, the Cleveland Paper Company, and the Cleveland-Akron Paper Company.[21] He and his family lived in Boston, Ohio, from about 1903 to 1917.[22]

During an interview on March 18, 1982, with Mrs. Virginia Jaite Herdtner, the daughter of Charles Jaite, she listed the following factors which influenced the decision of her father to build his mill on this particular site:

1. The purity of the water from the deep artisian well yielded paper that was stronger than that which was produced using ordinary well or surface water.

2. The terrain provided excellent drainage for the reuse of this water.

3. The proximity to the Ohio and Erie Canal, Baltimore and Ohio Railroad, Cuyahoga River, and Brandywine Creek afforded convenient access to transportation and to an ample water supply for other purposes.

4. The location of this site is approximately halfway between Akron and Cleveland.

5. The cost of the land was inexpensive.

Immediately after the Jaite Mill was complete, Charles Jaite, the founder and first president of the Jaite Company, began the construction of a company town for his employees.[23]

The first group of buildings was erected on a Riverview Road site which was purchased from Mary Snow in January of 1906.[24] This 1.584-acre site, west of the mill across the Cuyahoga River, cost Jaite $509.[25] This site is on the west side of Riverview Road in Lot 73 of the original Brecksville Township. By the end of the same year, five identical two-family duplexes were built on this land for the mill employees and their families. Jaite company records indicate that these five houses were constructed by Mr. John Smelter and Mr. John Smelter, Jr., for a cost of either $7,445.37 or $9,756.46. The first tenant, Mr. Burt Wade, moved in on December 4, 1906, and paid seven dollars a month in rent. Mr. Wade was a laborer at the mill and earned $1.50 a day. Two of these structures remain and are the houses situated at 10168 and 10112 Riverview Road. They are typical of the low-cost, turn-of-the-century, Victorian eclectic style seen often in northeastern Ohio. In addition, one privy and two garages are located adjacent to the duplexes.

On August 20, 1917, the Jaite company bought a one acre tract in Lot 74 of the original Brecksville Township from Mary and Gottlieb Sithelm for $10.[26] This unimproved property,[27] located on the south side of Vaughn Road, was part of a 102-acre farm Gottlieb Sithelm had owned since at least 1874.[28] In 1919,[29] four Dutch Colonial style

bungalows houses were completed on this site for mill employees. At the same time, and in a similar style, a carriage house was constructed slightly to the west of these four bungalows and all the way to the rear (south) of the plot.[30] This building was later used as a garage, then as a dormitory for mill workers (c. 1952), and ultimately as an apartment (c. 1960).[31] A small building, which was originally the privy, is located adjacent to the carriage house and was constructed at the same time as the bungalows.[32] The Jaite company records indicate that the four bungalows ("cottages"), carriage house, four cisterns, two wells, and two privies were constructed by the Packard and Smith Company of Brecksville, Ohio, for $15,350.00 between 1918 and 1919. An additional $2,152.64 was paid to other vendors by the Jaite company, bringing the total expense to $17,510.64.

The company store was also constructed on this one acre parcel, in 1924. The construction method and interior materials used in the store are typical of this date in this area. The form, massing, and exterior detailing of this structure, however, suggests the Western Reserve architecture of the early nineteenth century. While this throwback to the earlier style may simply reflect the personal taste of the owner or builder, certain exterior elements appear as though they may have been recycled from an earlier building. No documentary evidence has yet been located to support this latter theory, however, it will be pursued in the future. Unlike the residential buildings of the company town, no building records were located for the store building. Evidence for the construction date of this and the later Jaite outbuildings is based on information in the Cuyahoga County real estate tax duplicates, a record of which is included in the appendices of this report.

In 1946-1947, a garage was built behind each of the four bungalows.[34] One of these garages remains. During the same time, the present garages behind each of the two duplexes were constructed.

In 1951, the National Container Corporation purchased the mill and company town from the Jaite company. Five years later, in 1956, National Container Corporation sold the mill and town to Owens-Illinois, Inc. In 1960, a private individual acquired the company town buildings from Owens-Illinois. Owens-Illinois continued to operate the mill until 1967, when it sold the mill to the Tecumseh Corrugated Box Company.[35] In 1980, the United States purchased the company town buildings. Tecumseh operated the mill, called the Jaite Mill Division, until 1984, when the United States acquired the mill building. The United States now owns all of the Jaite buildings, the railroad having donated their structures in 1983.

Physical Description

The following descriptions of the Jaite company town buildings was prepared in the spring of 1982, prior to their rehabilitation. The existing condition drawings included in the appendices of this report provide a complete description of the appearance, construction, and arrangement of spaces of these buildings. The following narrative describes features which are not represented in these drawings or which provide clues to the evolution of these structures.

Duplexes

Five duplexes were constructed on the Riverview Road tract as housing for employees of the Jaite Mill. The similarity of the floorplans of their two main floors and the provision of only one staircase indicate that the duplexes were originally designed as two-family dwellings with a horizontal separation of units, into flat apartments. Oral history confirms this assumption. Mr. Ben Lahoski, Jaite Mill Manager, recalls the rent for the upper apartments was less than that which the company charged for the lower units, since the original privies to the rear of the property were less convenient for the upstairs tenants.

Shortly after the construction of the four bungalows on Vaughn Road in 1919, the duplexes were used to house the mill workers as the managers moved into the newer, single family residences, located closer to the mill. Ultimately, the second floor of the company store served as a dormitory for mill workers. A fire destroyed three of the original stand of five duplexes in 1967.[36] These burnt buildings were located between the two surviving houses, hence the two duplexes which remain today are referred to as #1 and #5. Except for the subtle variations in the detailing of the trim of their gable ends, the two are essentially identical. These variations are similar to the treatment of the facades of the bungalows and suggests that the former duplexes featured similar variations, to create a degree of individuality in otherwise identical company housing.

Although the roofs are presently covered with a number of layers of asphalt shingles, the roof of Duplex #1 retains its original 1 x 2 spaced sheathing and sawn wood shingles beneath the plywood sheathing which presently supports the newer asphalt shingle roofing. Tax records and earlier photographs indicate that the roofing of all duplexes was originally wood shingles. The original gutters and downspouts were most likely replaced with the modern ones (white K-type aluminum) when the present roofing was installed. The rear (west) facade, however, reveals the paint and dirt silhouette of the original downspouts, which were fashioned in a large "V" shape, connecting the gutters along the north and south eaves into one downspout, centered on the west wall. This method of tying the runoff of both eaves into one leader was common when roof catchment was the principal water supply. This leader would supply an underground cistern which was tapped for the earliest plumbing system, most likely before the use of the present dug wells (or to augment this underground source). At one time, the company hauled water from the mill to augment the duplex water supply.

The foundation of Duplex #1 is poured in place concrete; above grade, it is striated to resemble three courses of stone set in running bond. Only one-third of the basement (the west end) is excavated; the balance of the area is a crawl space. The concrete is severely spalled and deteriorated. No footing is evident. The cast concrete foundation of Duplex #5 has been replaced with 12" concrete block. At grade, there is a 4" shelf on the exterior from which three courses of 8" block continue to complete the foundation wall. This shelf was most likely intended for a brick veneer to face the concrete block foundation wall above grade, which was never installed. The open cells of the 12" block, however, present an opening for water into the basement. There is no evidence of shutters; all windows and doors include aluminum storms.

The two duplexes are balloon framed. The lumber used throughout is milled to modern actual dimensions. With the isolated exception of some superficial charring from a small fire in the northwest corner of the attic of Duplex #5, the framing of the duplexes appear to be sound. The structural analyses contained in the appendices of this report demonstrate that with limited reinforcement the floors of the duplexes will support the required live loading.

The interior wall and ceiling finish materials on the first and second floors of Duplex #1 are plaster on cut lath; in Duplex #5 it is plaster on 2' x 4' drywall panels. There is some evidence that these drywall panels replace cut lath. There is no wall nor ceiling finish on the basement or attic levels. The tongue and groove flooring was originally left exposed as the finish floor. The floors of the kitchen and bathrooms have been covered with vinyl asbestos tile in Duplex #5 and sheet vinyl in Duplex #1. The doors and windows feature wood casings and trim. There is a compound base molding on the first and second floors but no cornice trim at all. The woodwork of Duplex #5 is in its original stained and varnished (unpainted) condition. Aside from some superficial cracking of the plaster ceilings, the interior finishes in this duplex are in their original and generally good condition. The walls and ceilings of Duplex #1 have been "spackled" and the woodwork has been painted. There is an acoustical ceiling in the bathroom of this duplex.

Stoves provided the original source of heating in the duplexes. By 1944, coal-fueled furnaces were in place;[37] this is probably when the existing forced-air supply ductwork and registers were installed. The return ductwork is newer, most likely added when these furnaces were replaced with the present oil-fired units. These replacement furnaces vent into brick chimneys. In Duplex #5, the chimney is lined with a ceramic flue. It is in good condition. The chimney of Duplex #1 is not lined. There are no fireplaces. The fuel source was originally coal. There are presently two chimneys in Duplex #1 and one in Duplex #5, although evidence of a second chimney can be found in this duplex. Both buildings are presently heated by one oil-fired furnace. The duplexes are not insulated.

A bathroom and kitchen have been installed in the northwest corner of both floors of the two duplexes. A well, located to the north of Duplex #5, supplies water to both buildings. Each duplex has its own electric hot water heater and septic system.

Electrical service to the duplexes consists of two separate 100 amp, three-wire, single-phase 240 volt systems for each building. Duplex #1 has recently been rewired (1977). While some romex has been installed in Duplex #5, it is still mainly served by BX wiring. As there is no evidence of an earlier electrical system (knob and tube, for example) it is assumed that this BX is the first electrical system of this building, installed in the mid-1920s. Several ceiling lighting fixtures appear to date from the first electrical system.

Aside from two large spruce trees at Duplex #5 and a willow and maple at Duplex #1, there are no notable landscape features on the site. The sheds and the privy on the site are in a deteriorated condition. The shed at Duplex #1 is presently being used to house a variety of farm animals, including cows, ducks, geese, roosters, hens, and rabbits. The locations of the three destroyed duplexes can be seen between the two remaining structures.

Bungalows

Four similar, five-room, one-and-one-half story houses were constructed on the Vaughn Road tract in the Dutch Colonial Revival style. Contrary to the many references to these small houses as "workers' houses," with the group of multi-family housing on Riverview Road built a dozen years earlier, it is unlikely that mill workers would be housed in these new buildings. Oral history from Mr. Ben Lahaski, Jaite Mill Manager, confirms that upon construction of the Vaughn Road group, the mill managers moved into these new, detached, single-family residences located closer to the mill. It is also safe to assume that there were more workers than supervisors; the bungalows provide only four dwelling units while the original stand of five duplexes could accommodate ten families. These small, wood-frame, clapboard and shingle-faced houses feature a dominant gambrel roof with shed dormers. The only variation among the four is found in the north gable end, which includes the primary entrance and faces the street. Here, typical of the Dutch Colonial Style, a variety of Victorian and Classical eclectic detailing distinguish one building from the next.

The remarkable similarity of the four bungalows and the fact that they were constructed during the peak in the popularity of mail order houses prompted research into the possibility that the building materials for the bungalows were ordered through the mail. It was thought that the similarity of the bungalows could be due to the stock designs and materials, with their individuality attributable to options which may have been available. Montgomery Ward and Company sold Wardway Homes through the mail between 1917 and 1923. Sears, Roebuck and Company offered their Modern Homes between 1908 and 1937. The duplexes were constructed prior to the advent of the sale of catalog homes. Homeowners or contractors would purchase these houses and then hire local carpenters to assemble the complete package of building materials shipped by the mail order house. For a time, Sears formed a construction division to build the houses as well. The principal purpose of the catalog house program was to expand the market for the sale of general catalog merchandise. Over the duration of the program, Sears offered about 450 different styles and sold more than 100,000 units.[38]

The Montgomery Ward catalog of Wardway Homes for 1918 was reviewed for comparison with the Jaite bungalows, without success. No styles with a gambrel roof were offered. Photographs and measured drawings of the bungalows were sent to the archives of Sears, where they were compared to all of their models, particularly those from their 1918 catalog of Modern Homes. One model from this catalog, the Lucerne (Model Number 103), is highly suggestive of, but somewhat different from, the design of the bungalows.

The Lucerne features a prominent gambrel roof, flanking dormers, a central chimney, clapboard siding, and the same general fenestration of the bungalows. The floorplan of the Lucerne is also similar to that of the bungalows. There are fundamental differences, however, which indicate that the bungalows are not -- nor a variation of -- the house pictured in the Modern Homes catalog. The bungalows are smaller than the Lucerne model and do not include the vestibule, closet, rear entry, pantry, reception hall, bathroom, and bedroom closets featured in the catalog design. Less significant is that the floorplan of the Lucerne is the reverse layout of that found in the bungalows. The dimensions, both horizontal and vertical, of the bungalows are smaller than those specified in the catalog. In addition, the variations in the exterior treatment of the bungalows were not available as options in the Modern Homes catalog. Since the

Lucerne was not available pre-cut, it is possible that the size of the building was reduced and that the surplus material was used in another project, such as the company store. It, however, appears more likely that Charles Jaite or the builder was aware of the catalog design and modified it accordingly to suit their taste and budget.

In response to the success of this program, Sears opened their first Modern Homes sales office in Akron, Ohio, in 1919. Therefore, it is safe to assume that sales of these homes were popular in this area at that time. Since Sears did not maintain records of their sales of houses, it cannot be stated for certain that the Jaite bungalows are custom designed or that they are modified catalog designs, from Sears or from another distributor. Available evidence suggests that they are of a custom design which was heavily influenced by the Sears designs.

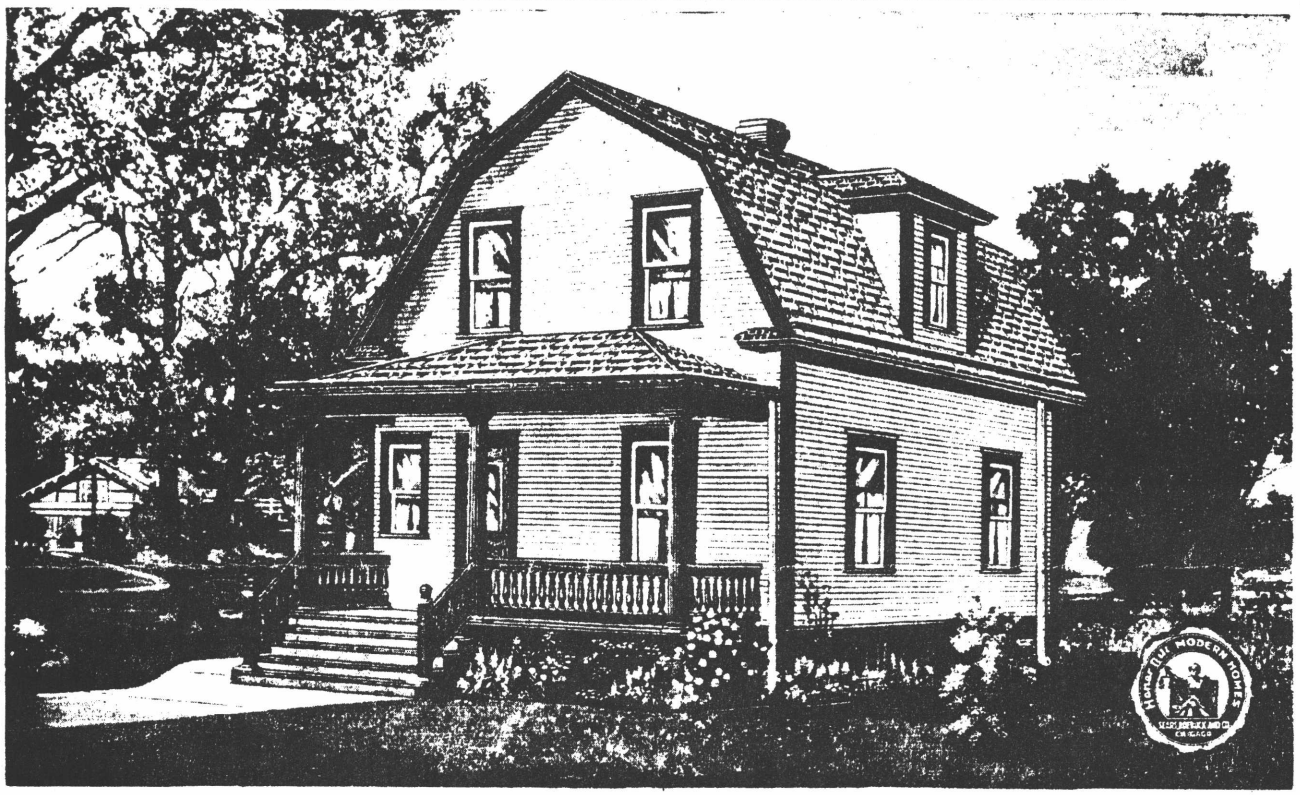
The roofs of the bungalows consist of four layers of asphalt shingles. The original gutters have been removed from these buildings and replaced with modern aluminum ones. The downspouts, however, are 3" diameter round galvanized steel and appear to be original. The downspouts on the porches are 2" diameter while those on the house itself are 3". There is no evidence of shutters. Storm windows are installed throughout.

Attached to the rear (south) of each of the four bungalows is a small addition, built in 1967, to house the plumbing fixtures added at that time.[39] It is sheathed and detailed in a fashion similar to the original portion of the building. There is, however, no skirt board and the concrete masonry unit foundation of these bathroom additions has settled in several locations. The doorway into these bathroom additions from the main house is through an enlarged, former window. The foundation walls of the bungalows are constructed of 5½" x 8" x 12" structural clay tile, laid in running bond. All structural lumber encountered is milled to modern actual dimensions and appears to be sound. The structural analyses contained in the appendices of this report demonstrate that, with limited reinforcement, the floors of the bungalows will support the required live loading.

The basic finish materials on the habitable levels of the bungalows (first and second floors) are tongue-and-groove flooring, plaster on wood lath walls and ceilings, and wood window, door, and base trim. Originally this wood trim was stained and varnished. In many cases, the original finish has been painted. In some rooms, especially the kitchens and bathrooms, sheet vinyl or vinyl asbestos tile has been applied to the wood flooring. The walls of the bathrooms have, in some cases, been panelled. For the most part, however, the original interior finish materials have been preserved through the years and, without extraordinary surface preparation, could be returned to a serviceable condition.

Plumbing has been provided to the bathroom, kitchen, and to a basement connection for a washing machine. The water supply for all four bungalows is from a central drilled well, pump, and pressure tank located at the company store, discussed below. Bungalow #1, #2, and #3 each have their own septic tanks. Bungalow #4 and the company store share a common septic system. The earlier water supply to the bungalows consisted of an underground cistern which was filled by a roof catchment system, possibly augmented by dug wells or by water hauled by the company from the mill, as was done at the duplexes.

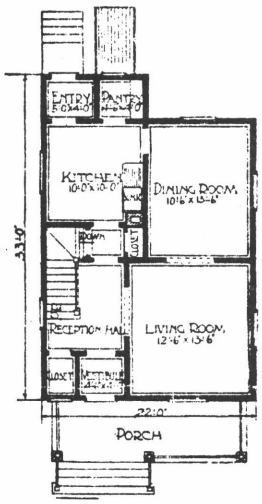
A POPULAR DORMER DESIGN



The LUCERNE — Honor Bilt — $1,404.00

No. 103 Not Cut or Fitted.

See Description of "Honor Bilt" Houses on Page 9.

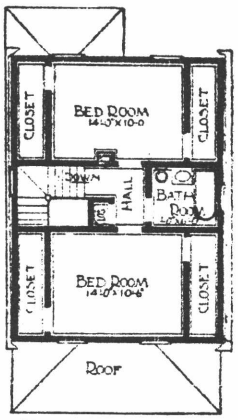


FIRST FLOOR PLAN.

At the above price we will furnish all the material to build this six-room house, consisting of lumber, lath, shingles, mill work, porch ceiling, siding, flooring, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware and painting material. No extras, as we guarantee enough material to build this house. Price does not include cement, brick or plaster.

A POPULAR design two-story house with side dormer. Houses of this design are being built in very large numbers in several localities as they afford a great deal of room for the amount of money invested. Notice the arrangement of the rooms in this house and the large porch with Colonial columns.

First Floor The front door leads to the vestibule. There is an open stairway in the reception hall with cased opening between the reception hall and living room and cased opening between living room and dining room. Closet with two-light window adjoining the reception hall. Kitchen has a good size pantry adjoining with two-light window. Rooms are 9 feet from floor to ceiling. **Double floors** in all rooms.



SECOND FLOOR PLAN.

Second Floor Two large well ventilated bedrooms on this floor with four large closets and bathroom. Each room has two large windows. Rooms are 8 feet 6 inches from floor to ceiling. **Double floors.**

Basement Excavated basement under the entire house, 6 feet 8 inches from concrete floor to joists lighted with basement sash. Inside basement stairs under main stairs. Also outside basement entrance.

Paint for two coats outside, your choice of color. Varnish and wood filler for interior finish. Stratford Design hardware, see page 129.

We furnish our best "Quality Guaranteed" mill work described on pages 120 and 121. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Porches have fir edge grain flooring.

Built on a brick foundation, No. 1 yellow pine, frame construction, sided with narrow bevel clear cypress siding over good wood sheathing and has best grade thick cedar shingle roof.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, $149.00 extra.
Fire-Chief Shingle Roll Roofing, Red or Sea Green in color, instead of wood shingles, $42.00 less.
Storm Doors and Windows, $35.56 extra.
Screen Doors and Windows, black wire, $19.00 extra; galvanized wire, $21.85 extra.
This house measures 22x33 feet and can be built on a lot 26 feet wide.

If ESTIMATES and SPECIFICATIONS for plumbing, hot water, steam or warm air heating systems, electric wiring material, gas or electric fixtures are desired, write for them, mentioning the Lucerne Modern Home No. 103 in your request.

Built at Glenbrook, Conn., Elizabeth, Penn., Burlington, Iowa, Boston, Mass., Mason City, Ill., Boston, N. Y., and other cities.

Thomas B. McGrath, Rockaway, N. J., says that he saved $250.00 on the Lucerne Modern Home No. 103. L. B. Thatcher, Somerville, N. J., says that he saved $265.00 on the Altona Modern Home No. 121.

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SEARS, ROEBUCK AND CO. CHICAGO

1918 Modern Homes Catalog

The electrical service to each of the four bungalows consists of an individual 100-amp, three-wire, single-phase, 240-volt system. These buildings have been rewired with romex wiring. There are remnants of the original knob-and-tube wiring throughout the houses and it is likely that within the walls and ceilings some of this earlier wiring is still in service. Several original ceiling light fixtures remain in place.

The original coal-fueled furnaces have been replaced with oil-fired furnaces, which appear to utilize the original forced-air supply ductwork. There is no return ductwork. These furnaces vent into central brick chimneys which are lined with ceramic flues and are in good condition. It is likely that these improvements to the electrical and mechanical systems coincide with the installation of plumbing in 1967. There are no fireplaces in the bungalows, nor were stoves ever used for heating. The bungalows are not insulated.

Aside from a stand of large spruce trees screening the north facades of these buildings from Vaughn Road, there are no notable landscape features on this tract. There are some ornamental plantings of lilacs and roses. Early photographs of the bungalows show plantings around most of the porches. A separate gravel drive links each building to the street. There are no walks. A single shed, to the rear (south) of Bungalow #2, is in a deteriorated condition and detracts from the entire scene.

Company Store

Originally constructed as a general store and boarding house, this building has since served as a restaurant, post office, gas station, and, until recently, a church with an apartment above. Under company ownership, as many as eighty men slept in shifts in this building.[40] Surprisingly, this building, constructed on the extreme northwest corner of the Vaughn Road tract -- at the intersection of Vaughn and Riverview roads -- has required few interior modifications to accommodate its variety of uses. With the exception of the alteration of its original porches, the exterior appearance of the company store hardly has been changed at all.

As mentioned earlier in this report, the exterior detailing of this two-story, gable-roofed, clapboard-faced structure is reminiscent of the architecture practiced in this part of Ohio during the second quarter of the nineteenth century. Specifically, the heavy pilasters, sill board and water table, strong cornice returns, and elliptical fanlight were hallmarks of the transition between the Federal and Greek Revival styles which were immensely popular in the developing Connecticut Western Reserve. So popular, in fact, was this transitional style in this part of the country that it is locally referred to as Western Reserve architecture. This style, and much of the detailing of the Jaite company store, reflects the architectural design doctrine promulgated by pattern books of the time.

Other than the physical evidence mentioned above, there is no corraborating documentation to prove whether the appearance of the company store is the result of the Jaite company deliberately copying architectural details popular in this area in the early nineteenth century or whether these stylistic details were recycled from an older structure. The interior construction methods and materials, however, indicate that, while certain elements and trim may be out of place historically, the building itself was originally constructed on this site at the indicated time, not moved to it from another location.

The principal entrance to the company store is through its large, symmetrical storefront, approximately two-and-one-half feet above grade. The brick-faced concrete entrance steps and brick railings are not original. This brick facing and low enclosure wall about the perimeter of the entrance porch were most likely constructed when the store was converted to a church, circa 1960.[41] The brick and concrete porch does not appear in a 1955 photograph of the store.[42] Originally, a two-story entrance porch graced the north facade of this building; it was removed circa 1948.[43] The exterior door on the second floor of the store provided access to the upper level of this porch. Tax records include a dimensioned line drawing of the first floor of the store, including the width and depth of this porch. In addition, three clapboards between the casing of the storefront window and the sill of the door to the upper level of this porch show signs of being replaced; the pilasters are pierced with nails from the flashing of the original porch, indicating its height. Finally, a 1923 snapshot of the store was presented to the researchers of this report; this photograph shows the original porch in sufficient detail to determine the number, arrangement, and styling of its posts and balustrades.

The foundation of the store is constructed of large 8" x 12" x 30" concrete blocks. These blocks were most likely cast on-site by mill employees. An undated (1966) publication by Owens-Illinois, Inc., tells how "after an eight or ten hour day, the men were required to spend several additional hours mixing cement and mortar to add on new buildings."[44] The first major new equipment was added to the mill in 1919, followed by other installations in 1926 and 1927.[45] It is possible, therefore, that these concrete foundation blocks were either surplus from the 1919 expansion or part of a local technology developed and utilized by the mill workers on subsequent building projects, including the store.

Above this foundation wall, the remainder of this wood-frame structure is constructed in the balloon framing method, utilizing lumber milled to modern actual dimensions. Without exception, this structural material is in very good condition. The framing of the first and second floors includes a large beam in the middle of the store and running the length of the building. On the first floor, the beam supporting the second is visible, faced with the same beaded board which sheaths the ceiling. This beam is supported by four exposed, chamfered wooden posts. Unlike the partitions on the second floor of the duplexes, the partitions on the second floor of the store are non-load-bearing, however, they do relieve the potential deflection of the long ceiling joists, which also act as collar ties for the roof framing. The structural analyses contained in the appendices of this report demonstrate that the floors of the store will support the required live loading.

The roof is covered with several layers of shingles. The original layer of roof shingles appears to have been removed, but the nails remain. They are flat-headed galvanized roofing nails which indicate that asphalt was the original roofing material. Stains on the roof sheathing indicate that these shingles were tabbed, similar to modern asphalt roofing shingles. Further research revealed that the original roofing was asphalt impregnated felting, manufactured at a local mill, which was then hand cut into shingles to be used on the roofs of the company store, bungalows, and carriage house. A number of these original shingles were located on the roof of the carriage house. The gutters and downspouts along the west eave have been replaced with aluminum ones. The original 5" diameter, half-round galvanized gutters and 3" diameter round downspouts, however, remain on the east eave. A dirt and paint silhouette on the south gable wall clearly indicates the original route of the west downspout. Similar to the duplexes, this routing of the downspouts would have directed rainwater to a central water supply cistern.





The cellar of the company store has no serviceable finish material. The concrete floor slab is deteriorated and the gypsum board applied to the ceiling joists has sagged and, in some places, has been removed. Other than the glass storefront area, all wall and ceiling surfaces on the first floor are sheathed entirely with beaded boarding. While this wall and ceiling material has been painted, it was originally stained and varnished above a chair rail and painted below.

The wood flooring on the first floor has been covered with 9" square vinyl asbestos tiling, about half of which has come off. The exposed 1 x 4 tongue and groove flooring on this floor is severely deteriorated. Moisture trapped between it and the vinyl asbestos flooring has contributed to extensive rot. Also, excessive point loads (most likely from store fixtures or shelving) has punched through several floor boards.

In addition to the typical 1 x 4 tongue-and-groove flooring on the second floor, its walls and ceilings are constructed of plaster on wood lath. All wood door, window, and base trim on this floor of the store has been painted, antiqued, and varnished. There is no cornice trim. Some walls on the second floor have been "spackled." There are no finish materials in the attic level. All rooms are in their original configuration except for the kitchen and bathrooms, which were remodelled in 1967, with the installation of plumbing.

The existing oil-fired, forced-air furnace utilizes the original ductwork and registers. It replaces the original coal-fueled furnace and exhausts into one of two lined brick chimneys which are built into the east facade. There are no fireplaces; however, there is some evidence of the use of wood stoves. The building is not insulated.

The store has its own electric hot water heater and, as mentioned above, taps a well water supply common to all four bungalows and shares a septic system with Bungalow #4. This well was originally drilled for natural gas, for lighting and possibly cooking purposes. After a short while (2-3 years) the well filled in with water and has been since used as a water supply. The brief use of this well for gas lighting explains the piping for gas lighting which appears to be concurrent with the early, unreliable electric service to this building. It also explains the large quantity of natural gas found in the well water.[46]

The electrical service to the store consists of two separate 100-amp, three-wire, single-phase, 240-volt systems. The original knob and tube wiring is still in service but, in some areas, has been augmented with romex.

As this building was the last one to join the Vaughn Road tract, and due also to its proximity to the intersection of Riverview and Vaughn roads, there is no sitework associated with the company store. It is, however, strongly associated with the two remaining structures on the site, discussed below. The primary landscape feature is a large sycamore tree to the northeast.

Barracks

This building is comprised of two sections, a historic carriage house and a non-historic shower building, which are discussed individually below.

Carriage House:

Originally constructed as a carriage house and stable for the tenants of the four bungalows, this building later served as a garage. This building was constructed at the same time as the bungalows. With the construction of the adjacent shower building, discussed below, this building was converted into a dormitory for unmarried mill employees.[47]

This one and one-half story, wood-frame, clapboard-faced, gambrel-roofed building is detailed in a fashion similar to the bungalows. The north wall was constructed later when it was converted from a garage to a dormitory. At that time, this wall, which contained the large, out-swinging doors appropriate for its original use, was replaced with a clapboard-faced wood stud wall containing two passage doors, presumably one for men and the other for women. These doors provide the only access into this structure. There is no drip edge on this new north wall. There is a loft above this space; access is gained by means of a trap door. The western gable retains the last vestige of its original use; a small door is located in this gable end, which faces the street (Riverview Road), above which a 4 x 6 beam protrudes from the face of the building. Although it shows signs of having been altered, at one time it undoubtedly supported a block for hauling bales of hay or other feed into the loft.

This building is constructed on a concrete slab. A single interior wall was constructed at the time of its conversion to a dormitory which divides the room in half. A passage door and chimney are included in this wall. At a still later date, when this dormitory was converted into an apartment, two closets were added. The walls and ceiling are gypsum board. The floors are vinyl asbestos tile. When this building was converted to an apartment, a link was constructed at the eastern door which connects this building to the last remaining structure on the site, also the most recently constructed, the shower building.

Shower Building:
This building was constructed by the National Container Corporation (1951-1956) as a shower facility for employees of the Jaite Mill.[48] It is sandwiched in between the company store and carriage house. Most recently, this building was linked to, and used in conjunction with, the carriage house as an apartment. The shower building is a one story, wood-frame, clapboard-faced, gable-roofed structure constructed on a concrete slab poured on grade. The gable is parallel to, and of the same slope as, the roof of the store. The building is simply constructed of conventional 2 x 4 plates and studs on the slab. When this building was linked with the carriage house to be used as an apartment, its south gable end wall was removed and replaced with a crude link which utilized an existing doorway in the carriage house for circulation between the two buildings.

Within the shower building, the finishes are of low quality and in poor condition. The floor is vinyl asbestos tile, the walls are panelling, and the ceiling is interlocking 12" square acoustical fiber tiles. The bathroom and kitchen which served the latest use of this building are located in this building.

An interesting detail in the design of the bungalow, duplex, and store buildings reflects their use as tenant, or rental housing: their rear doors originally provided access directly to the basements. This would have allowed the landlord or their agents to perform maintenance or repairs without disturbing the building occupants. In addition, the locks on the front doors of the bungalows feature two keyholes. Although no functional keys are known to be available, it is apparent that this is a type of master key system: one keyhole would have been used by the tenant and the other by the owner, most likely with their master key.

PRESERVATION TREATMENT

The rehabilitation of the Jaite company town was designed to minimize the alteration of the historic fabric while maximizing the usability of this historic district for headquarters of Cuyahoga Valley National Recreation Area. Original material was repaired wherever possible, otherwise it was replaced in-kind. New material was designed to be as appropriate as possible, without appearing contrived. In some cases, this required that new construction match the existing and, in others, that the new architecture sharply contrast with the old. While the removal of historic fabric was kept to the barest minimum, in a few isolated situations this was necessary to adapt the buildings for their new use or, in some cases, for any use. The recent additions to the Jaite buildings which were inappropriate or deteriorated were removed and replaced, where necessary. The description of the rehabilitation of the Jaite buildings which follows is in the general sequence of the performance of the work. The drawings in the appendices of this report illustrate the rehabilitation which is described below.

Archeology

After the reroofing, painting, and interior rehabilitation was underway, yet prior to any ground disturbance activities, an archeological survey was conducted at Jaite. This survey included shovel testing in areas proposed for underground utilities, parking areas, and the connecting link at the shower building. This survey indicated that the landscape had been considerably modified by the construction of these buildings and that while some mid-twentieth century material was found, no archeological resources were encountered. The proposed work on the Jaite buildings could proceed as planned. The results of this survey did advise of adjacent known sites and that any future plans for ground disturbance should recognize the importance of these known sites and the potential of the presence of others.

The sewage treatment and disposal facility was not designed at the time of the initial archeological survey of Jaite, therefore, additional survey work was required once the final leach field was designed. This leach field was planned to be located on the knoll diagonally across Vaughn Road and the railroad tracks from the bungalows. This area had been disturbed by a topsoil operation and was assumed to be devoid of cultural material.

Upon closer examination, however, and despite the adjacent topsoil operation, a surprisingly intact and well preserved portion of a larger archeological site (33 CU 65) remained. This site was determined to contain significant information for researching the Late Woodland prehistory of the Cuyahoga Valley. Based on the importance of this archeological resource, the proposed sewer system was redesigned to avoid the site.

Roofing

The existing asphalt shingles, while in some cases the appropriate roofing material, had to be replaced. In all cases, the number of layers of roofing shingles exceeded the building code maximum of three.[49] These excessive layers of shingles threaten the safe loading of these roofs and make emergency access almost impossible. Furthermore, some leakage suggested either deterioration or improper installation.

The roofs of the store, bungalows, carriage house, shower building, and privy were stripped to the sheathing; this was done with care to document the previous layers and to search for clues regarding the original material. Isolated repairs to the decking were made. New lead-coated flashing was installed throughout, particularly around the chimneys. Fifteen-pound felt paper was laid followed by new three-tab black asphalt roof shingles. These shingles approximated the shape, color, and size of the best determination that could be made of the original roofing material. The same process was undertaken for the duplexes, except for that the roofing material there is fire-retardant sawn cedar shingles, installed to match the original shingles on Duplex #1.

All buildings were provided with new 5" diameter, half-round galvanized steel gutters and 3" diameter round downspouts. Smaller sizes were used on porches. New downspouts were positioned in their previous locations unless evidence of earlier routing -- such as the silhouettes on the gable ends of the store and duplexes -- determined otherwise.

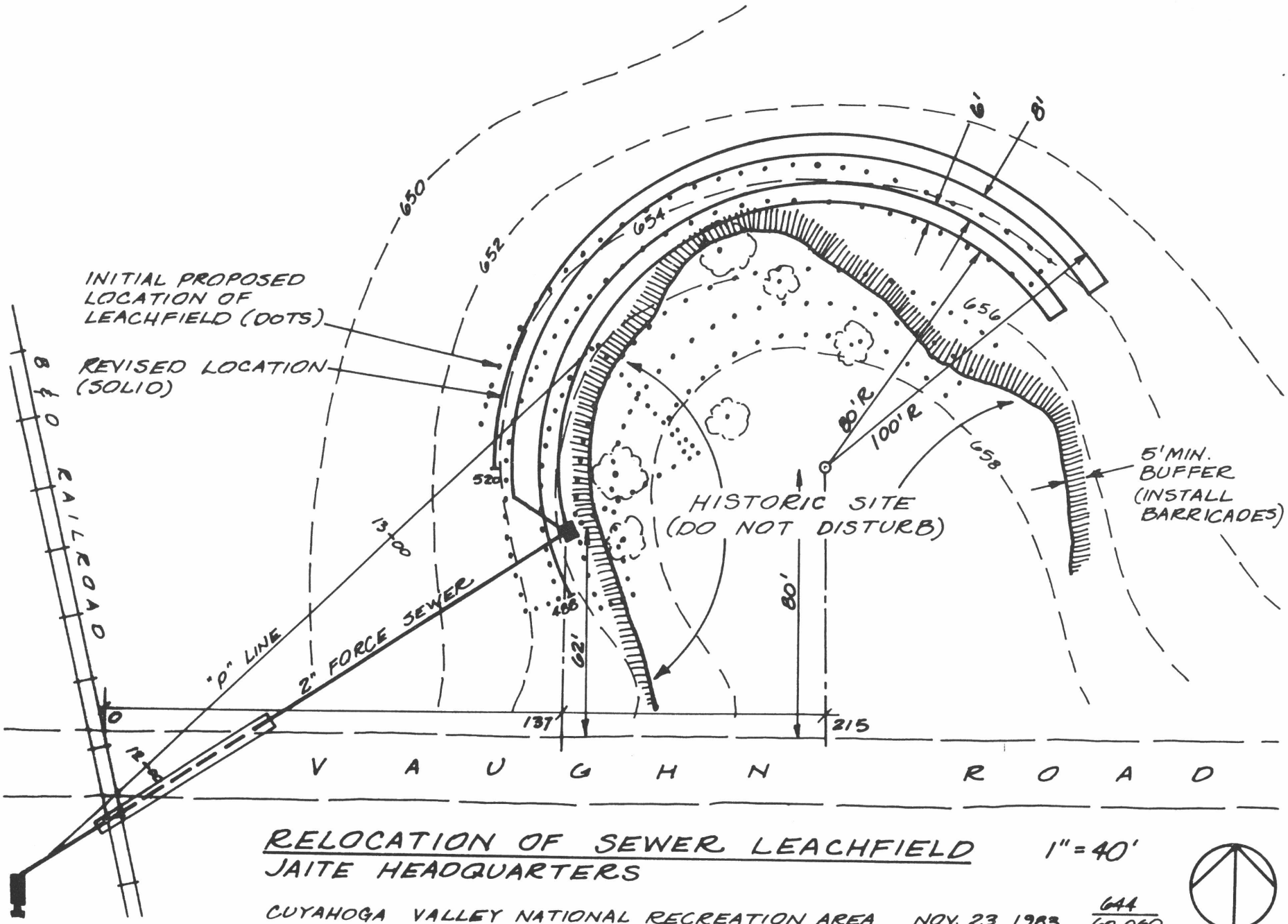
The installation of skylights into the attic level of the duplexes will provide adequate light and air to permit the use of these spaces for offices, thus increasing by twenty percent the usable square footage in the duplexes. These skylights, placed on the north slope of the roofs, will not be readily visible from the street. To further lessen the impact which these skylights may have otherwise had upon these historic structures, their number is kept to a minimum, their profile is flat and parallel to the roof plane, they are designed to be as close as possible to the roofing surface and spaced uniformly along it, and their proportions are similar to the fenestration of the original windows of the lower stories.

Exterior Painting

All buildings included in the Jaite headquarters facility are wood framed and faced structures. The existing paint was cracked, scaled, blistered, and peeling. The buildings were recently painted in a variety of pastel colors. The exterior wooden surfaces were cleaned, scraped, sanded, primed, and painted with two coats of oil-based paint. The clapboard, trim, sash, and door colors were based on microscopic analysis and historic paint schemes of the era.

Doors, Windows, and Porches

The original doors and windows were retained. Those windows which had been blocked-in or doors which had been replaced were restored to their original configuration. Due to deterioration, the front door of the store was replaced. The swing of the side doors on the bungalows and the new doors on the store were reversed to improve internal circulation. The building code would only require the exterior doors to open outwards in office occupancies of 50 people or more.[50] The front entrance porches on the duplexes were rebuilt, using the original posts and new balustrades which were milled to match the deteriorated historic material, which was used as a sample. The front porch to the store was restored, using the evidence previously discussed in this report. This new porch includes a ramp for the physically disabled, which is discussed in a later section of this report. The porch roof on the rear (south) of the store was removed, and the clapboard walls restored to their original condition. The two concrete stoops on the rear of the store were also removed.



RELOCATION OF SEWER LEACHFIELD

1" = 40'

JAITE HEADQUARTERS

CUYAHOGA VALLEY NATIONAL RECREATION AREA NOV. 23, 1983 644/60,060

Foundations

Although the Jaite buildings were generally structurally sound, the concrete foundation of Duplex #1 was somewhat deteriorated and required repair. Coupled with the small basement area of this building and the anticipated need for a large, permanent storage area for the library and other functions planned for its upper stories, the decision was made to replace the deteriorated foundation and to completely excavate the area for a full basement. Although poor subsurface drainage prevented the excavation to the anticipated level, the resulting space will be suitable for the intended purpose for years to come.

The store had a full basement, but it had limited head height. It was excavated an additional two feet, drainage was installed, and a new concrete slab was poured. In addition to housing the copying machine and building mechanical equipment, the basement of the store serves as a training and meeting area for the headquarters facility.

The floor construction of the shower house was literally a concrete slab placed on grade, with no protection from the action of frost about its perimeter. As a result, the building would heave in the winter, upsetting the framing and finishes, breaking water lines, and cracking the slab itself. A new concrete grade beam was poured around the exposed perimeter of this building, penetrating to below the frost line, to protect the structure from any further frost damage. Rotten lower plates and the lower sections of the stud walls were replaced.

To prevent additional moisture penetration into the foundation wall of Duplex #5, perimeter drains were installed. The open cells in the 12" concrete blocks of the function with the 8" blocks above grade were pargeted with mortar and sealed with asphaltic waterproofing.

The concrete block foundations of the bathroom additions to the bungalows were repaired where they had cracked or settled. In some areas, new footings and block were required.

Internal Circulation

The greatest single exterior change to the Jaite buildings was caused by an improvement to the internal circulation within the store, shower building, and carriage house. These structures were built at three different times for three separate purposes, however, they were ideally situated to be physically linked for the new, unified use.

A new wall was constructed, approximately seven feet to the west of and parallel to the existing west wall of the shower building. This created a wide corridor, which linked the three buildings and provided a convenient space for the central files. The roof over this new space follows the slope of the original one, in an elevated plane, and is parallel to the slope of the adjacent company store. Fortunately, the two ends of this new corridor connect directly to two existing doors, one to the store and the other to the carriage house; the existing doors to the shower building open directly into this new corridor, or link.

The sheathing and detailing of this link is similar to the adjacent historic structures and help to mitigate the effect which this new construction would have had upon the district. Further, no historic fabric was altered to construct this link. Finally, the connection of this link to the company store and carriage house preserves the identity of each of these historic structures. The coincidence of the siting of the three buildings allowed the construction of this link without altering their spatial relationships. To aid the public understanding of this new interior space, the former exterior walls which face onto it are painted the exterior paint scheme, suggestive of the recent enclosure of this former exterior space.

As originally constructed, the store included one stair, in the rear, designed for the private use of the shopkeeper. In addition to being inconveniently located for the new use, another stair was required to facilitate access to the second floor offices and to provide a second means of egress from the basement training room. This new stair was designed to be compatible with -- yet clearly distinguishable from --the original interior material.

Interior Finishes

For the most part, few changes were required in the interior arrangement of spaces to satisfy the architectural program of the headquarters facility. The few non-original partitions -- typically those enclosing recent plumbing fixtures -- were removed. This relatively new construction created poor circulation patterns, such as having to walk through a bathroom to get to the attic of the duplexes or to the basement of the store, or was insensitive to the historic fabric, such as framing new walls directly into original window openings.

The new enclosure walls for replacement plumbing fixtures and new office spaces are designed to be as sympathetic as possible to the historic fabric. Other minor adjustments of original, non-load-bearing partitions were required to improve the internal circulation and the use of the existing floor space. In Duplex #5, the original plaster surfaces were generally well preserved; only limited patching of cracks and deteriorated sections was necessary. In Duplex #1, however, newer inappropriate finish materials and deteriorated original walls required the replacement of most of the plaster on wood lath with gypsum wallboard.

Originally, the plaster walls and ceilings of the Jaite buildings were painted. This plastering has a subtle texture to it (particularly in the bungalows) and was never papered. The paint analyses mentioned above indicate that the woodwork was stained and varnished. Unfortunately, in the recent past, much of the woodwork, usually pine, was painted. In representative areas, this paint was removed to determine the original finish of various materials as well as the scope of work for removing the paint from surfaces which were originally stained.

Using a variety of techniques -- chemical strippers, heat plates, hand scraping, and machine sanding -- this job proved to be extraordinarily time consuming. Furthermore, the poor condition of the original woodwork and the proposed use of the structures could not justify the investment to strip and restore all of the original woodwork. Therefore, the decision was made to restore a representative section of the original treatment on the first floor of the company store, the principal public space in the new headquarters.

Here, the horizontal beaded boarding used for the walls is stained above a chair rail and painted below. Elsewhere, the original woodwork which had been painted was prepared and repainted a shade of brown to suggest the earlier relationship of the natural wood to the painted plaster.

The flooring was originally stained and varnished. Over the years, some of this wood flooring was painted and covered with linoleum and vinyl asbestos tile. Once again, for economy and to preserve a suggestion of the original treatment, the wood floors of the store were repaired, sanded, stained, and varnished. The other wood floors and all the concrete slabs were covered with carpeting. The original wood floors are preserved beneath this carpeting if their restoration is warranted in the future.

Water Supply

To improve the quality of the water supply, a new well was drilled. This new well, however, did not produce. Therefore, the existing well was used. The water is piped into a 500-gallon holding tank which is vented to eliminate the accumulation of natural gas in the plumbing system. This holding tank allows this slow-producing well to recover overnight; if demand ever exceeds the capacity of the well, water could be hauled to the holding tank. This is the common water supply for the entire company town. Except for the relatively new plastic waterline which serves the bungalows, all piping is new. The two duplexes are also served by this water supply. In accordance with U.S. Public Health Service requirements, the dug wells and roof catchment systems have been abandoned.

All internal piping and plumbing fixtures are new, and installed in conformance with the Ohio Plumbing Code. The full bathrooms for the original residential use have been replaced with half-baths. Because of the small number of employees using each structure, all bathrooms are uni-sex. A bathroom on the first floor of the store and in each of the duplexes is designed for use by the physically disabled. This subject is discussed in greater detail in a later section of this report.

Sewer System

A new, common septic system was designed and installed for all the Jaite buildings. This system consists of a gravity main which begins at Duplex #5 and continues downhill, past Duplex #1, under Riverview Road, and along the rear of the store and bungalows to a pump station adjacent to Bungalow #1. After the pump station, the filtered sewage continues in a force main to the top of the knoll diagonally across Vaughn Road, and the railroad, to a leach field. All the former septic tanks were abandoned and removed.

Heating and Air Conditioning

Over the years, the original coal-fueled furnaces and stoves were replaced with oil-fired furnaces. In most cases, these replacement furnaces used the same ductwork and chimneys as the original systems. When the rehabilitation of the Jaite company town was begun, these oil-fired furnaces required replacement. The rapidly increasing cost of heating oil, the annual maintenance requirements of oil heat, and the administrative burden of ordering fuel oil prompted consideration of natural gas for the heating fuel. Consideration was also given to a central heating plant for structures or for groups of structures. The central heating system was rejected, however, due to the heat loss associated with the exchange and distribution of the tempered air, the lack of space for a central system, and the greater flexibility and reliability of separate units.

A natural gas main was extended along Vaughn and Highland roads. Each building has its own high-efficiency furnace with piggy-back air conditioning. These systems use the original supply ductwork of the bungalows, duplexes, and store, with the addition of return ducts. The training room in the basement of the store and the attics of the duplexes required all new ductwork as did the new office spaces in the carriage house, shower building, and the new connecting link. To further reduce duct runs, a small new mechanical equipment room was provided between the shower building and carriage house to serve those buildings.

The chimneys of the store and bungalows include ceramic flue liners and were used with only minor repairs. The duplexes, which are the oldest buildings, did not originally have lined chimneys. When the basement was built under Duplex #5, the chimney was rebuilt and lined. The remaining chimney in Duplex #1, however, is not lined. To simplify the task of lining the chimney, a triple-wall metal-asbestos flue liner was installed in the chase adjacent to this chimney. In the attic, this metal flue enters the brick chimney, above which the chimney has been rebuilt and lined for the rest of its height. The unlined concrete masonry unit chimneys which formerly served the furnaces in the shower building and carriage house were removed; there was much evidence of previous chimney fires. The new mechanical equipment which serves these spaces is vented through a metal flue.

Electricity and Telephone

All of the Jaite buildings were rewired, in accordance with the National Electric Code. All existing wiring was removed or abandoned; all wiring devices were replaced. Original light fixtures, however, were repaired and reused. New light fixtures for general illumination in areas where the original fixtures were gone were styled after these original fixtures. Areas which were not historically finished or illuminated were provided with modern, innocuous light fixtures.

The existing overhead wiring to each individual structure on Vaughn Road was replaced with a central underground feed to the former privy. The main electric meter, disconnect, and sub-meters to the individual structures are located in this small structure. Electrical service to the company store, bungalows, and exterior lighting is then routed underground from this location. A similar situation exists at the duplexes, where Duplex #5 is fed underground by the electric company; the metering for the two duplexes is located in the basement of this duplex, from which Duplex #1 is similarly fed underground. The undergrounding of the electrical service to the privy for the company store and bungalows allowed the removal of the telephone poles and all overhead wiring from Vaughn Road.

Telephone service for the headquarters is also provided underground. The main telephone company trunks go underground from a pole on Riverview Road adjacent to the company store. These trunks are then routed via telephone company cable to the Jonas Coonrad House (HS-324), approximately one-half mile south of Jaite. After switching through the Cuyahoga Valley National Recreation Area Communications Center at Coonrad, telephone service is routed through customer-owned cable back to the headquarters facility. All underground cabling is direct-bury wire except for the wiring owned and maintained by the electric company and the telephone and alarm wiring between the company store and bungalows, which is routed through underground conduit.

Energy Conservation
The greatest initial savings in fuel resulted from the conversion of the existing oil-fired furnaces to new, high-efficiency gas furnaces. This will also result in annual savings in reduced burner maintenance. The removal of a dozen 250-gallon fuel oil tanks also improved the Jaite area.

In addition to the improvements to the heating system mentioned above, the thermal efficiency of the envelopes of the Jaite buildings was also upgraded. The attics were insulated (R-30 minimum) and all doors were weatherstripped. The windows of the company store and the duplexes were provided with new storm windows. The existing storm windows on the bungalows will remain; eventually they will be replaced with the same type which were installed on the other buildings. The single-pane glass panels which comprised the storefront of the company store were replaced with double pane insulated glass; this substantially upgraded the thermal quality of the storefront without changing the distinguishing quality of this prominent architectural feature. In fact, the visual quality of the store was enhanced because the residential type storm windows which covered the storefront were removed.

In areas where finishes on exterior walls were replaced (bathrooms, carriage house, shower building, new connecting corridor, company store stairs, and finished basements) these surfaces were insulated (R-11 minimum). The vertical sidewalls were not insulated, however, in areas where the historic interior finishes were preserved. The decision was made that the wholesale removal of these finish materials could not be justified by the relatively small (5-10%) annual savings in operating energy. Insulation techniques which would not require the removal of the interior finishes (blown-in, for example) were rejected due to the potential structural damage and loss of insulative value caused by the absence of a vapor barrier. All thermal insulation which was installed is faced with a foil vapor barrier. Unfaced acoustical insulation was installed in new interior partitions.

Fire Protection, Suppression, and Alarms
All new construction has been designed to reduce the fire loading of the Jaite company town buildings. The open stud spaces in the balloon framing have been filled with fire blocking at each floor level. Egress from the company store has been improved by the second means of egress and by reversing the swings of the exterior doors to open outwards.

Owing to the absence of a nearby municipal water supply, a large underground cistern was installed at the Vaughn Road parking lot for fire fighting purposes. These three 8,000-gallon concrete tanks are equipped with a 6" dry hydrant, from which the local fire departments can draft to supply their pumping equipment. The design of this system was coordinated with the local fire marshal. It will provide up to one hour of fire fighting water for the entire company town. If additional water is required, it would be shuttled in on mutual aid pumpers and deposited in a portable pond set up at the scene. The local fire department periodically inspects this water supply and practices using it.

The habitable buildings in the company town are equipped with a heat, smoke, gas, and intrusion detection alarm system. These systems are individually controlled from each structure and transmit their alarm signals via radio to the communications center, which is staffed twenty-four hours each day.

Accessibility for the Physically Disabled
The carriage house, shower building, and connecting link are at grade and are accessible. By means of the ramp on the porch of the company store, the first floor of this building is also accessible. Within this store complex alone, ten work areas of various types, a computer room, a conference room, and a restroom are provided for the physically disabled employee or visitor. In addition, the first floor level of the duplexes will be accessible by means of mechanical lifts which are planned for the parking lot entrance stoop to these structures. Designated parking spaces are reserved for the physically disabled adjacent to the accessible entrance to these buildings.

Sitework and Landscaping
The walks, drives, and parking areas shown on the drawings in the appendices describe the principal landscape elements of the Jaite company town rehabilitation. The concept in the design of these parking areas was to provide a few, small, well-screened lots throughout the area to minimize the effect which the parking requirements would have on the character of the historic district. The small lot behind the bungalows is provided for Government vehicles and the disabled. The large public and employee lot is located across Vaughn Road -- outside of the historic district -- and is well-screened by natural vegetation. The lot at the duplexes avoids the foundations of the former structures; this lot is broken up by existing vegetation. One way traffic patterns and diagonal parking are used in the lots in the historic district to minimize the paved surface.

New walks were developed to link the bungalows, company store, and duplexes. The new headquarters function requires a more unified circulation scheme than did the original residential use. Also for safety and security, the parking lots and walks are illuminated at night for pedestrian traffic. One additional sidewalk -- connecting the duplexes to the company store -- is required for pedestrian traffic.

During the course of executing the sitework, a 1,000-gallon underground gasoline tank was encountered. This tank was associated with the former store and was removed without incident.

As part of the site planning for this project, the Cuyahoga River floodplain was mapped in the vicinity of the Jaite company town. All of its buildings are outside of the 100-year floodplain. The duplexes are beyond the reach of even the projected 500-year flood. The basement of the store, the only space below the elevation of the projected 100-year floodplain, is equipped with a sump and pump.

Part of the sitework of this project included the relocation of the railroad buildings. The three structures -- Passenger Station (HS-302), Freight Depot (HS-303), and Privy (HS-304) -- were to be sold for removal by the railroad. These vacant, obsolete structures within the railroad right-of-way were an unnecessary liability for the railroad. After the privy was removed, the staff of the recreation area arranged for the donation of the remaining structures to the United States, with the provision that they would be removed from the railroad right-of-way. Fortunately, Federal property abuts the railroad and these buildings backed up to the limit of the right-of-way. Therefore, they only needed to be moved a short distance to be saved. In their new location, they bear a similar relationship to the company town as they did in their original locations.

During the course of the planning for the rehabilitation of the Jaite company town, the garages associated with Bungalow #2 and Duplex #1 and #5 were researched. The Cuyahoga County Tax Duplicates indicate that these structures were constructed between 1946-1947. In addition, they did not contribute to the distinguishing qualities of the historic district as they were not included on the National Register nomination. These garages were in poor condition and were removed.

Beyond the scope of the headquarters consolidation, yet strongly linked to its success, is the improvement of the Riverview-Vaughn Road intersection. At the present time, this blind intersection on a curving grade is hazardous. It is a weak link in the planned scenic park road system, which envisions Riverview Road as a primary north-south roadway of the recreation area. While the long-range solution to this difficult, accident-prone intersection may require relocation or realignment, there may be acceptable interim measures which merely involve increased signing and perhaps a lower speed limit. Any change will require the coordination of the county, city, and other landowners. Solutions which dramatically alter the historic character or natural environmnt of this quaint crossroads should be avoided.

Future Expansion

At the time that the Jaite headquarters facility was planned in 1982, there was sufficient space for the present and anticipated headquarters staff of the recreation area. Since that time, this staff has been reduced, not enlarged. Consideration, however, was given to ways in which the usable space in the company town buildings could be expanded, if necessary, in the future.

Initially, there could be greater utilization of the attic level of Duplex #5. This space is finished, heated, cooled, and has been provided with skylights, yet is not presently assigned. Additional work space could be provided in the front half of the basements of the bungalows. The mechanical equipment deliberately was placed to the rear half of these basements to allow the use of the front half in the future. The upper level (former loft) of the carriage house could be adapted for use with the provision of a spiral staircase. Wiring and ductwork was stubbed into this space for this eventuality. If substantially more space were ever required in addition to the above areas, then one, two, or all three of the destroyed duplexes could be reconstructed. There is sufficient data to base an accurate reconstruction of these former houses in the unlikely event that the space were ever needed.

ENDNOTES

1. Determination of "no effect" by National Park Service Midwest Regional Director, concurred by Ohio State Historic Preservation Officer, June 7, 1982. Memorandum from Regional Director, Midwest Regional Office, to Superintendent, Cuyahoga Valley National Recreation Area advising of compliance with the requirements of Section 106 of the National Historic Preservation Act of 1966 and the procedures of the Advisory Council on Historic Preservation (36 CFR 800), June 16, 1982.

2. Special Use Permit, 6160-82-0028, issued to the former tenant of Bungalow #2, expired on April 30, 1982. Special Use Permit 6160-82-0014, issued to the former owner of Duplex #1, expired on May 31, 1982.

3. Public Law 93-555, to provide for the establishment of Cuyahoga Valley National Recreation Area, December 27, 1974 (88 Stat. 1784; 16 USC 460 ff).

4. Nick Scrattish, Historic Resource Study - Cuyahoga Valley National Recreation Area (Denver, CO: National Park Service, 1985), pp. 146 and 156.

5. Brecksville Historical Association, A Reminiscent History of Brecksville (Berea, Ohio: Berea Publishing Company, 1961), p. 23.

6. "Jaite's Place in History is Secure," Akron Beacon Journal (15 July 1979). In addition to the railroad station, the road which passes in front of the Jaite bungalows and store is also named for Mr. Vaughan. Its spelling is alternately given as "Vaughan" and Vaughn." The latter version is more common and is used throughout this report.

7. William B. Doyle, Centennial History of Summit County Ohio, and Representative Citizens (Chicago, IL: Biographical Publishing Company, 1908), p. 463.

8. A Reminiscent History of Brecksville, p. 23.

9. Ibid.

10. Doyle, Centennial History, p. 463.

11. Ben Lahoski, Manager, Jaite Mill Division, Techumseh Corrugated Box Company, interview with Carol Poh Miller, Sagamore Hills, Ohio, 27 April 1978.

12. Atlas and Industrial Geography of Summit County, Ohio (Akron, Ohio: The Rectigraph Abstract and Title Company of Akron, 1910), p. 12.

13. Owens-Illinois, Inc., Forest Products Division, The Jaite Mill, Jaite, Ohio (Sagamore Hills, Ohio: unpublished pamphlet, no date/c. 1966).

14. Ben Lahoski, interview with Susan Garland, Sagamore Hills, Ohio, 21 January 1980.

15. Owens-Illinois, The Jaite Mill.

16. Tax Duplicates, 1907, Cuyahoga County Archives, Cleveland, Ohio; and Cash and Journal Records, Jaite Mill, 1906.

17. "Jaite's Place in History is Secure," Akron Beacon Journal.

18. Tax Duplicates, 1919 Cuyahoga County Archives; Cash Journal, Jaite Mill, 1918-1919; and Day Book, Packard and Smith Company, Brecksville, Ohio, 1918.

19. Tax Duplicates, 1924, Cuyahoga County Archives.

20. Owens-Illinois, The Jaite Mill.

21. Doyle, Centennial History, p. 463.

22. Virginia Jaite Herdtner, daughter of Charles Jaite, telephone interview with Priscilla W. Graham, 18 March 1982.

23. Doyle, Centennial History, p. 463.

24. Tax Duplicates, 1906; Cuyahoga County Archives; Cash and Journal Records, Jaite Mill, 1906; and Deed, Volume 595, Page 138, Cuyahoga County Archives.

25. Ibid. (all sources).

26. Deed, Volume 1996, Page 91, Cuyahoga County Administration Building, Cleveland, Ohio.

27. Tax Duplicates, 1918, Cuyahoga County Archives.

28. Atlas of Cuyahoga County: From Actual Surveys By and Under the Direction of D. J. Lake, C.E. (Philadelphia, PA: Titus, Simmons, and Titus, 1874).

29. Tax Duplicates, 1919, Cuyahoga County Archives; and Cash Journal, Jaite Mill, 1918-1919.

30. Day Book, Packard and Smith Company, Brecksville, Ohio, 1918.

31. Ben Lahoski, interview with Edward H. Adelman, Sagamore Hills, Ohio, 31 March 1982.

32. Day Book.

33. Tax Duplicates, 1924, Cuyahoga County Archives.

34. Tax Duplicates, 1947, Cuyahoga County Archives.

35. "Jaite's Place in History is Secure," Akron Beacon Journal.

36. Ibid.

37. Dwelling/Store Cards, Permanent Parcel Number 606-20-3, Cuyahoga County Archives.

38. Information on the Montgomery Ward and Company program of mail order houses was provided by Mr. Emmet D. Chisum, Research Historian at the American Heritage Center of the University of Wyoming, Laramie, WY, which serves as the archives of Montgomery Ward and Company (Correspondence, 17 February 1986). Ms. Lenore Swoiskin, Archivist for Sears, Roebuck and Company, provided information on the mail order houses sold by Sears (correspondence, 10 February 1986).

39. Dwelling/Store Cards, Permanent Parcel Number 606-20-4.

40. Owens-Illinois, The Jaite Mill.

41. Carol Poh Miller, "Jaite Mill Company Store and Post Office - CUY-13," Ohio Historic Inventory (Columbus, Ohio: Ohio Historic Preservation Office, February 1976).

42. Dwelling/Store Cards, Permanent Parcel Number 606-20-3,

43. Ben Lahoski, interview with Edward H. Adelman, Sagamore Hills, Ohio, 31 March 1982.

44. Owens-Illinois, The Jaite Mill.

45. Carol Poh Miller, "Jaite Mill Historic District" in National Register of Historic Places Inventory Nomination Form, (Columbus, OH: Ohio Historical Society, 8 March 1979).

46. Charles Hagan, Fire Marshal, City of Brecksville, interview with Edward H. Adelman, Brecksville, Ohio, 27 July 1978.

47. Ben Lahoski, interview with Edward H. Adelman, Sagamore Hills, Ohio, 31 March 1982.

48. Ibid.

49. International Conference of Building Code Officials, Uniform Building Code (Whittier, CA: International Conference of Building Officials), 1982. Appendix 32 - Reroofing, Section 3212.

50. Ibid., Chapter 33 - Exits, Section 3304 (b).

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Swoiskin, Lenore. Correspondence. Chicago, Illinois: Sears, Roebuck and Company Archives, 10 February 1986.

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APPENDICES

APPENDIX A - Chronology of Events

CHRONOLOGY OF EVENTS

1905	Charles Jaite establishes the Jaite Company
1906	Jaite Company acquires 1,584 acres of land west side of Riverview Road, Lot 73, Permanent Parcel Number 606-20-3.
	Five duplexes constructed.
1917	Jaite Company acquires 1,004 acres of land south side of Vaughn Road, Lot 74, Permanent Parcel Number 606-20-4.
1919	Four bungalows and carriage house constructed.
1924	Company store constructed.
c.1928	Name of railroad stop changed to Jaite.
1946-7	Garages constructed
c.1948	Company store front porch removed.
1951	National Container Corporation purchases Jaite mill and company town.
c.1952	Shower building constructed.
	Carriage house converted to dormitory.
1956	Owens-Illinois, Inc. purchases mill and company town.
1960	Company town sold to private individual.
1967	Tecumseh Corrugated Box Company purchases mill. Company town remains in private ownership.
	Fire destroys three duplexes.
	Plumbing installed in bungalows and in remaining duplexes.
1980	United States acquires company town.
1982	Rehabilitation of company town for headquarters of Cuyahoga Valley National Recreation Area begins.
1983	Railroad buildings acquired and relocated by the U.S.
1984	Jaite mill acquired by the U.S.
1986	Rehabilitation of company town completed.

APPENDIX B – Listing of Jaite Structures

LISTING OF JAITE STRUCTURES

The following is a listing of the remaining structures in the Jaite Mill Historic District:

Building Name/Address	LCS Category/I.D. Number	CVNRA Building/ Tract Number
Jaite Mill 1200 West Highland Road	C/11105	HS-301/107-117
R.R. Passenger Station Vaughn @ Railroad	B/11106	HS-302/107-115
R.R. Freight Depot Vaughn @ Railroad	B/11107	HS-303/107-115
Bungalow #1 15630 Vaughn Road	B/11109	HS-305/107-17
Bungalow #2 15626 Vaughn Road	B/11110	HS-306/107-17
Bungalow #3 15620 Vaughn Road	B/11112	HS-308/107-17
Bungalow #4 15616 Vaughn Road	B/11114	HS-310/107-17
Company Store 15610 Vaughn Road	B/11115	HS-311/107-17
Carriage House 15610 Vaughn Road	B/11116	HS-312/107-17
Privy 15610 Vaughn Road	B/11117	HS-313/107-17
Duplex #1 10112 Riverview Road	B/11118	HS-314/107-30
Duplex #5 10168 Riverview Road	B/11120	HS-316/107-30
Jaite Railroad Tracks and Bridge	B/17058	HS-465/107-117

APPENDIX C - Transcripts of Land Deeds

Deed Gottlieb and Mary Sithelm to the Jaite Co. vol. 1996, p. 91

1 acre in lot 74 $ 10.00

...We, Gottlieb and Mary Sithelm, husband and wife, ...for $10.00 received to our full satisfaction of The Jaite Company...do sell...unto them the following...in the township of Brecksville, being part of lot No. 74 in said township, bounded as follows. Beginning at the intersection of the center line of the Vaughn Rd. so called and the River Road, thence along the center line of said Vaughn Rd north 89 degrees, 45 ' east distance of 253.2 feet to the west line of the B & O Railway Co. right of way, thence along said right of way south 12 degrees 13 ' east 167.6 feet to a stake, thence north 88 degrees 36 ' west 292.4 feet to center line of River Rd. Thence north 1 degree 24 ' east along the center of said River Rd. 155.8 feet to the place of beginning, containing one acre of land...

August 20, 1917

transferred August 20, 1917

recorded August 21, 1917

Deed Jonas Coonrad to the Jaite Co. vol. 1267, p. 434

$ 1000 right of way

This agreement made this 29th day of July, 1907 between Jonas Coonrad , party of the first part, and the Jaite Co., party of the second part ... that for $ 1000 the perpetual right of way for switch purposes only across his land in Brecksville township according to the plans and surveys of the B & O RR, beginning at the junction of the north line of lot 72 and said B & O RR, thence east to the Cuyahoga River a strip of land 24 feet wide, also the right to construct, maintain and repair said switch and to use and haul gravel in the river bank as agreed upon between the party of the first part and Mr. C. H. Jaite for balasting said switch and also the right to cross the land of the party of the first part from the River Road to the Baltimore and Ohio RR tract along the north line of said lot 72 to be used for a foot path only and it is further agreed that the party of the first part is to have the right to cross and construct a crossing across said switch wherever it is most convenient to his abutting land and to have the right for his own use of said switch for loading and unloading cars... and I, Lily Coonrad, wife of the party of the first part, hereby release right of dower...and we, Jessie E. West and Katherine O. Stanford,... hereby quit claim all our right in the above premises...

July 29, 1907

transferred May 6, 1910

Recorded May 6, 1910

B

Deed Mary J (heir Henry Holland) Snow to the Jaite Co. vol. 995, p. 138

1.584 acres in lot 73 $ 500

...I, Mary J. Snow, widow of Henry Holland Snow, the grantor, for the consideration of $ 500 received of the Jaite Company, the grantee, do... sell...the following...

situated in the township of Brecksville, Cuyahoga County, Ohio, being part of original Brecksville township lot No. 73 which is bounded as follows: beginning at the intersection of the center line of the River Road with the north line of said lot No. 73. From which point a stone in said north line bears west 36 and 34/100 feet, thence south no degrees, 34' west 300 feet along the center line of said road to a stone, thence west 230 feet to a stone, thence north no degrees 348 east 300 feet to a stone in said north line of lot 73, thence east 230 feet to the place of beginning ...containing one and 584/100 acres...including appurtenances...

Jan. 13, 1906

Mary J. Snow

Transferred Jan. 31, 1906

Recorded Feb. 1, 1906

APPENDIX D – Jaite Mill Historic District

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED
DATE ENTERED 5/21/79

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: Jaite Mill Historic District

AND/OR COMMON:

2 LOCATION

STREET & NUMBER:

__NOT FOR PUBLICATION

CITY, TOWN: Brecksville - Northfield Township __VICINITY OF

CONGRESSIONAL DISTRICT: 22 & 23

STATE: Ohio CODE: 039 COUNTY: Cuyahoga - Summit CODE: 035 - 153

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
__BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	PUBLIC ACQUISITION	ACCESSIBLE	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	X IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	X INDUSTRIAL	X TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME: Multiple ownership - See continuation sheet

STREET & NUMBER:

CITY, TOWN: __VICINITY OF STATE:

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Cuyahoga County Administration Building / Summit County Building Annex

STREET & NUMBER: 1219 Ontario / 72 S. High Street

CITY, TOWN: Cleveland / Akron STATE: Ohio

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Ohio Historic Inventory

DATE: 2/76 __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS: Ohio Historic Preservation Office, Ohio Historical Center

CITY, TOWN: Columbus STATE: Ohio

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	XORIGINAL SITE
XGOOD	_RUINS	XALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Except for the paper mill, the Jaite Mill Historic District is located at the intersection of Riverview and Vaughn Roads in a rural section of Brecksville, Ohio. The paper mill is located just across the Cuyahoga River in Northfield Township (Summit County). The district is adjacent to remnants of the Ohio and Erie Canal (1825-1827), and the Cleveland Terminal & Valley branch of the B & O Railroad runs through the district.

The Jaite Mill District is an early-twentieth-century company town. It consists of eleven historically significant buildings, all dating from this period. There are six workers' houses, a combination post office and general store, three railroad service buildings, and a paper mill. With the exception of the paper mill, none of the buildings has undergone major alteration.

All of the houses at Jaite appear occupied. However, since "Jaite" is not an incorporated municipality--and never was--its population is not known. The post office/general store currently serves as a small apartment house, and the railroad service buildings are now vacant. The paper mill continues to operate as a recycled paper plant. A railroad spur, built shortly after completion of the mill c. 1906, still connects the mill to the B & O branch line.

The Jaite Mill District is immediately recognizable as a former company town. The two houses on Riverview Road are practically identical in appearance; originally there were five such structures in a row, but three of them have been lost to fire in recent years. The four houses on Vaughn Road share the same basic design and are identical in size and setback; the houses differ only in their decorative detailing. Together with the former company store and the railroad service buildings, they form a small but physically distinctive enclave.

Buildings that contribute to the special character of the district are:

1. Jaite Paper Mill, on the Cuyahoga River south of Highland Road (Highland is the continuation of Vaughn Road in Summit County). The mill, built 1905-1906, was originally a large two-story building approximately 50 by 200 feet in size. It was constructed of concrete blocks reputedly manufactured on the site from sand dredged from the Cuyahoga River. The large blocks measure about 10 by 30 inches. The mill is irregular in plan, with metal loading platforms at each end of the building. Windows are double-hung, with 12/12 lights. About 1930, the building was remodeled as a one-story mill in order to accommodate overhead cranes. The second-story floor was removed, and a new, taller roof was built. A brick parapet was added later. Some of the windows and doors have been closed up, and the mill, which

B

originally was unpainted, has been painted light green. Much of the original machinery remains, including the presses, dryers, calendar stacks, and pope reel, all of which is still in use today.

2. Managers' House, 10168 Riverview Road. Built in 1906 to accommodate mill managers and their families, this two-story, two-family house features clapboard siding and Bungalow-style flared bargeboard at the eaves. There is a two-story bay window on the left (south) side. The house is painted a mustard yellow with grey trim.[1]

3. Managers' House, 10112 Riverview Road. This house is identical to #2, except that it features gable returns. Both houses are part of an original row of five double ("two-flat") houses built by Charles Jaite to house managers employed at the nearby Jaite Paper Mill. This house is painted light green.

4. Company Store/Post Office, 15610 Vaughn Road. This Classic Revival-style building once served as the Jaite Mill company store and post office. The second floor housed the store manager and his family. The building is painted gold with red trim. The brick balustrade was added later.

5. Worker's House, 15616 Vaughn Road. Built in 1917, this is a small house in the Queen Anne Eclectic idiom. The one-and-one-half-story house features a gambrel roof and clapboard and shingle siding. There is a hipped-roof porch and a Palladian-motif window in the half-story crowned by a sunburst fan. The raking cornice is made of shingle. There are shed-roofed dormers on both sides of the house, which is painted green.

6. Worker's House, 15620 Vaughn Road. This worker's house in the Classic Eclectic idiom was built in 1917. The house features a gambrel roof, clapboard siding, and a pedimented porch with classical columns. There are shed-roofed dormers on both sides. The house is painted gold.

7. Worker's House, 15626 Vaughn Road. This house is identical in style to #5, except that the Palladian-motif window has a rectangular

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[1] According to Robert Jaite, Charles Jaite's grandson and an employee at the mill from 1931 until 1952, all of the mill houses and the store originally were painted white. Interview, Elyria, Ohio, 10 May 1978.

central element without a fan. A rail has been added to the porch. The house is painted blue.

8. Worker's House, 15630 Vaughn Road. This house is identical in style to #6. It is painted gold.

9. Jaite Depot, Passenger Station, north side of Vaughn Road, west side of railroad tracks. This passenger station was built in 1903, probably by the B & O Railroad Company.[2] The station measures 16.5 by 20.5 feet. It features a gable roof, tongue-in-groove siding, and a central metal pipe chimney.

10. Jaite Depot, Freight Station. B & O Company records indicate that the freight station originally was a box car. The railroads often recycled damaged or otherwise unusable rolling stock by adapting them for such uses.[3] If this is the case here, the box car was considerably shortened. The building has a hipped roof and tongue-in-groove siding.

11. Jaite Depot, Privy. The date of construction is unknown, but this structure probably is contemporary with the others. The privy has a pyramidal roof and tongue-in-groove siding. The door is on the west side, facing away from the tracks. All three railroad buildings are painted cream with brown trim. A comparison of the Jaite Depot buildings with a photograph taken twenty years ago (photo submitted with this nomination) shows that they are in a good state of preservation, with no apparent alterations. The train signal has been removed, as has the "Jaite" station sign.

Although some of the buildings at Jaite have been altered, its character as a "company town" remains intact. Only the paper mill has undergone extensive alteration, and this has been in response to the technological evolution of paper manufacture.

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[2]Herbert H. Harwood, Jr., Assistant to Senior Vice President, Chessie System, to Carol Poh Miller, 8 March 1978.

[3]Ibid.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION	
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE	
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE	
_1600-1699	_ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN	
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER	
_1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION	
X 1900-	_COMMUNICATIONS	X INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)	
		_INVENTION			

SPECIFIC DATES 1903; 1905-1906; 1917 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

"Jaite," a company town established in rural Brecksville Township in the early 1900s, was built to serve the Jaite Paper Mill, constructed between 1905 and 1906 in Northfield Township, just across the Cuyahoga River in Summit County. The "town," which never was incorporated, originally consisted of four single-family houses, five two-family houses, and a combination company store/post office. Three railroad service buildings were built in 1903, when the area was known as "Vaughn." The name of the station--never more than a flag stop for passenger trains--was later changed to "Jaite."

The Jaite paper mill has been in active use as a paper mill since 1906, although not continuously. The mill is constructed of concrete blocks made on site from sand dredged from the Cuyahoga River. Much of its original equipment still remains, and some of it--including the presses, dryers, and calendar stacks --is still in use. The paper mill, the six company houses that remain, the store and post office building, and the railroad service buildings constitute one of Cuyahoga County's few company towns.

History

In 1905, Charles H. Jaite resigned from his job as director and manager of the Cleveland-Akron Paper Company to organize his own paper business. On September 18, 1905, he founded the Jaite Company. Officers of the new company were: Charles H. Jaite, president; Robert H. Jaite, vice-president; Emil W. Jaite, secretary; and Julius Kreckel, treasurer. (The Jaites were brothers, Kreckel was their brother-in-law.)[1]

The Jaite Company purchased 22.76 acres of land in Northfield Township, Summit County, on which to build their mill.[2] The site was close to the railroad and bordered the Cuyahoga River. The Jaites hired farmers

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[1]William B. Doyle, ed. and comp., Centennial History of Summit County, Ohio and Representative Citizens (Chicago: Biographical Publishing Company, 1908), p. 463.

[2]Atlas and Industrial Geography of Summit County, Ohio (Akron, O.: The Rectigraph Abstract & Title Company, 1910), p. 12.

living nearby to help them build the mill, which was constructed of concrete blocks manufactured on site from sand dredged from the Cuyahoga River.[3] The completed factory, "one of the most substantial manufacturing buildings in Summit County," was a two-story building 50 by 200 feet in size, consisting of a machine room on the first floor and a bag factory on the second. There also was a boiler and engine room (61 by 74 feet), a bleach room (37 by 60 feet), an office (16 by 20 feet), and a warehouse (60 by 164 feet). Tracks were laid to connect the mill with the railroad nearby. The company drilled five productive gas wells, and an artesian well 390 feet deep supplied 400,000 gallons of water each day. This well water was "of such purity that the paper manufactured with its use is many points stronger than paper made heretofore . . . with ordinary water," according to one account. The mill was powered by both gas and a 580 h.p. steam engine.[4]

In 1906, the company built five two-flat buildings just across the Summit County line, in Brecksville Township, to house its employees. In 1917, the Jaite Company built four small single-family houses.[5] These nine houses, which accommodated fourteen mill workers and their families, together with a combination store/post office and the railroad depot, formed the nucleus of "Jaite."

The crossroads that became "Jaite" initially was called "Vaughn Station," after the Vaughan Family who settled the area in the 1840s (the "a" was dropped). The Valley Railway completed its line through the area in 1880. Edward Vaughan reputedly donated two acres of land to the railroad, and the train stop carried his name until the 1920s.[6] "Vaughn's siding was a shipping point for log timbers before 1900," according to a history of Brecksville.[7]

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[3]Interview with Robert Jaite, Elyria, Ohio, 10 May 1978.

[4]Doyle, Centennial History of Summit County, pp. 463-464.

[5]Brecksville Township tax maps, located in the Cuyahoga County Administration Building, 1219 Ontario, Cleveland, Ohio.

[6]According to Herbert H. Harwood, Assistant to Senior Vice President, Chessie System, the stop appears as "Vaughn" in 1904 and 1916 station lists, but in a 1928 list it is "Jaite." Herbert H. Harwood to Carol Poh Miller, 8 March 1978.

[7]The Brecksville Historical Association, comp., A Reminiscent History of Brecksville (Berea, O.: Berea Publishing Company, 1961), p. 23.

The Jaite Company was "one of the most important business enterprises of this section /of Summit County/," according to the Centennial History of Summit County, which noted that the success of the mill "must be attributed to the quiet, resourceful man who has studied the manufacture of paper in a practical way from boyhood." Charles H. Jaite was born in Breslau, Germany. He emigrated with his parents to the United States in 1860 and settled in Cleveland. He attended the public schools until he was thirteen years old, then went to work in a paper mill. He became president of the Standard Bag and Paper Company and vice-president of the Cleveland Paper Company. In 1902, these two firms were consolidated with the Akron Paper Company to form the Cleveland-Akron Paper Company. Their plant was located in Boston Township, Summit County. Three years later, Charles Jaite resigned to found his own business.[8] He served as president of the Jaite Company until his death in 1931, when he was succeeded by his son, Roy Jaite.

The Jaite Paper Mill had a daily capacity of eight tons of manufactured paper, which was made into flour and cement bags and sold directly to the manufacturers of these products. The company later made fertilizer bags and bread sacks. "These are the products it is still shipping overseas and to all parts of the United States," the Cleveland Plain Dealer reported in 1944.[9] Initially, the company made its own pulp from rags and wood. About 1926, the wet end of the mill was converted from the cylinder to the Fourdrinier process. Virgin pulp was imported from Scandinavia until World War II, when price increases necessitated the purchase of domestic pulp. In 1928, the Jaite Mill successfully manufactured the first multi-wall cement bag, which later came into general use.[10]

Directories of Ohio manufacturers show that the Jaite Mill had 214 employees in 1918 (about one-third of these were women) and 208 in 1929.[11] The majority of mill workers lived in Boston, Peninsula, or

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[8] Doyle, Centennial History of Summit County, p. 463.

[9] 6 October 1944.

[10] Interview with Robert Jaite.

[11] Industrial Commission of Ohio, Department of Investigation and Statistics, Report. No. 35, Directory of Ohio Manufacturers, 1918 (Columbus, O.: F. J. Heer Printing Co., 1918), p. 100; and (Ohio) Department of Industrial Relations, Division of Labor Statistics, Directory of Manufacturers in Ohio, 1929 (Columbus, O.: The F. J. Heer Printing Company, 1930), p. 141.

Jaite.[12] Post's Paper Mill Directory for 1933 noted that the Jaite Mill produced "rope and kraft sack paper" and operated twenty-four hours a day. Machinery then included thirteen beating and three Jordan engines, two 88-in. Horne Fourdriniers and one combination Horne three-cylinder. The widest trim was 79-3/4 inches.[13]

The small, privately owned paper mill proved unable to compete with larger mills, especially those in the South. In 1951, the Jaite Mill was sold to National Container Corporation. About five years later, Owens-Illinois Company purchased the mill and operated it until 1967, when it was taken over by the Tecumseh Corrugated Box Company. Tecumseh, which still operates the mill, has two divisions: Jaite Mill, where rolls of paper are made for use in corrugated mediums; and the Cleveland Division (on the same site), where corrugated boxes are made. The Jaite Mill today is a 100% recycled paper mill. Used corrugated boxes from supermarkets and discount stores are recycled into the inside paper sheet found in corrugated boxes. Since 1967, the water used in papermaking has been recycled rather than discharged into the Cuyahoga River.[14]

The Jaite Mill houses have been privately owned since the 1950s. The post office and general store closed in 1952; the building subsequently served as a store-front church and now is used as apartments. For the past thirty or forty years, the railroad depot has served as a train operating point, manned by a single operator who handled telegraphic and phone communications and relayed orders and messages to train crews. This job was abolished about a year ago, and the railroad buildings at Jaite are no longer used.[15]

Today, Jaite still has the unmistakable appearance of a small company town. It is located within the new Cuyahoga Valley National Recreation Area, and the National Park Service hopes to restore the town to its original appearance.

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[12]Interview with Robert Jaite.

[13]New York: L. D. Post, Inc., Pub., 1933, p. 189.

[14]Interview with Ben Lahoski, Manager, Jaite Mill Division, Tecumseh Corrugated Box Company, Northfield Township, Ohio, 27 April 1978.

[15]Herbert H. Harwood to Carol Poh Miller, 8 March 1978.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cleveland Plain Dealer, 6 October 1944, 1 March 1967, 20 August 1972.

Cleveland Press, 8 February 1962.

Doyle, William B., ed. and comp. Centennial History of Summit County, Ohio and Representative Citizens. Chicago: Biographical Publishing Company, 1908.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 30

QUADRANGLE NAME Northfield QUADRANGLE SCALE 1:24,000

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	17	452940	4570810
B	17	452940	457050
C	17	451880	457010
D	17	451880	457050
E			
F			
G			
H			

VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of Riverview and Snowville Roads, proceed on a line due east to a point 20 feet west of the B & O Railroad tracks. Proceed southeast on a line 20 feet distant from the tracks to the railroad

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
Ohio	039	Cuyahoga	035
Ohio	039	Summit	153

11 FORM PREPARED BY

NAME / TITLE Carol Poh Miller, Historic Preservation Consultant

ORGANIZATION under contract with the Ohio Historic Preservation Office, Ohio Historical Society

DATE 28 August 1978

STREET & NUMBER 1260 Granger Avenue

TELEPHONE 216/226-8236

CITY OR TOWN Cleveland

STATE Ohio

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

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

TITLE Director, Ohio Historical Society DATE 3/8/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST: DATE

CHIEF OF REGISTRATION

GPO 921-803

Herdtner, Beverliann. "The Jaite Paper Company." Term paper prepared 6 January 1948, in the "Jaite Family" file, Brecksville Historical Association, Brecksville Public Library, Brecksville, Ohio.

Jaite, Robert. Retired Jaite Paper Mill employee, Elyria, Ohio. Interview, 10 May 1978.

Lahoski, Ben. Manager, Jaite Mill Division, Tecumseh Corrugated Box Company, Northfield Township, Ohio. Interview, 27 April 1978.

Post's Paper Mill Directory for 1933. New York: L. D. Post, Inc., Pub., 1933.

Item Number 9 -- continued

spur connecting the main B & O line to the Jaite Mill in Northfield Township (Summit County). Proceed on a line 20 feet south of this track to the Jaite Mill, continuing southeast to the mill road located at the front of the building. Proceed northeast on this road to a point 20 feet north of the railroad spur serving the north end of the mill. Continue west on a line 20 feet north of the track to a point 20 feet east of the main B & O line. Proceed north on a line 20 feet east of the tracks, across Vaughn Road, to a point 20 feet north of the Jaite Depot privy. Then proceed due west approximately 50 feet to the rear property line of the B & O Railroad Company. Proceed south on this line to Vaughn Road, then proceed west on Vaughn Road to Riverview Road. Proceed south on Riverview Road to the northern boundary of the Jose and Linda Figueroa property. Then proceed west, south and east along the Figueroa property line back to Riverview Road, then proceed south to the point of origin.

Item Number 7 -- continued

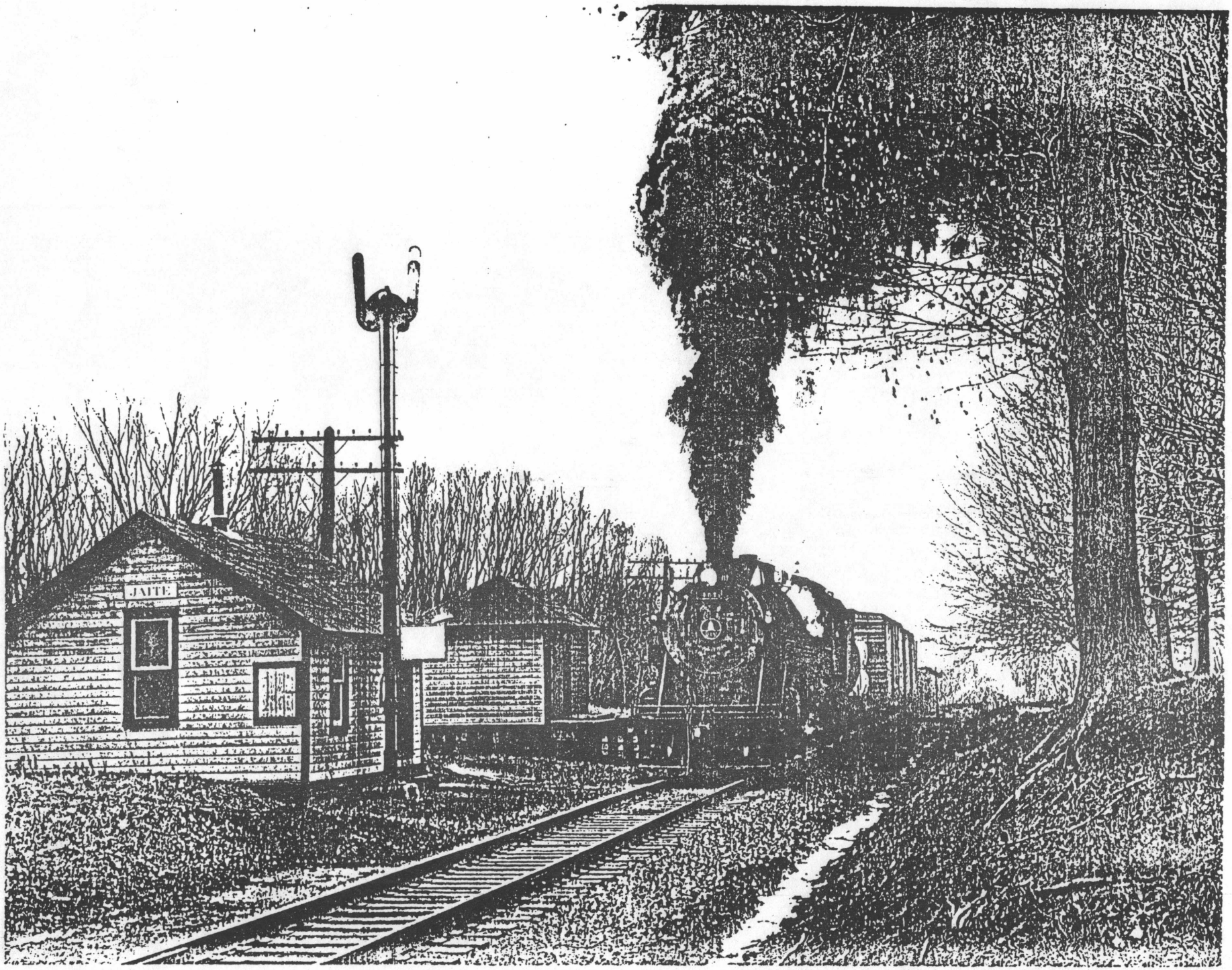
Boundary Justification: The boundaries of the Jaite Mill District include all of the extant buildings related to the Jaite Paper Mill. Several outbuildings behind the mill houses (sheds, garages, a privy) have not been separately labeled on the sketch map; these structures are not architecturally distinctive, but they would not be considered intrusions. Since the mill itself is situated across the Cuyahoga River from the "town," the railroad spur that has served the mill since c. 1907 has been used to link the two locations.

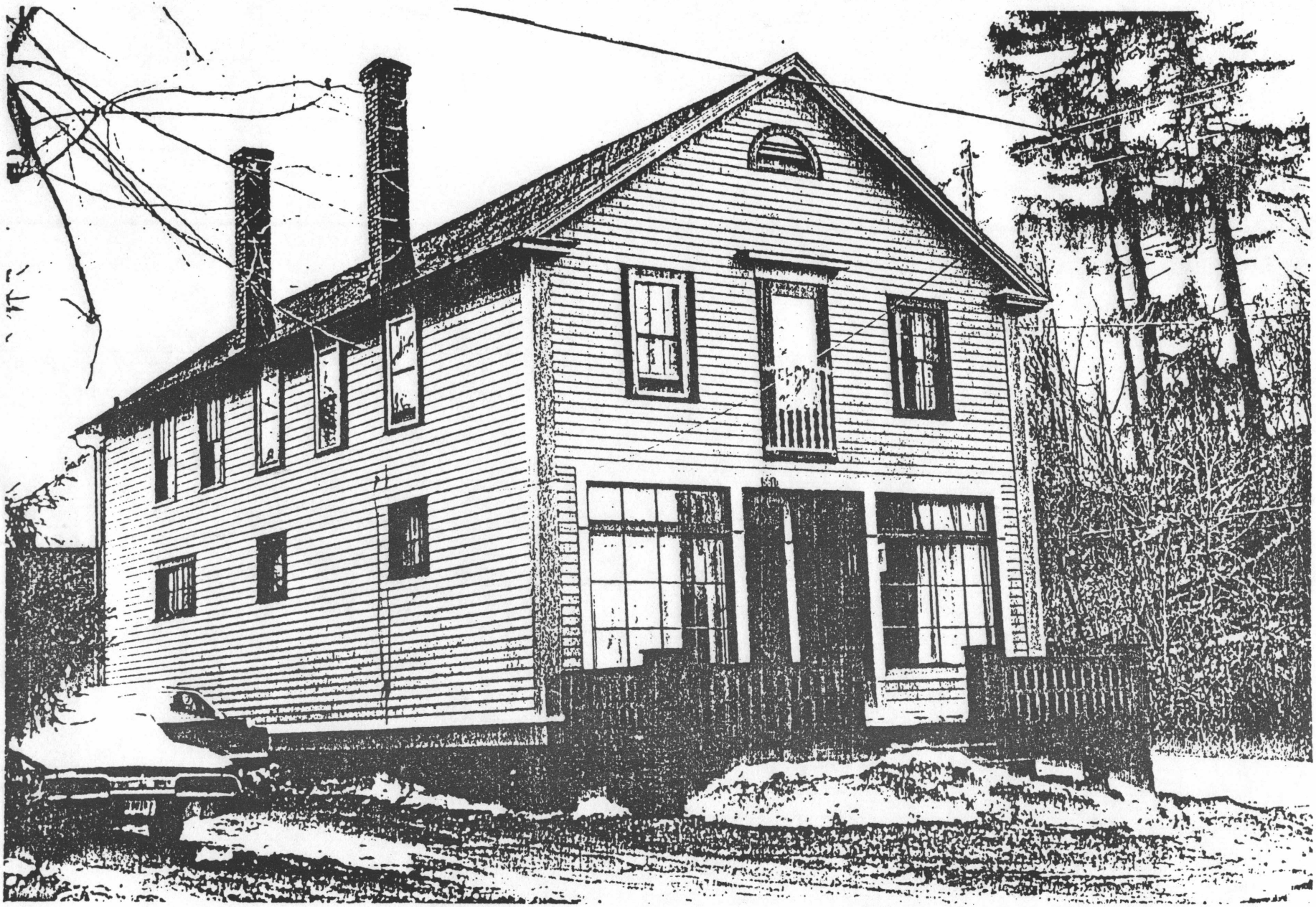
Property Owners, Jaite Mill Historic District:

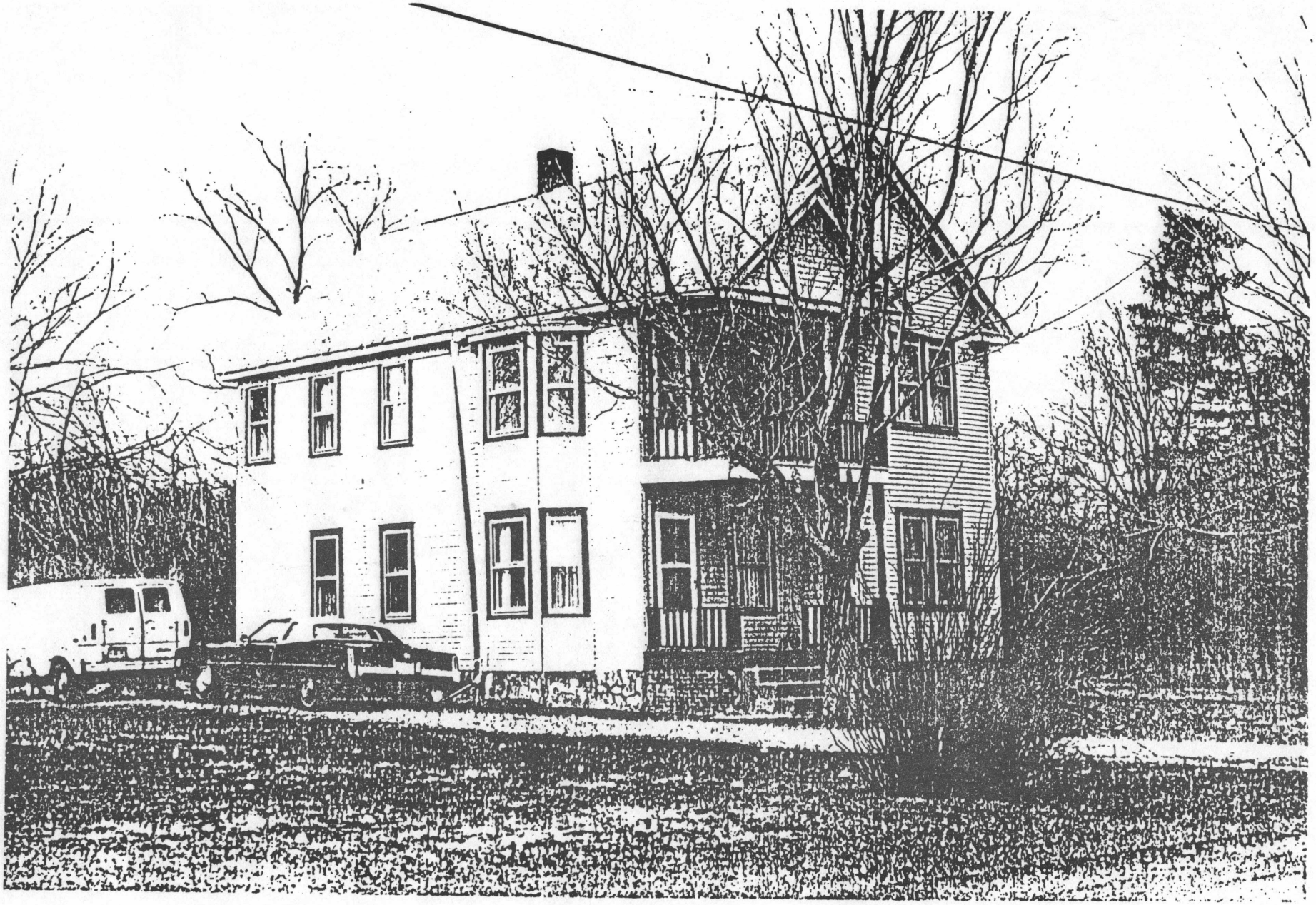
Jaite Paper Mill - Tecumseh Corrugated Box Company, 707 South Evans, Tecumseh, Michigan 49286

Workers' Houses, 10112, 10168 Riverview Road, 15616, 15620, 15626, 15630 Vaughn Road; Post Office/Company Store, 15610 Vaughn Road - Jose and Linda Figueroa, 10112 Riverview Road, Brecksville, Ohio 44141

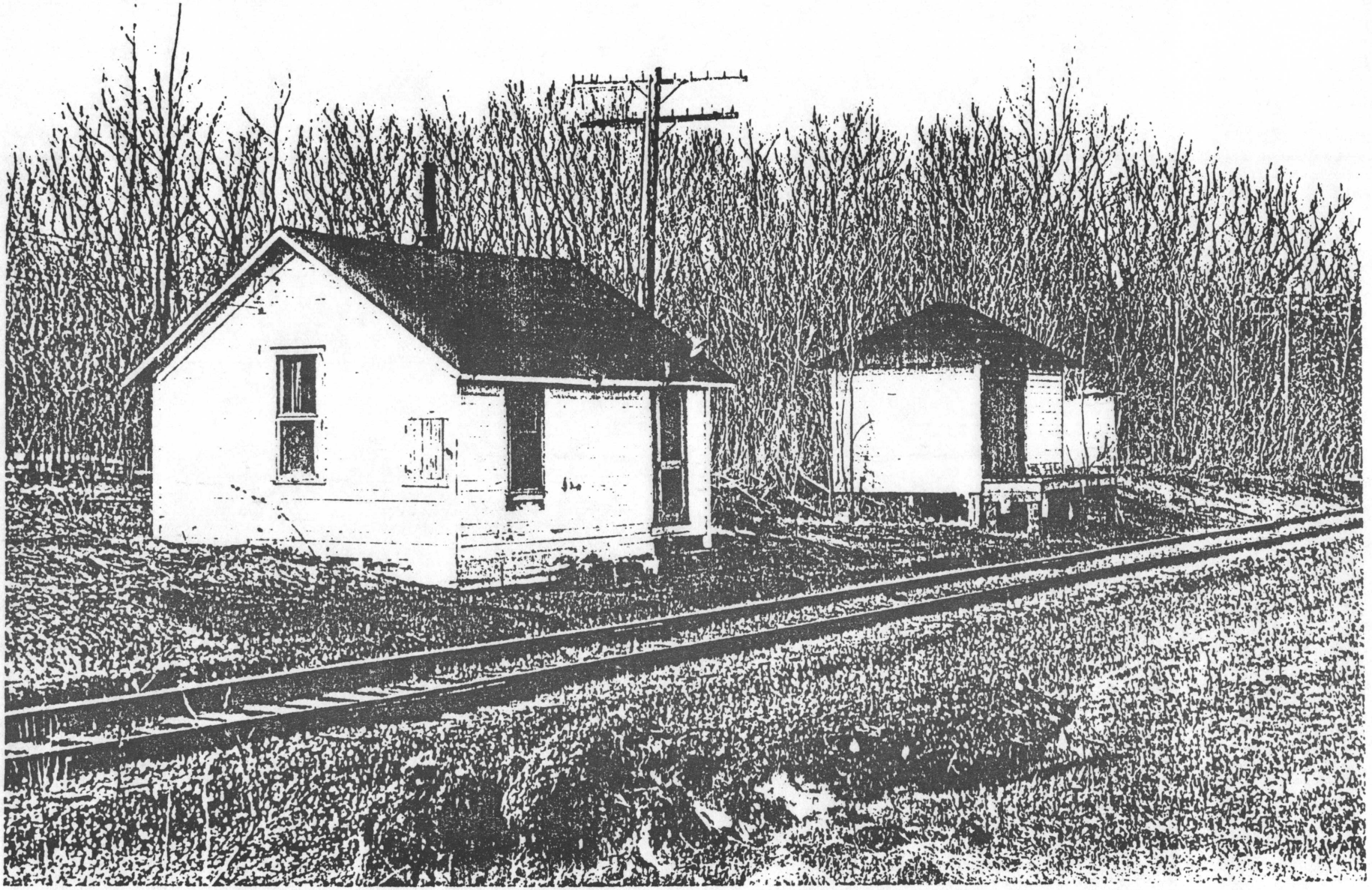
Jaite Depot: Passenger Station, Freight Station, Privy - B & O Railroad Company, 2 North Charles Street, Baltimore, Maryland 21201

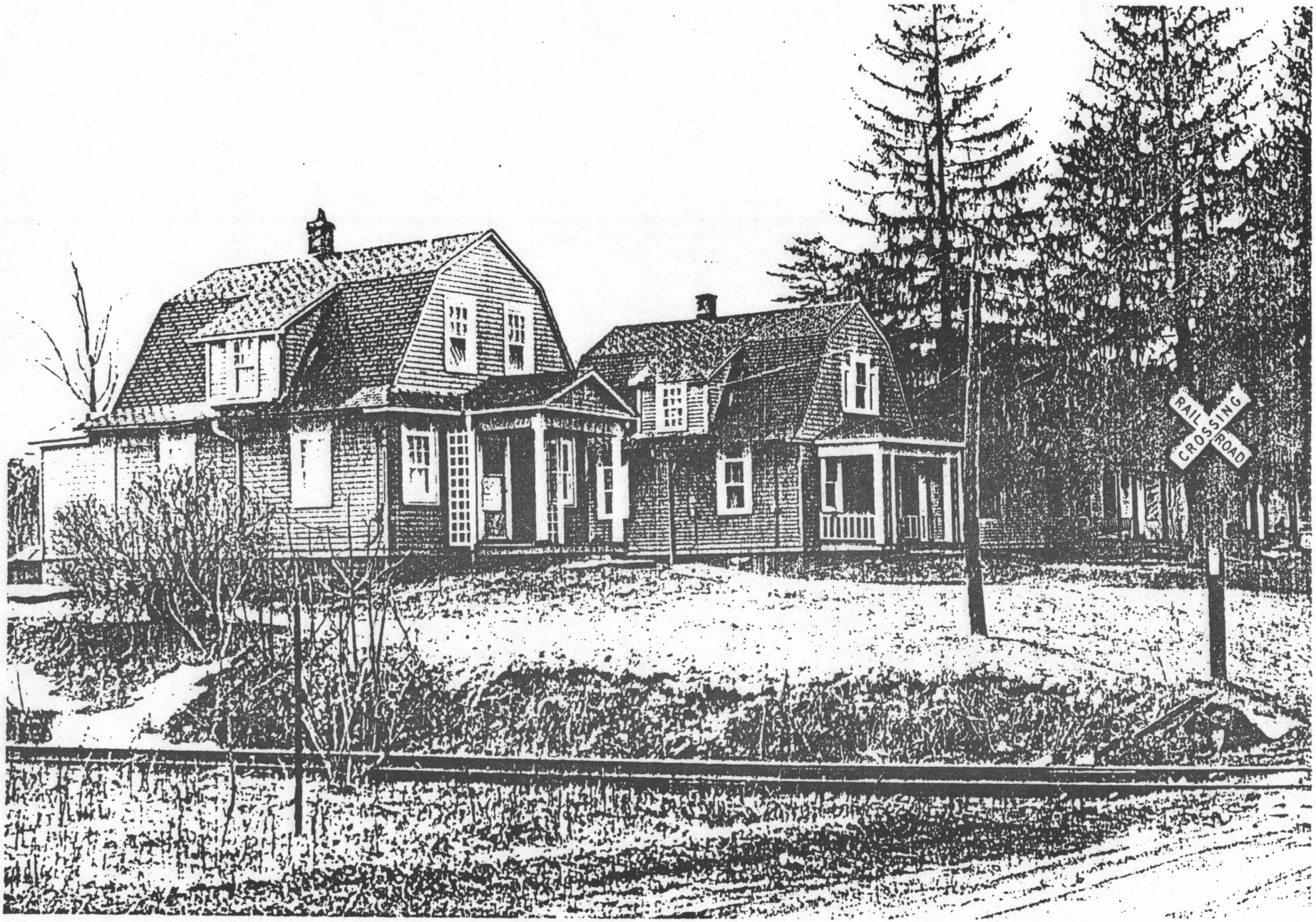

JAITE



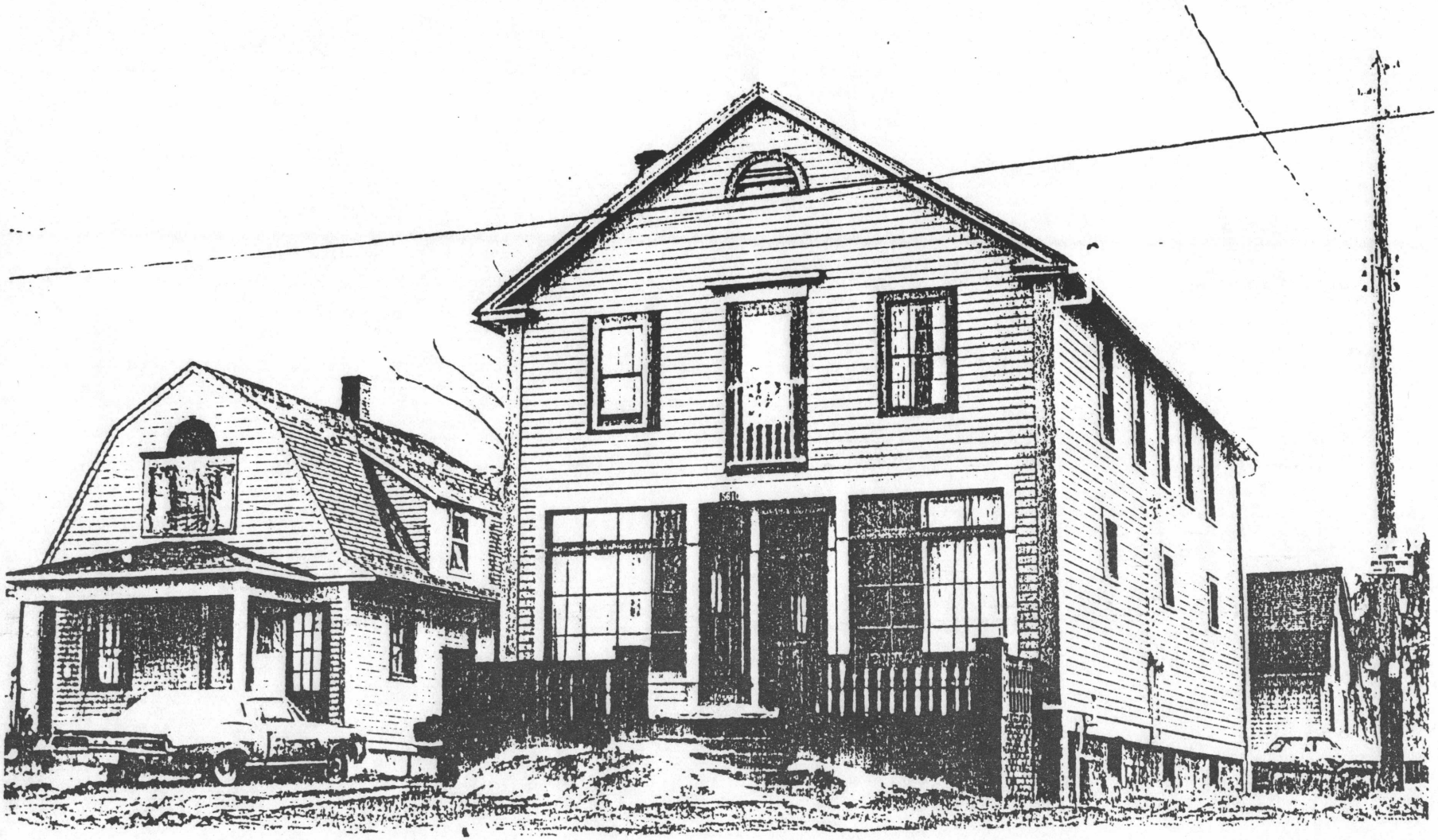


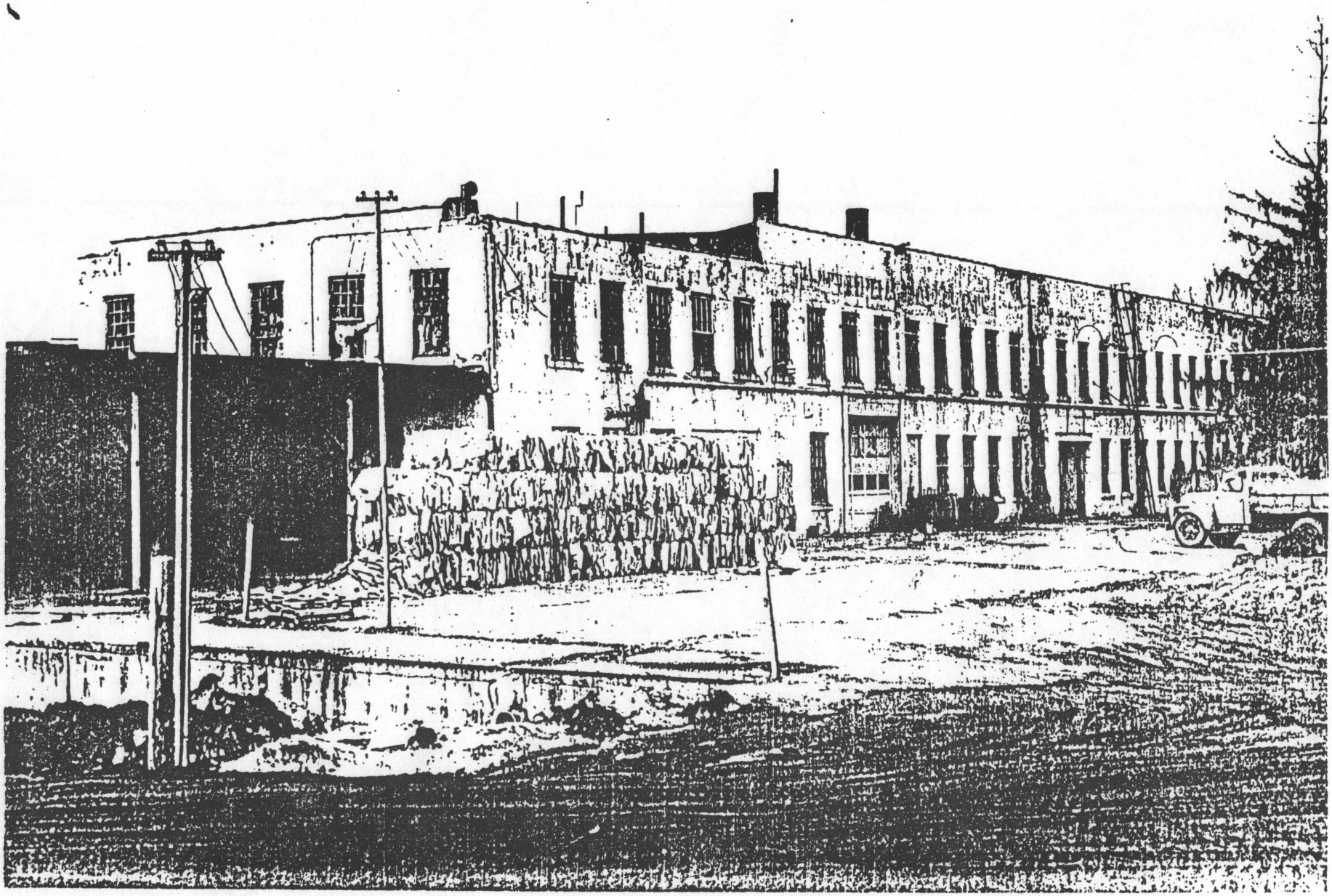


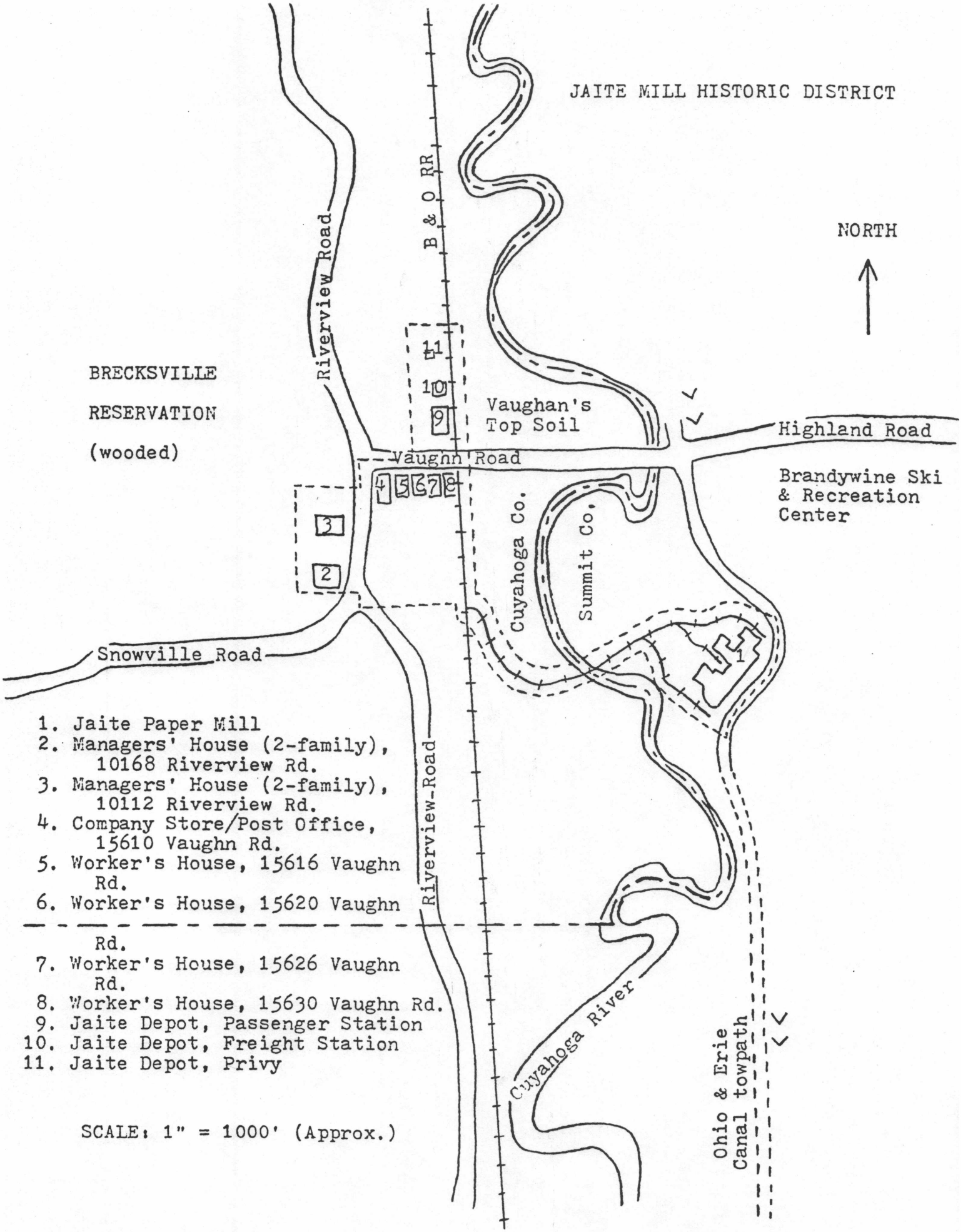



RAIL
CROSSING
ROAD

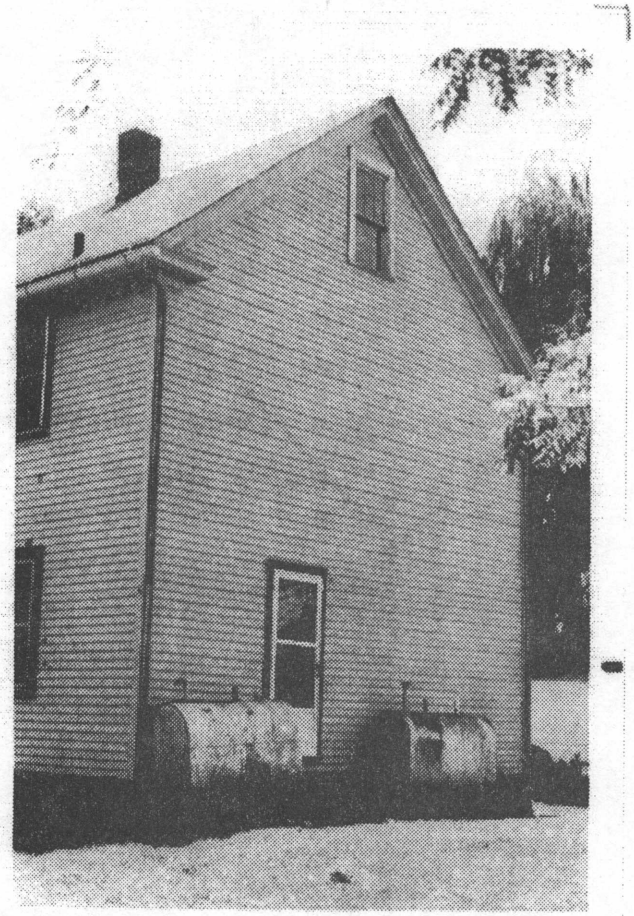




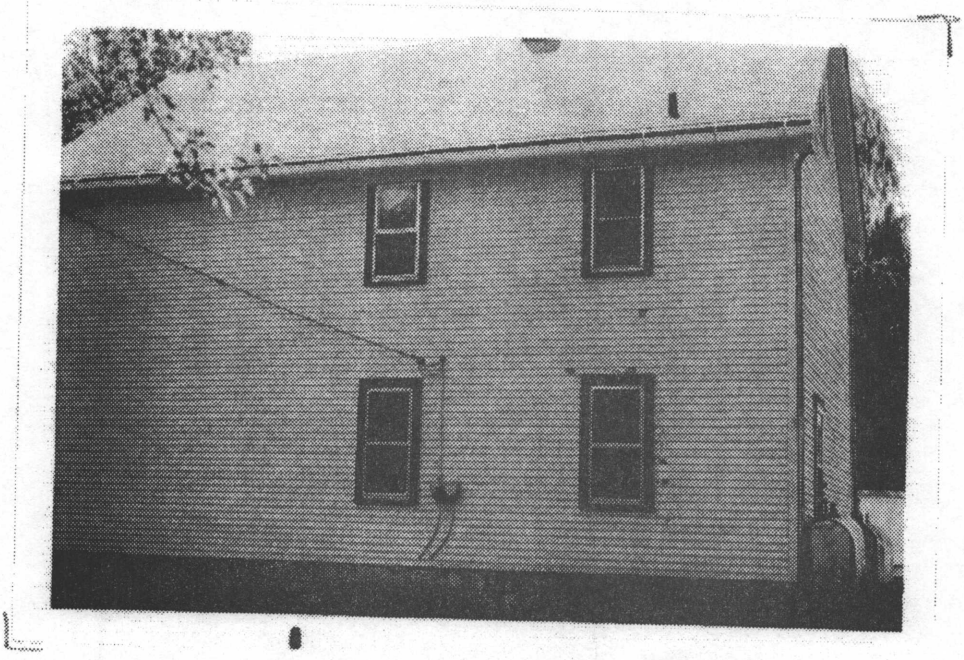



JAITE MILL HISTORIC DISTRICT
NORTH
B & O RR
Riverview Road
BRECKSVILLE
RESERVATION
(wooded)
Vaughan's
Top Soil
Highland Road
Vaughn Road
Brandywine Ski
& Recreation
Center
Cuyahoga Co.
Summit Co.
Snowville Road
Riverview Road
Cuyahoga River
Ohio & Erie
Canal towpath
1. Jaite Paper Mill
2. Managers' House (2-family), 10168 Riverview Rd.
3. Managers' House (2-family), 10112 Riverview Rd.
4. Company Store/Post Office, 15610 Vaughn Rd.
5. Worker's House, 15616 Vaughn Rd.
6. Worker's House, 15620 Vaughn Rd.
7. Worker's House, 15626 Vaughn Rd.
8. Worker's House, 15630 Vaughn Rd.
9. Jaite Depot, Passenger Station
10. Jaite Depot, Freight Station
11. Jaite Depot, Privy
SCALE: 1" = 1000' (Approx.)

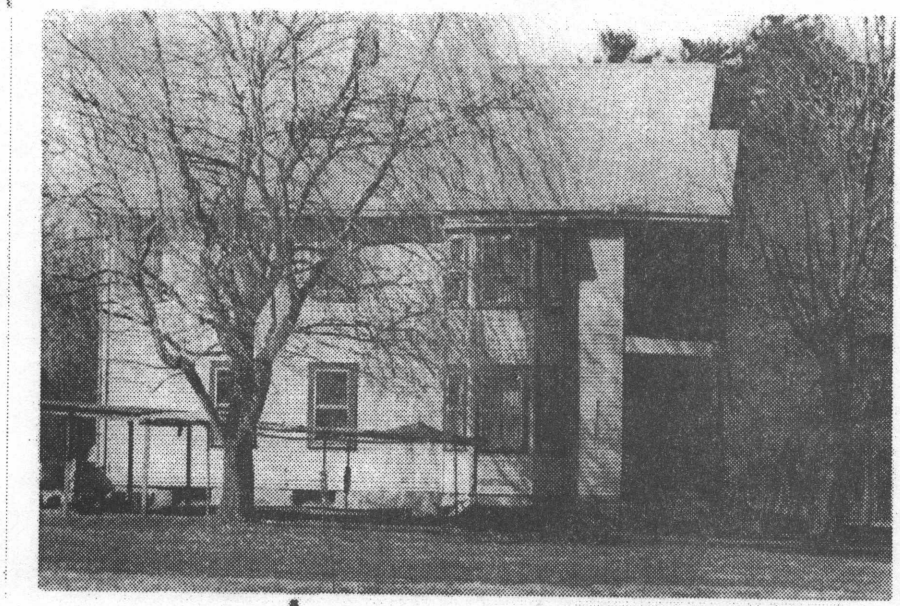
APPENDIX E - Photographs of Existing Conditions



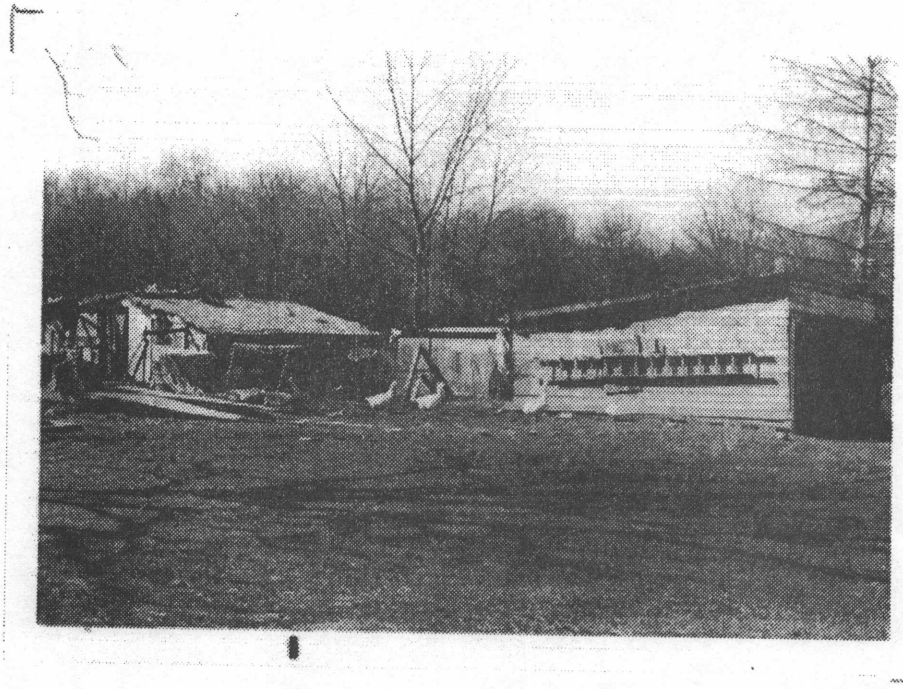
Duplex #1 HS-314 West Facade



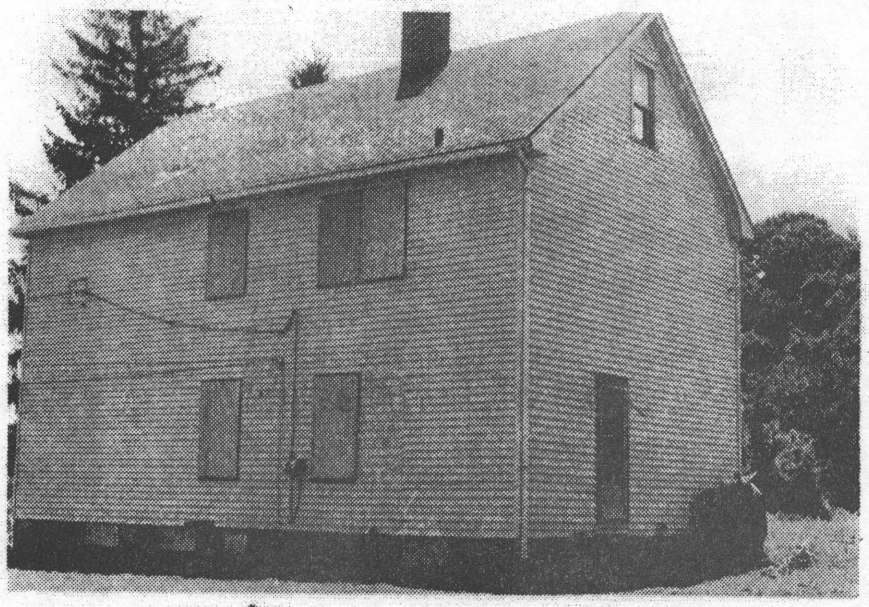
Duplex #1 North Facade



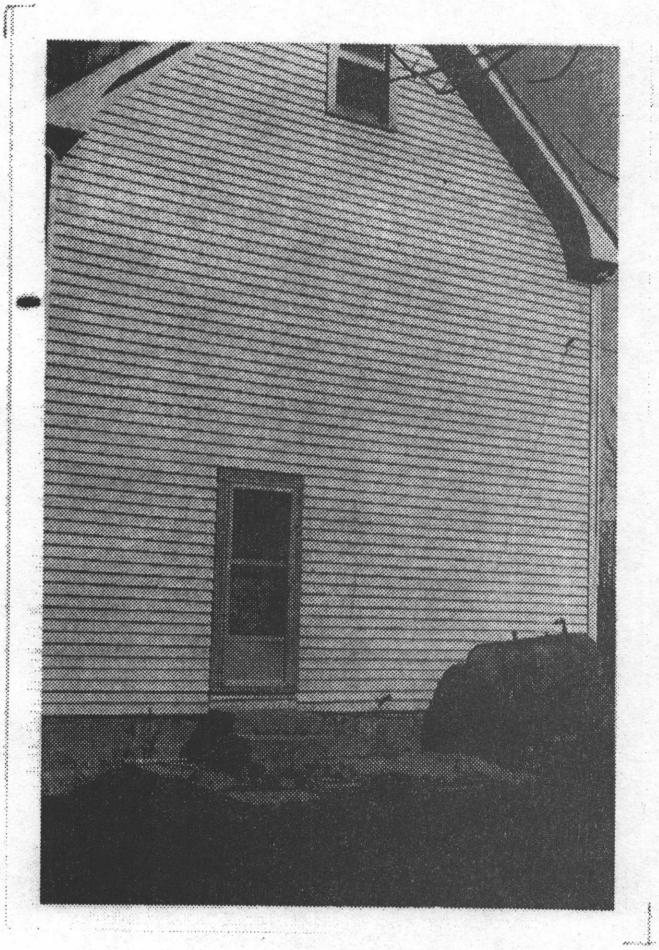
Duplex #1 HS-314 South Facade



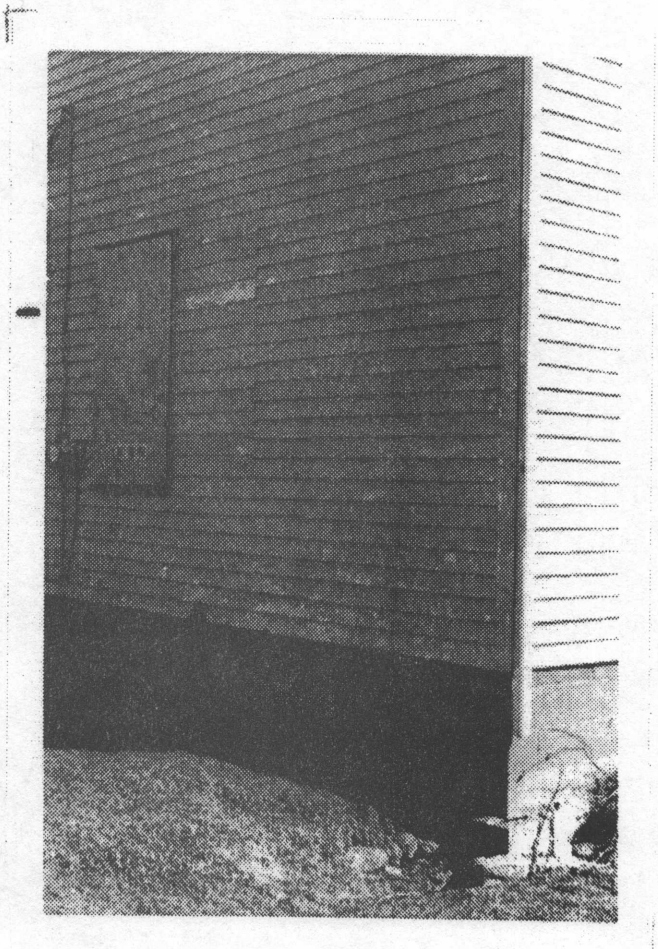
Garage at Duplex #1 HS-315 View from SE



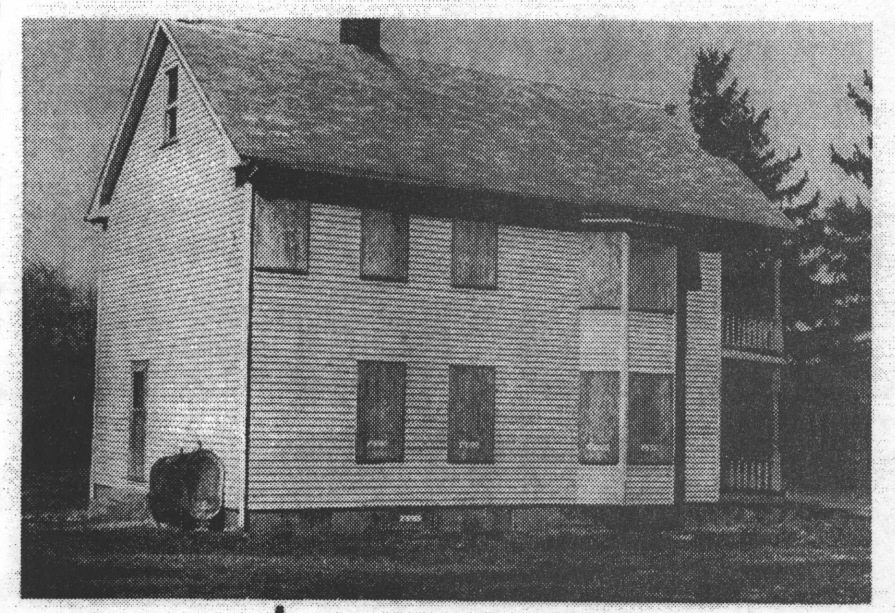
Duplex #5 NW Corner



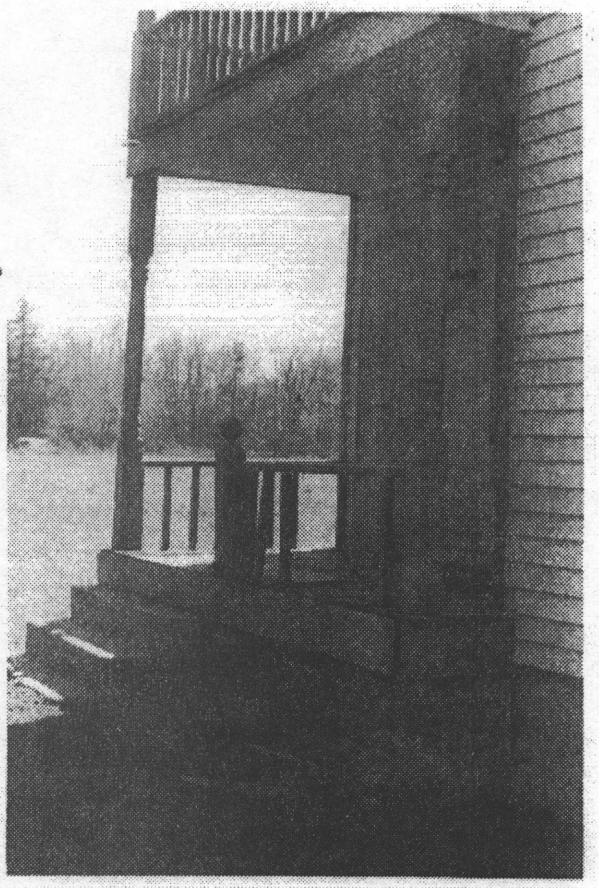
Duplex #5 West Facade



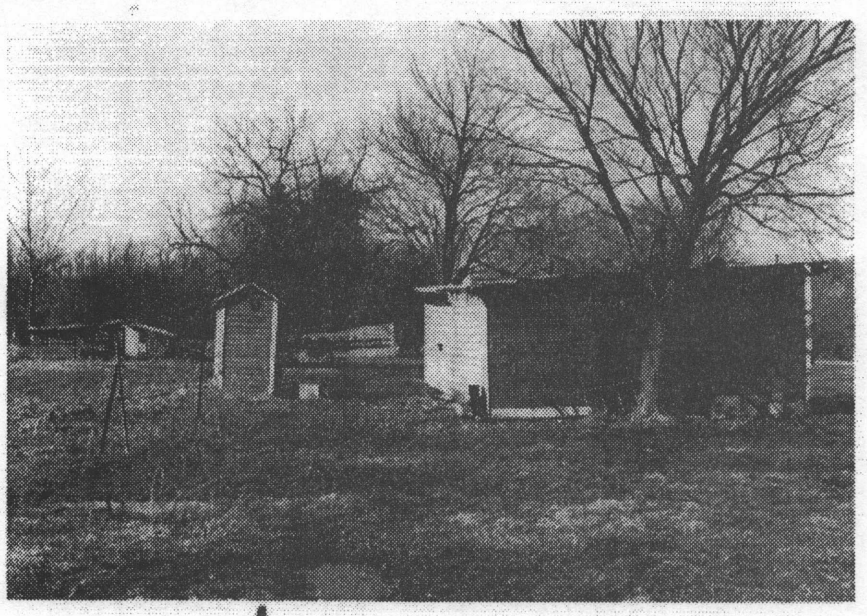
Duplex #5 Detail at NW Corner



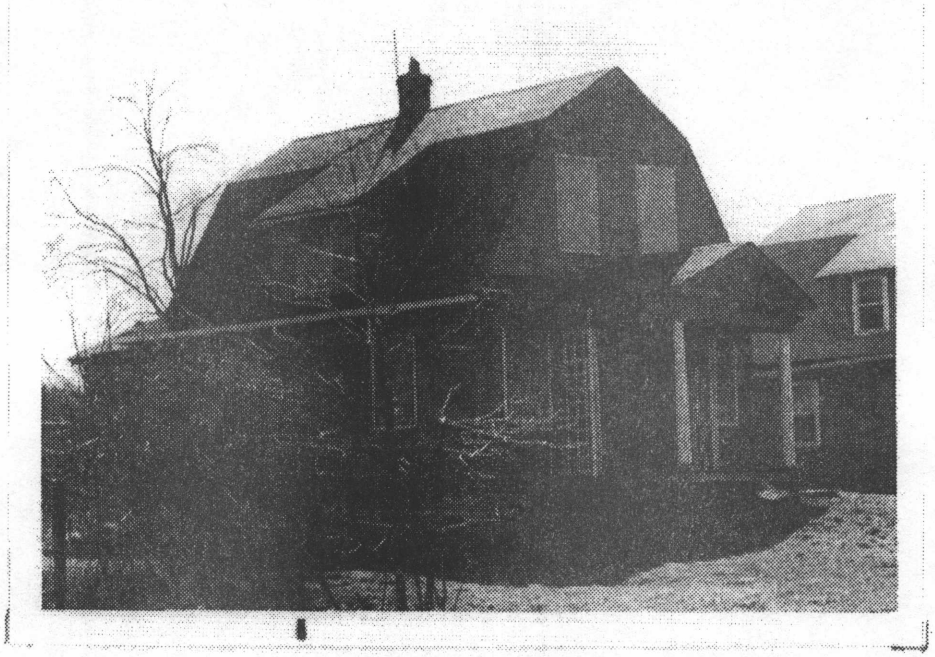
Duplex #5 HS-316 SW Corner



Duplex #5 Entrance Detail East



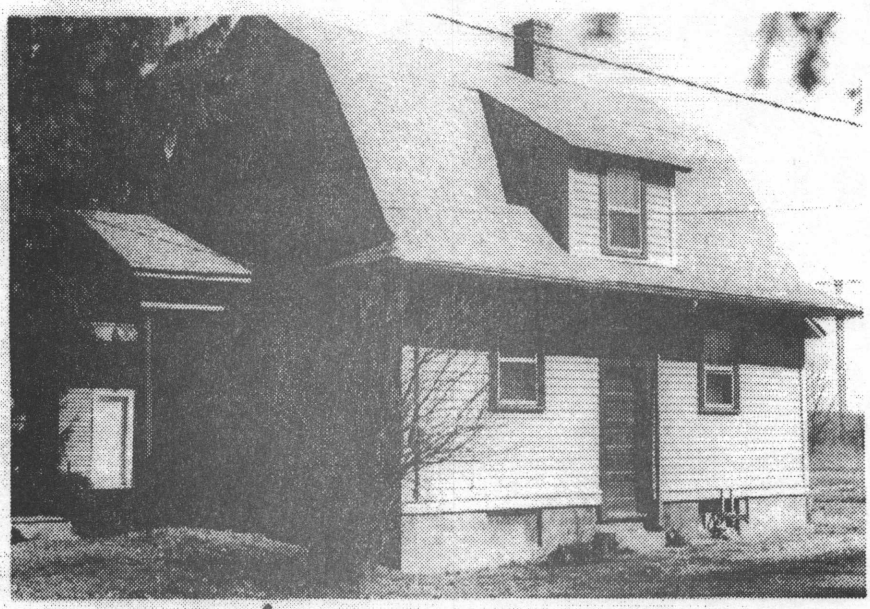
Garage at Duplex #5 HS-317 SW Corner



Bungalow #1 HS-305



Bungalow #2 HS-306



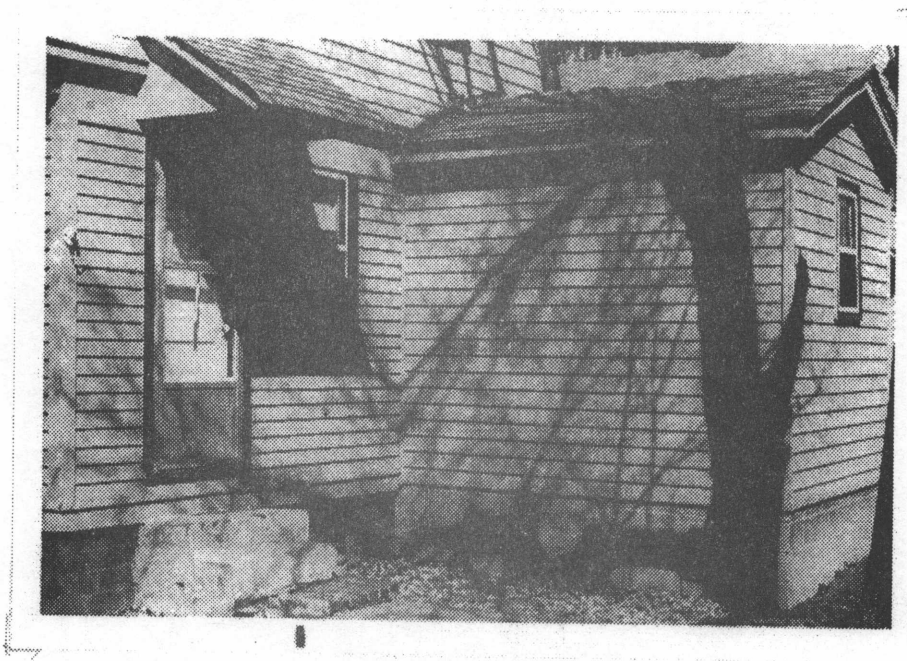
Bungalow #3 HS-308



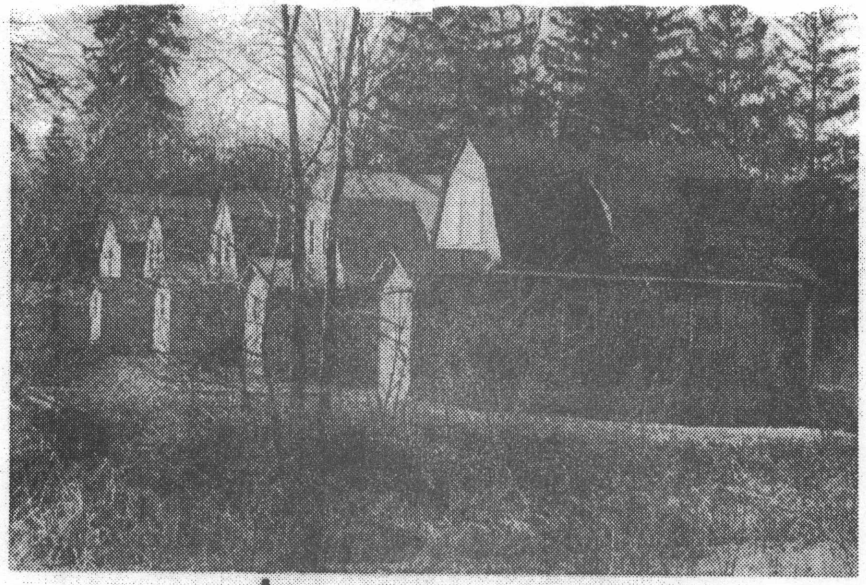
Bungalow #4 HS-310



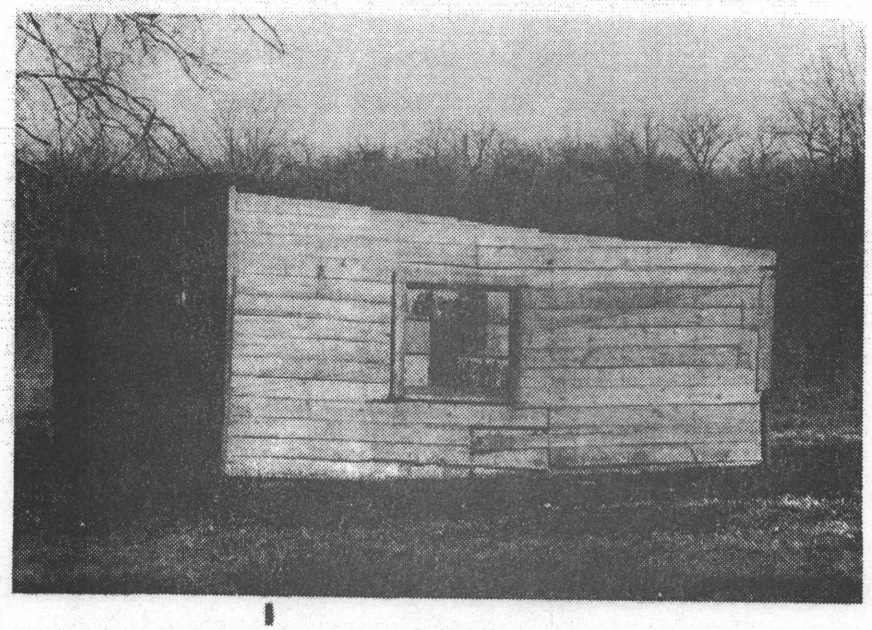
Bungalow #3 SW Corner



Bungalow #3 Detail of Bathroom Addition



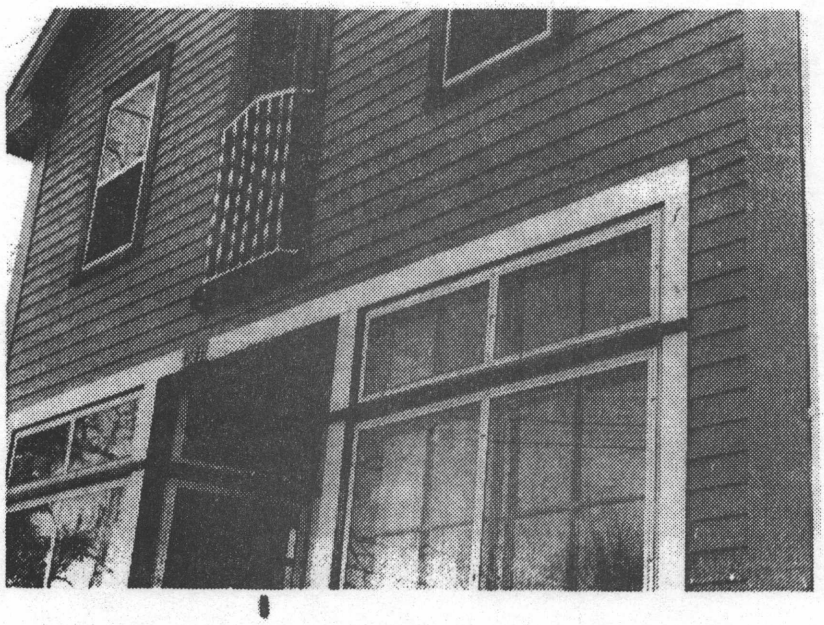




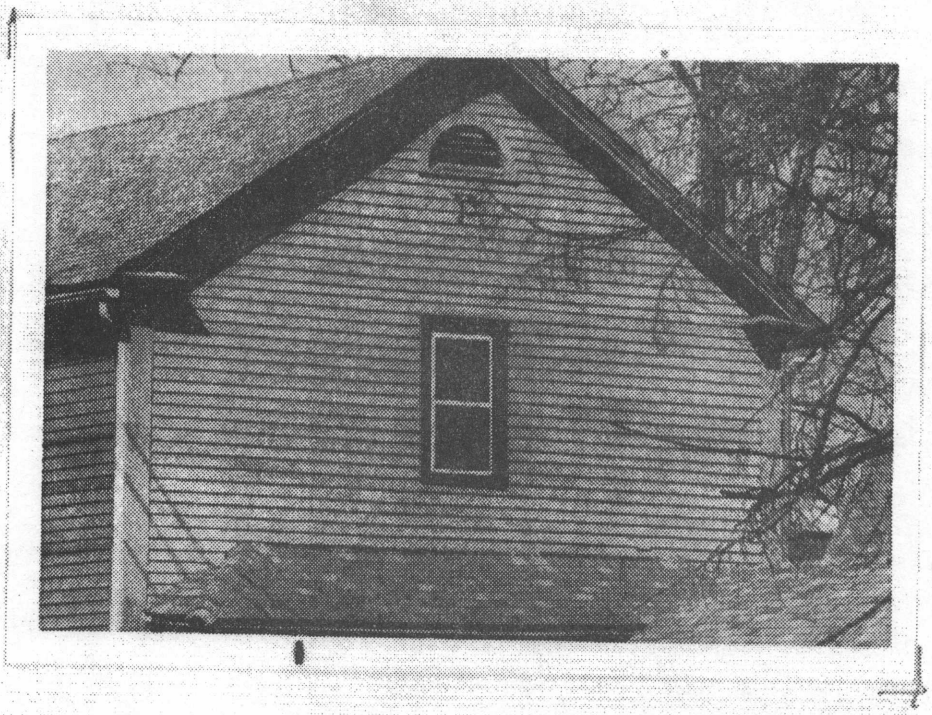
Garage at Bungalow #2 HS-307



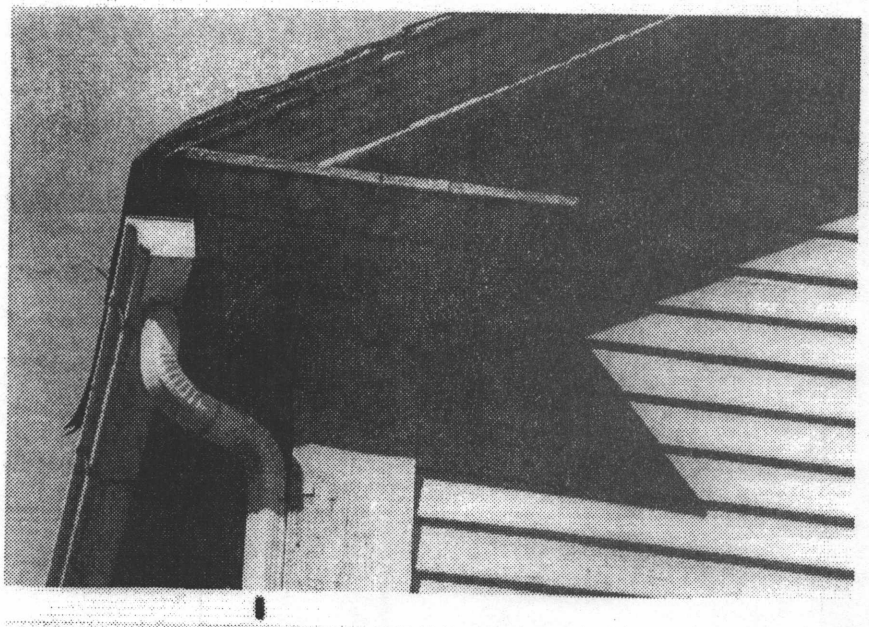
Company Store HS-311 North Facade



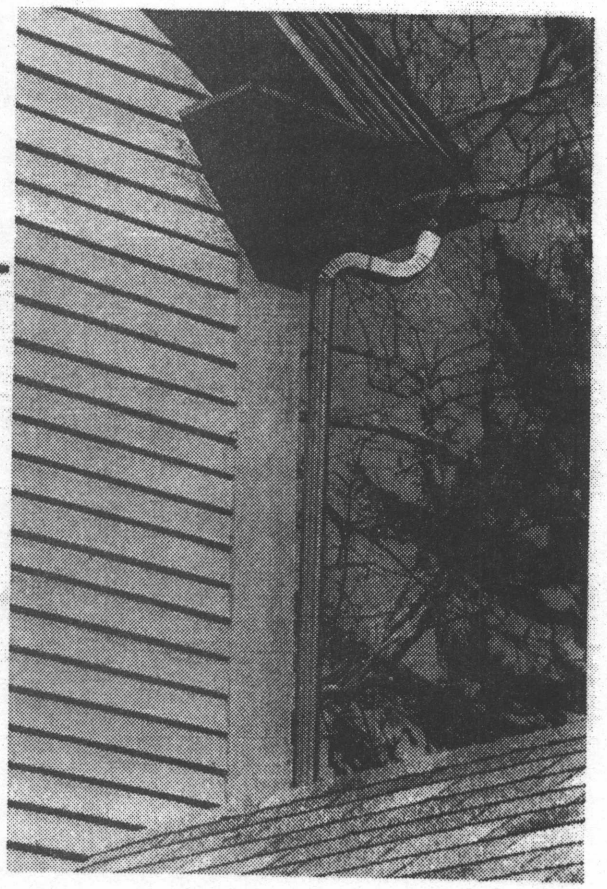
Company Store Detail of North Facade



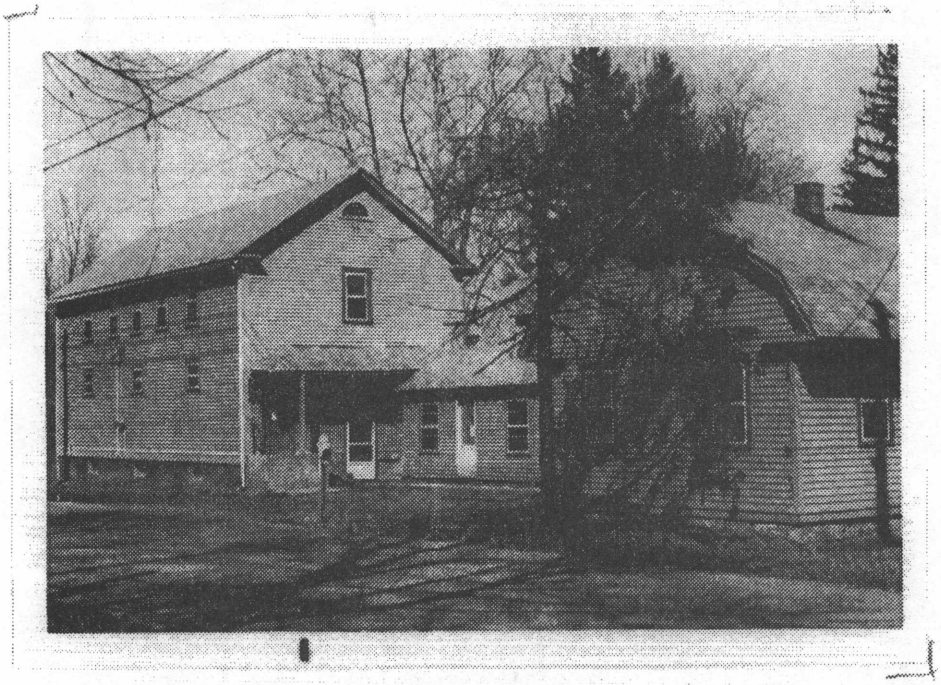
Company Store HS-311 Detail of South Gable



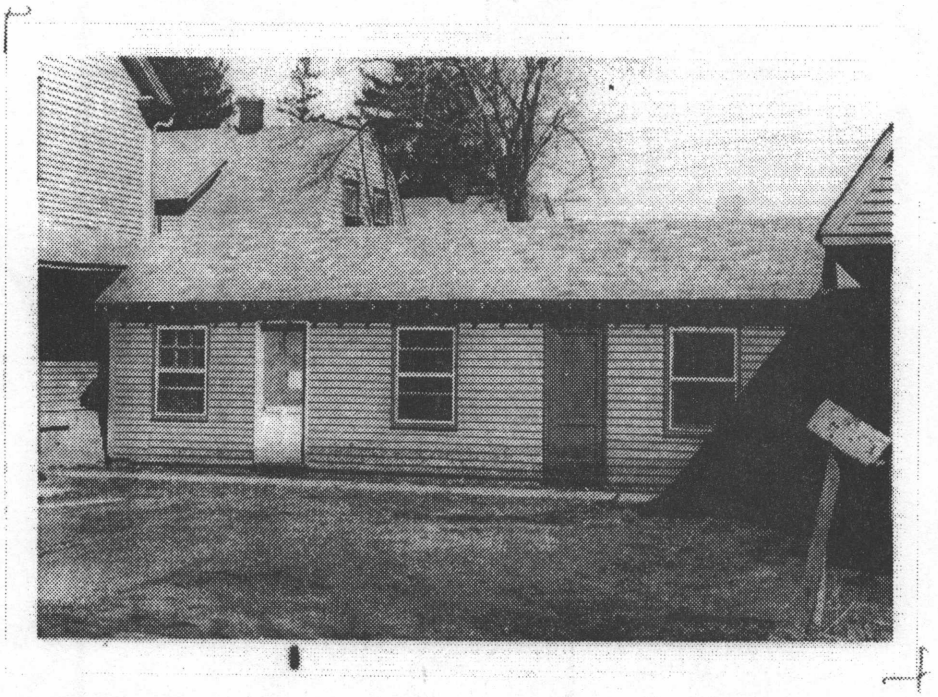
Company Store SW Cornice Detail



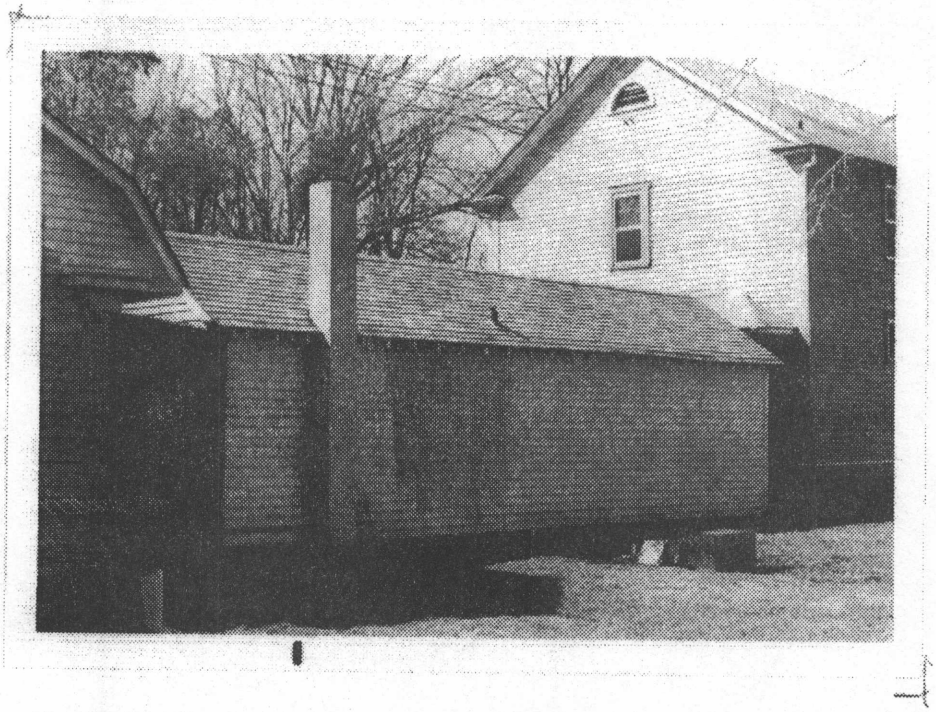
Compnay Store SE Cornice Detail



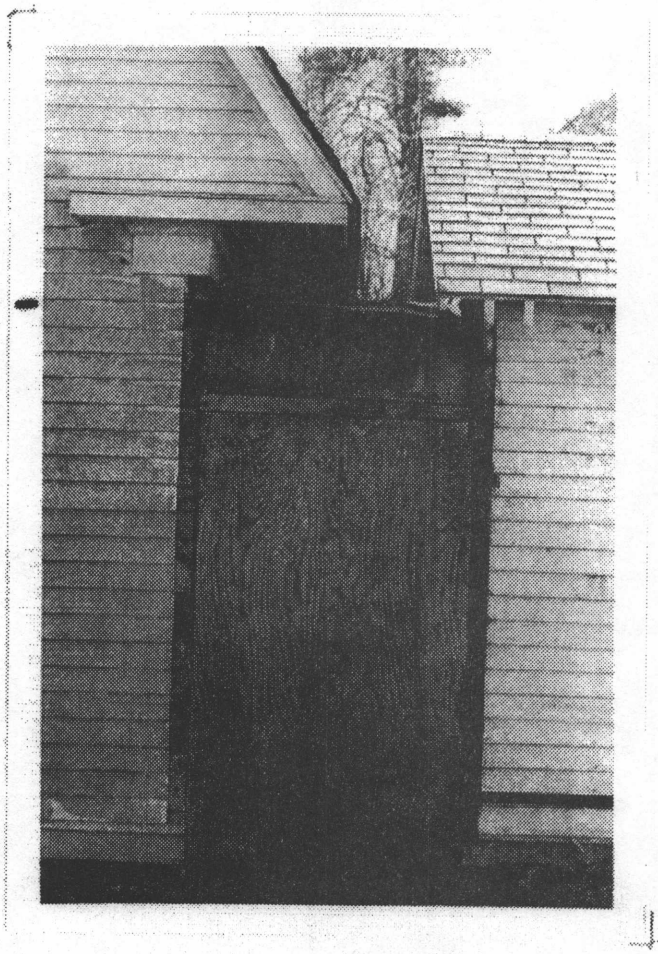
Store Complex (L-R) HS-311 & 312 View from SW



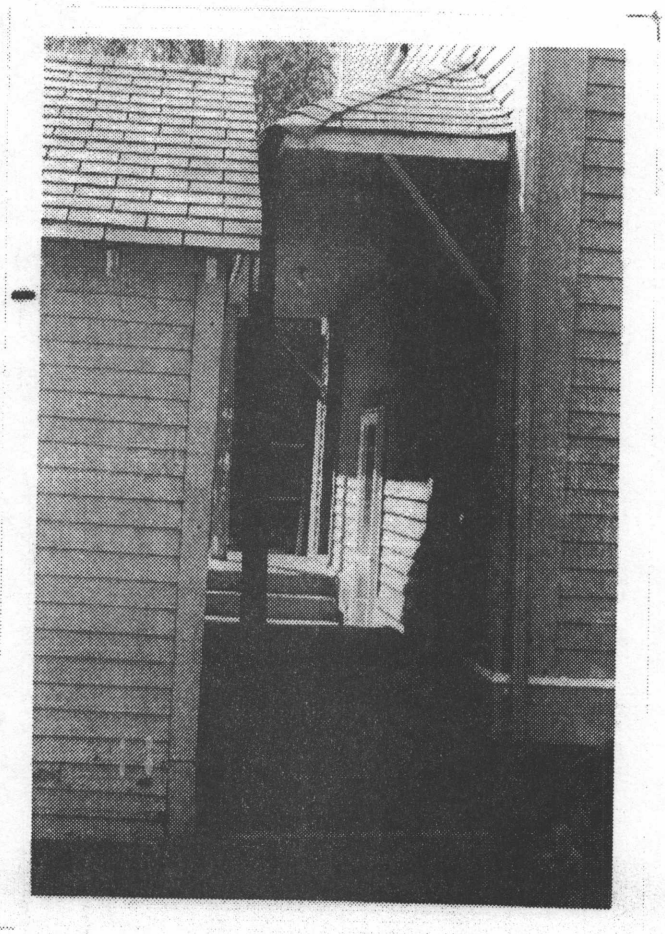
Shower Building West Facade



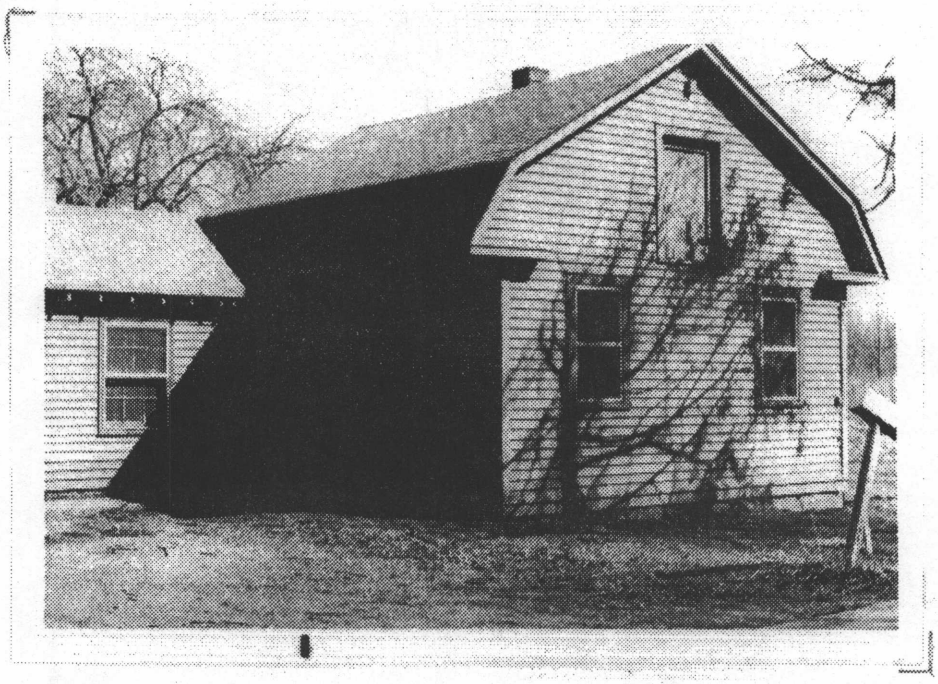
Shower Building East Facade



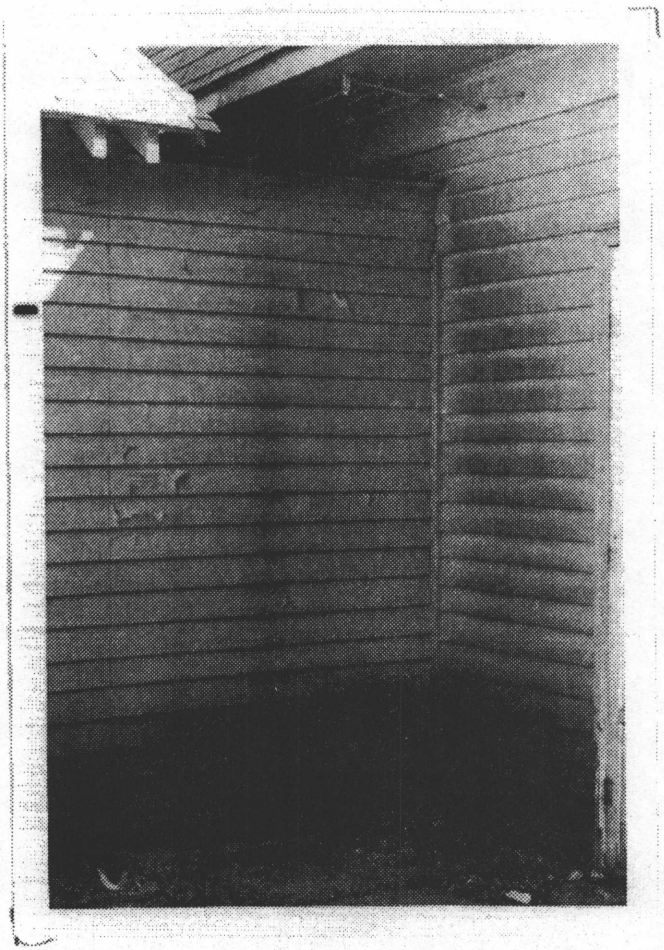
Link Deatil East



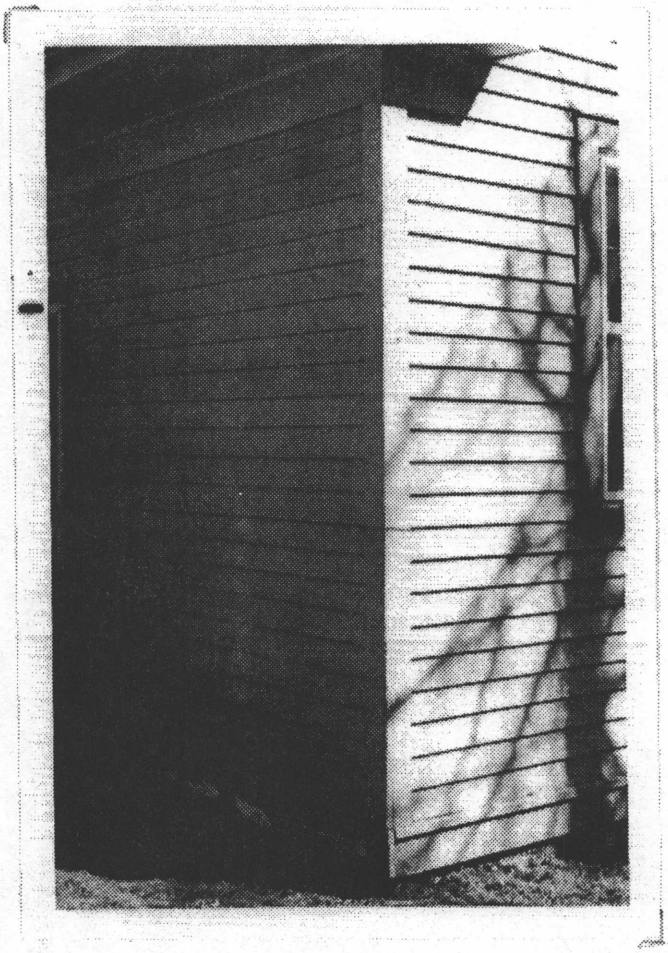
Detail at SE Corner of Company Store



Carriage House HS-312 View from Northwest



Link Detail West



Carriage House Detail of NW Corner

APPENDIX F - Structural Analysis

APPENDIX F
STRUCTURAL ANALYSIS

The structural systems of the Company Store, the Bungalows and the Duplexes were investigated to establish the most critical members. The critical members were then analyzed to determine the extreme fiber stress in bending.

ASSUMPTIONS
LOADING CONDITIONS

1. FLOOR LOADS

Live Load (l.l.)[1] 50 PSF Offices

Dead Load (d.l.)[2]

1.9 PSF	3/8" plaster
.5 PSF	lath
3.0 PSF	1" wood floor
2.8 PSF[3]	9"X1½" joist 16"O.C.
8.2 PSF	

Use 10PSF, introducing a factor of safety to allow for mechanical equipment and other additional loading conditions.

Dead Load + Live Load (d.l. + l.l.) = 10 PSF + 50 PSF = 60 PSF

2. PARTITION LOADS

The members are subjected to two types of partition loads: 1) partitions along the member which impose a uniform load (p.l.), and 2) partitions perpendicular to the member which impose a point load (pt.l.).

1.5 PSF	Framing
.75 PSF	½" Fiber Board
.75 PSF	½" Fiber Board
3.00 PSF	

---

1. Ohio Basic Building Code, 1985, Table 906 - Minimum Uniformly Distributed Live Loads.
2. Ohio Basic Building Code, 1985, Appendix B - Unit Dead Loads for Design Purposes.
3. (0.75')(0.125')(40 PCF)(0.75/ft) = 2.8 PSF
4. (0.292')(0.125')(40 PCF)(0.75/ft) = 1.1 PSF → Use 1.5 PSF

An extremely conservative approach was employeed in the load application. A partition load displaces the floor live load for the area of bearing. However, the two loading conditions were super imposed in this analysis introducing a factor of safety to allow for an extreme loading of the partition (ie bookcases..).

ALLOWABLE UNIT STRESS IN BENDING

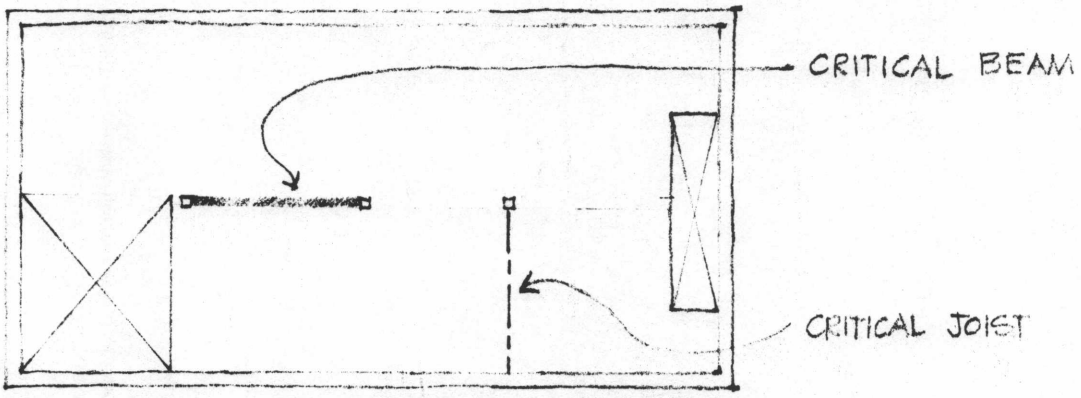
EASTERN WHITE PINE[4]

Joist (No.1) F_b = 1150 PSI
Beam (No.1) F_b = 875 PSI

RECOMMENDATIONS

Within the structural system of the Company Store, the critical members were found to be adequate; the actual extreme fiber stress in bending was less than the allowable bending stress. However, within the Bungalows and the Duplexes both the critical joists and beams were found to be inadequate; the actual extreme fiber stress in banding was greater than the allowable banding stress. The joists analyzed are to be supplemented, increasing the bearing area, thereby reducing the stress. The beams analyzed are to be provided with additional support, reducing the span of the members, thereby reducing the stress. The critical members of the Bungalows and the Duplexes represent unique loading conditions involving a combination of uniform partition partition loads and partition point loads. The typical members of both the Bungalows and the Duplexes are adequate to receive the anticipated loading, the actual extreme fiber bending stress being less than the allowable stress.

4. Design Values for Wood Construction (1977) National Forest Products Association



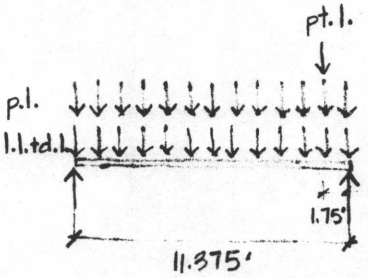
FIRST FLOOR FRAMING

← NORTH

N.T.S.

COMPANY STORE.

CRITICAL JOIST : 9" x 1½" , 16" O.C. , 11.375' SPAN



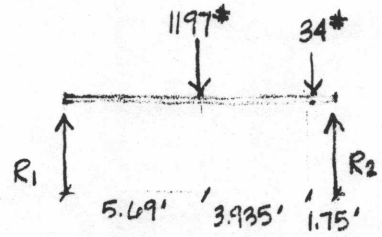
w_1 (l.l.+d.l.) = 60psf (16") (1'/12") = 80#/l

w_2 (p.l) = 3psf (8.42') = 25.26#/l

105.26#/l

W_3 (pt.l.) = 3psf (16") (1'/12") (8.42') = 34#

W_{1+2} = 105.26#/l (11.375') = 1197#



@ R_1 $11.375'(R_2) = (9.625')(34\#) + (5.69')(1197\#)$

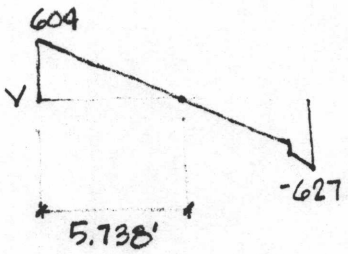
$= 7138\#$

$R_2 = 627\#$

@ R_2 $11.375'(R_1) = (5.69')(1197\#) + (1.75')(34\#)$

$= 6870.5\#$

$R_1 = 604\#$



CHECK 1197 + 34 = 627 + 604 ✓

V=0 @ X $604\# - 105.26\#(X') = 0$

$X = 5.738'$

$M_{max} = 604\#(5.738')(1/2) = 1733\#$

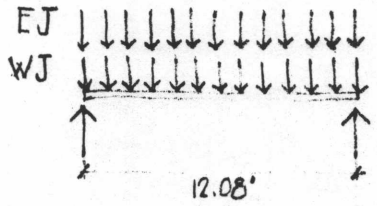
$S = \frac{(1.5")(9")^2}{6} = 20.25in^3$

$f_b = \frac{1733\#(12"/1')}{20.25in^3} = 1027$ psi

1027 psi < 1150 psi ✓

COMPANY STORE

CRITICAL BEAM: 8.875" x 12.875", 12.08' SPAN



$w_{EAST\ JOISTS} = (456.8\#/J)(1\,J/16")(12"/1) = 343\#/1$

$w_{WEST\ JOISTS} = (484\#/J)(1\,J/16")(12"/1) = 363\#/1$

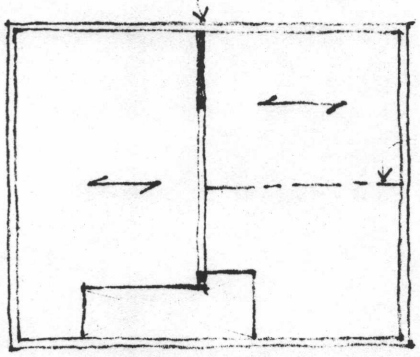
$w_T = 706\#/1$

$$M_{max} = \frac{706\#/1\,(12.08')^2}{8} = 12{,}878\#$$

$$S = \frac{8.875"(12.875")^2}{6} = 245.19\ in^3$$

$$f_b = \frac{12{,}878\#(12"/1)}{245.19\ in^3} = 630\ psi$$

$630\ psi < 875\ psi$ ✓

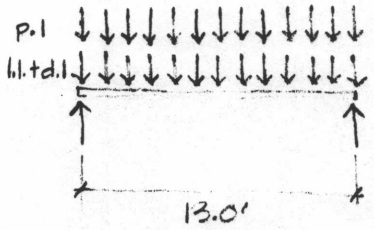


FIRST FLOOR FRAMING

← NORTH N.T.S.

BUNGALOWS

CRITICAL JOIST - 7 5/8" x 17/8", 16" O.C., 13.0' SPAN



W_1 (L.L.+D.L.) = 60 psf (16") (1'/12") (13') = 1040#

W_2 (P.L.) = 3 psf (8.375') (13') = 327#

1367#

$M_{max} = \frac{1367\#(13')}{8} = 2221\#$

$S = \frac{1.875"(7.625")^2}{6} = 18.17 in^3$

$f_b = \frac{2221\#(12"/1')}{18.17 in^3} = 1467 psi$

1467 psi > 1150 psi

RECOMMENDATION:

PROVIDE ADDITIONAL BEARING AREA

$F_b = 1150 psi = \frac{2221\#(12"/1')}{S}$

$S = 23.18 in^3$

USE A 6" SUPPLEMENTAL MEMBER -

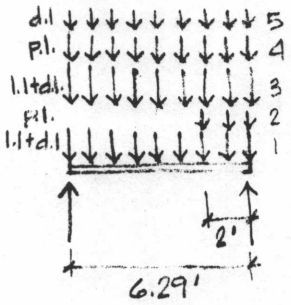
$\frac{(1.875' + X)(6.56 in)^2}{6} = 23.18 in^3$

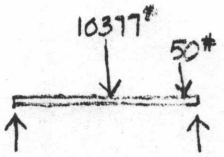
$X = 1.355$

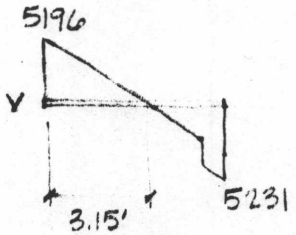
USE A 2"X6".

BLINGALOWS

CRITICAL BEAM - 7½" x 5½", 6.29' SPAN







W_1 (l.l+d.l.) = 60psf (6.5'+6')(6.29') = 4717.5#

W_3 (l.l+d.l) = 60 psf (6.5'+6')(6.29') = 4717.5#

W_4 (p.l.) = 3psf (6.29')(8.292') = 156#

W_5 (d.l) = 10psf (6.5'+6')(6.29') = 786#

10,377#

W_2 (pt.l.) = 3psf (2')(8.375') = 50#

@R_1 $6.29' R_2 = 3.145'(10377\#) + 5.29'(50\#)$

$= 32900\#$

$R_2 = 5231\#$

@R_2 $6.29 R_1 = 3.145'(10377\#) + (1')(50\#)$

$= 32686\#$

$R_1 = 5196\#$

CHECK $5231 + 5196 = 10377 + 50$ ✓

V=0 @X $w = 60psf(12.5')2 + 10psf(12.5) + 3psf(8.292)$

$= 1650\#/l$

$5196 - 1650(x) = 0$

$x = 3.15'$

$M_{max} = 5196(3.15)\,½ = 8185\#$

$S = \frac{5.5"(7.5")^2}{6} = 51.56\,in^3$

$f_b = \frac{8185\#(12")}{51.56\,in^3} = 1905\,psi$

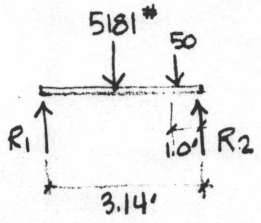
$1905\,psi > 875\,psi$

RECOMMENDATION

REDUCE LENGTH OF MEMBER, PROVIDING ADDITIONAL SUPPORT 3.14' FROM WESTERN POINT OF BEARING.

BUNGALOWS

CRITICAL BEAM CONT.



WT = 1650#/1 (3.14') = 5181#

@R1 $3.14'(R_2) = 1.57'(5181\#) + 2.14'(50\#)$

$= 8241'\#$

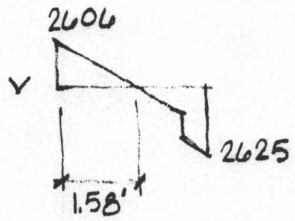
$R_2 = 2625\#$

@R2 $3.14'(R_1) = 1.57'(5181\#) + 1.0'(50\#)$

$= 8184'\#$

$R_1 = 2606\#$

CHECK $2625 + 2606 = 5181 + 50$ ✓



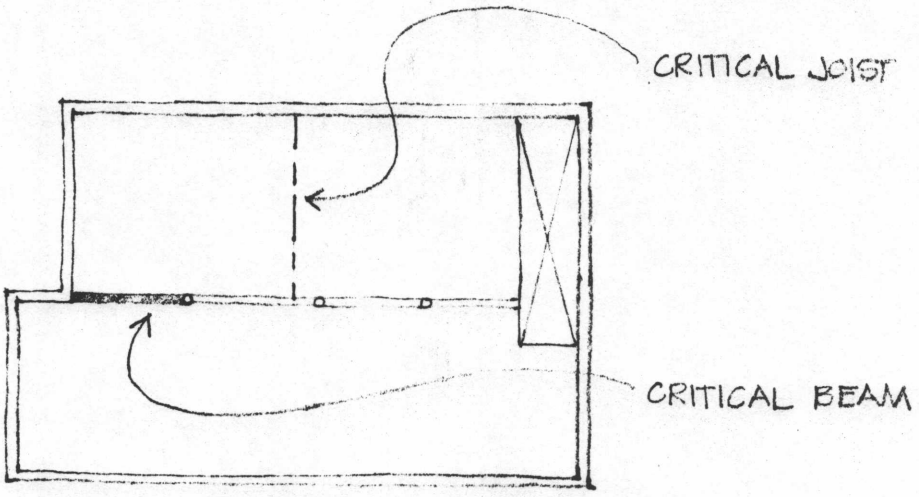
V=0 @ X $2606 - 1650(X) = 0$

$X = 1.58'$

$M_{max} = 2606(1.58)\,1/2 = 2059'\#$

$$f_b = \frac{2059'\#(12''/1')}{51.56\ in^3} = 479\ psi$$

479 psi < 875 psi



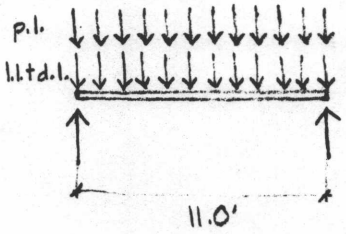
FIRST FLOOR FRAMING

↓ NORTH

N.T.S.

DUPLEXES

CRITICAL JOIST - 7" x 1½", 16" O.C., 11.0' SPAN



W_1(l.l+d.l) = 60psf (16")(1'/12") (11.0') = 880#

W_2 (p.l.) = 3psf (8.54')(11.0') = 282#

W_T = 1162 #

$$M_{max} = \frac{1162\#\,(11.0')}{8} = 1598\#$$

$$S = \frac{(1.5")(7")^2}{6} = 12.25\,in^3$$

$$f_b = \frac{1598\#\,(12"/1')}{12.25\,in^3} = 1565\,psi$$

1565 psi > 1150 psi

RECOMMENDATION:

PROVIDE ADDITIONAL BEARING AREA

$$F_b = 1150\,psi = \frac{1598\#\,(12"/1')}{S}$$

$$S = 16.67\,in^3$$

USE A 6" SUPPLEMENTAL MEMBER -

$$\frac{(1.5" + x)(6.25")^2}{6} = 16.67\,in^3$$

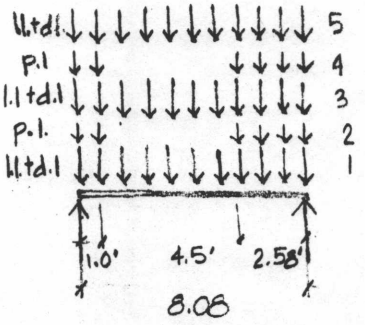
$$x = 1.06"$$

USE A 2" x 6"

J

DUPLEXES

CRITICAL BEAM - 7" x 6 5/8" , 8.08' SPAN



$W_{1\&3}$ = 60psf (8.08')(21.5'/2) = 5212# (2)

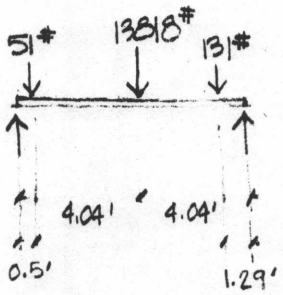
W_5 = 60 psf (8.08')(2.9' + 4.1') = 3394#

13818#

NOTE: Area for flat files on third floor will not be subjected to live load.

Load = $\frac{5 \text{ drawers } (40\#/\text{drawer})}{(3.5')(5.5')}$ = 10.4 psf

However use 60 psf, introducing a factor of safety to allow for duration of loading and the potential of extreme loading.



W_2 = 3psf (1.0')(8.54') = 26#

= 3psf (2.58')(8.54') = 66#

W_4 = 3psf (1.0')(8.46') = 25#

= 3 psf (2.58')(8.46') = 65#

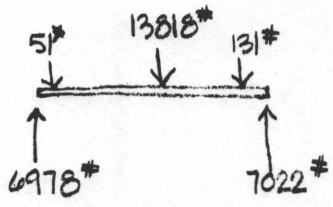
26# + 25# = 51#

66# + 65# = 131#

$\circlearrowleft R_2$ 8.08'R_1 = 7.58'(51#) + 4.04'(13818) + 1.29'(131#)

= 56,381#

R_1 = 6978#

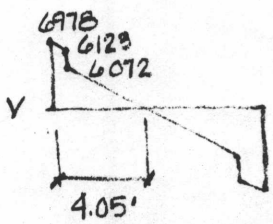


$\circlearrowleft R_1$ 8.08'R_2 = 6.79'(131#) + (4.04')(13818#) + (.5')(51#)

= 56,739.5'#

R_2 = 7022#

CHECK 6978 + 7022 = 51 + 13818 + 131 ✓



V=0 ex w = 60psf (21.5'/2)2 + 60psf (2.9' + 4.1')

= 1710#/l

6978# - 51# - 1710#/l (x') = 0

x = 4.05'

DUPLEXES

CRITICAL BEAM CONT.

$M_{max} = 855(.5)^1/_2 + 6123(.5) + 6072(3.55)^1/_2$

$= 14{,}053\#$

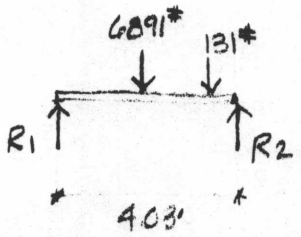
$S = \frac{(6.625")(7")^2}{6} = 54.1\ in^3$

$f_b = \frac{14053\#(12"/1')}{54.1\ in^3} = 3117\ psi$

$3117\ psi > 875\ psi$

RECOMMENDATION:

REDUCE LENGTH OF MEMBER, PROVIDING ADDITIONAL SUPPORT 4.03' FROM FOUNDATION WALL.



$1710\#/1'(4.03') = 6891\#$

@ R_1 $\quad 4.03'R_2 = 2.74'(131\#) + 2.015'(6891\#)$

$= 14{,}244\#$

$R_2 = 3{,}535\#$

@ R_2 $\quad 4.03'R_1 = 2.015'(6891\#) + (1.29')(131\#)$

$= 14054\#$

$R_1 = 3{,}487\#$

CHECK $\quad 3535 + 3487 = 6891 + 131$ ✓

$V=0$ @ $x \quad 3487\# - 1710\#(x') = 0$

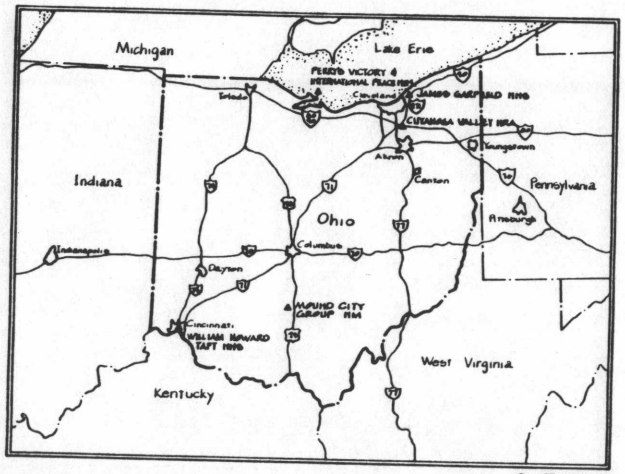
$x = 2.04'$

$M_{max} = 3487(2.04)^1/_2 = 3557'\#$

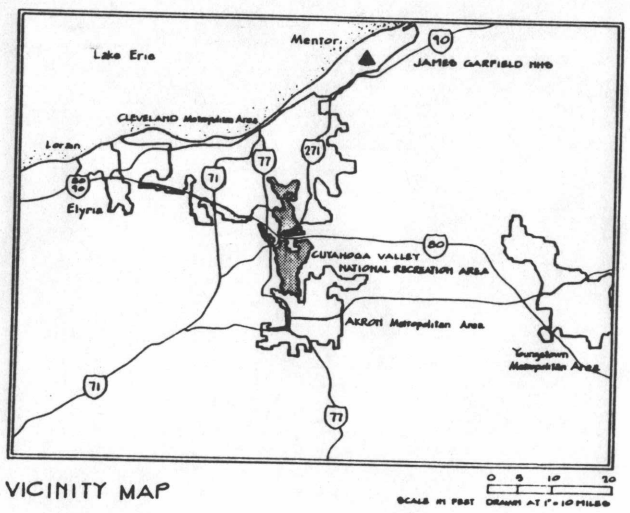
$f_b = \frac{3557'\#(12"/1')}{54.1\ in^3} = 789\ psi$

$789\ psi < 875\ psi$ ✓

APPENDIX G - Architectural Drawings



AREA MAP



VICINITY MAP



LOCATION MAP

SHEET INDEX

1 JAITE COMPANY TOWN - PARK HEADQUARTERS
2 JAITE COMPANY TOWN - SCHEMATIC SITE PLAN
3 STORE AND BUNGALOWS - SITE PLAN
4 DUPLEXES - SITE PLAN
5 JAITE BUILDINGS - SITE DETAILS
6 STORE AND BUNGALOWS - UTILITY PLAN
7 JAITE BUILDINGS - FIRE SUPPRESSION RESERVOIRS
8 STORE COMPLEX - EXISTING CONDITIONS
9 STORE COMPLEX - EXISTING CONDITIONS
10 STORE COMPLEX - REMOVAL
11 STORE COMPLEX - REMOVAL
12 STORE COMPLEX - NEW CONSTRUCTION
13 STORE COMPLEX - NEW CONSTRUCTION
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15 BUNGALOWS - REMOVAL, NEW CONSTRUCTION
16 DUPLEX #1 - EXISTING CONDITIONS
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19 DUPLEX #5 - EXISTING CONDITIONS
20 DUPLEX #5 - REMOVAL
21 DUPLEX #5 - NEW CONSTRUCTION
22 JAITE BUILDINGS - SECTIONS
23 JAITE BUILDINGS - SECTIONS AND ELEVATION
24 STORE COMPLEX - BUILDING SECTIONS AND DETAILS
25 JAITE BUILDINGS - CONSTRUCTION DETAILS
26 STORE COMPLEX - WEST ELEVATION
27 PRIVY - EXISTING CONDITIONS
28 STORE PORCH AND RAMP - PLANS AND DETAILS
29 STORE PORCH AND RAMP - ELEVATIONS
30 STORE PORCH AND RAMP - SECTIONS
31 STORE PORCH AND RAMP - SECTIONS
32 STORE PORCH AND RAMP - FRAMING DETAILS
33 STORE - REAR STOOP DETAILS
34 BUNGALOWS - STOOP AND STEP DETAILS
35 DUPLEXES #1&5 - REAR PORCH - NEW CONSTRUCTION
36 DUPLEXES #1&5 - FRONT PORCH - NEW CONSTRUCTION
37 DUPLEXES #1&5 - FRONT PORCH - NEW CONSTRUCTION
38 DUPLEXES #1&5 - ROOFING, GUTTERS, DOWNSPOUTS
39 BUNGALOWS - SASH DETAILS
40 STORE COMPLEX - MECHANICAL PLANS
41 STORE COMPLEX - MECHANICAL PLANS

APPROVED: [signature] SUPERINTENDENT 7/15/69 DATE

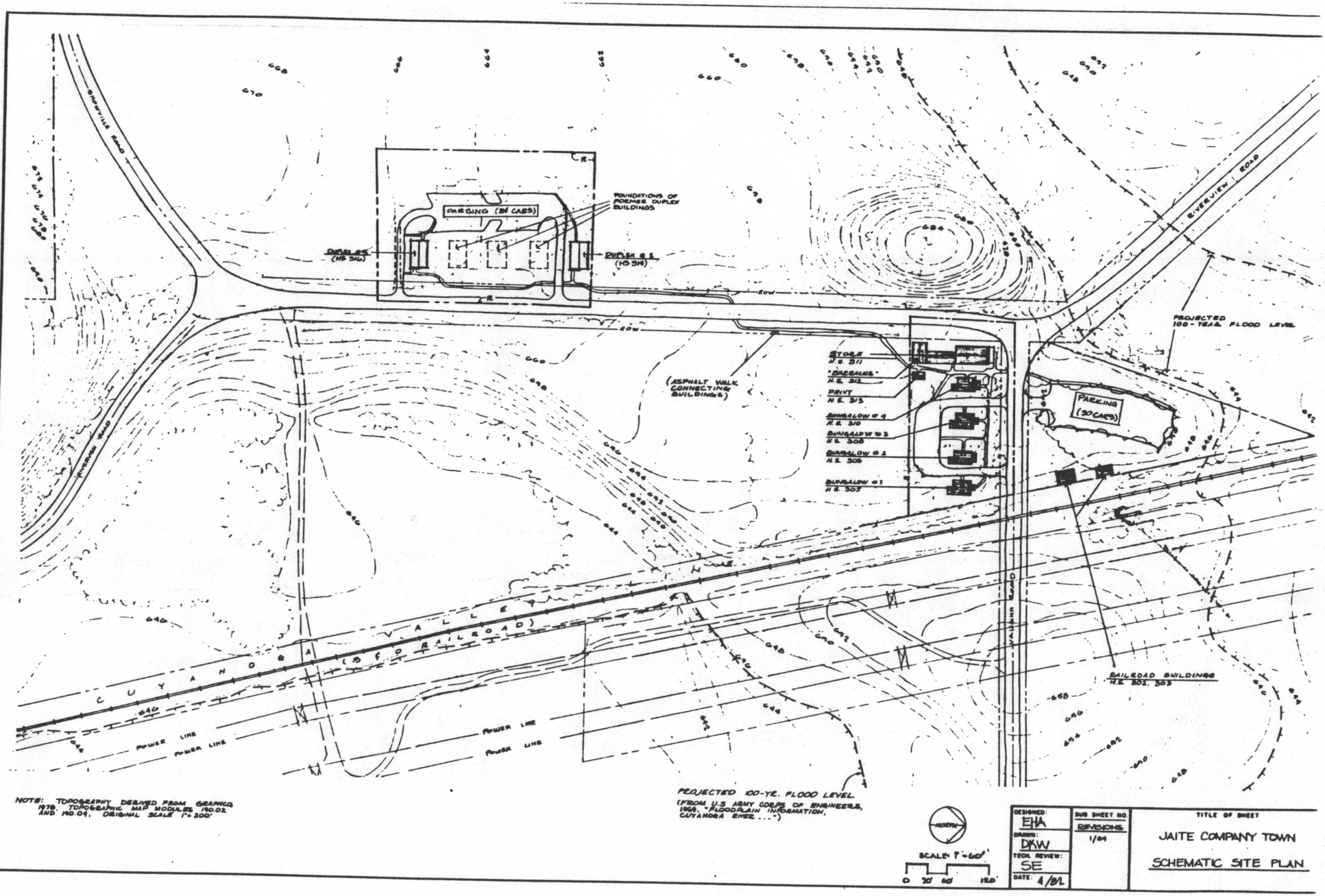
Jaite Company Town

PARK HEADQUARTERS

NORTH

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
CUYAHOGA VALLEY

DRAWING NO. 644
60038
PKG. NO. —
SHEET 1

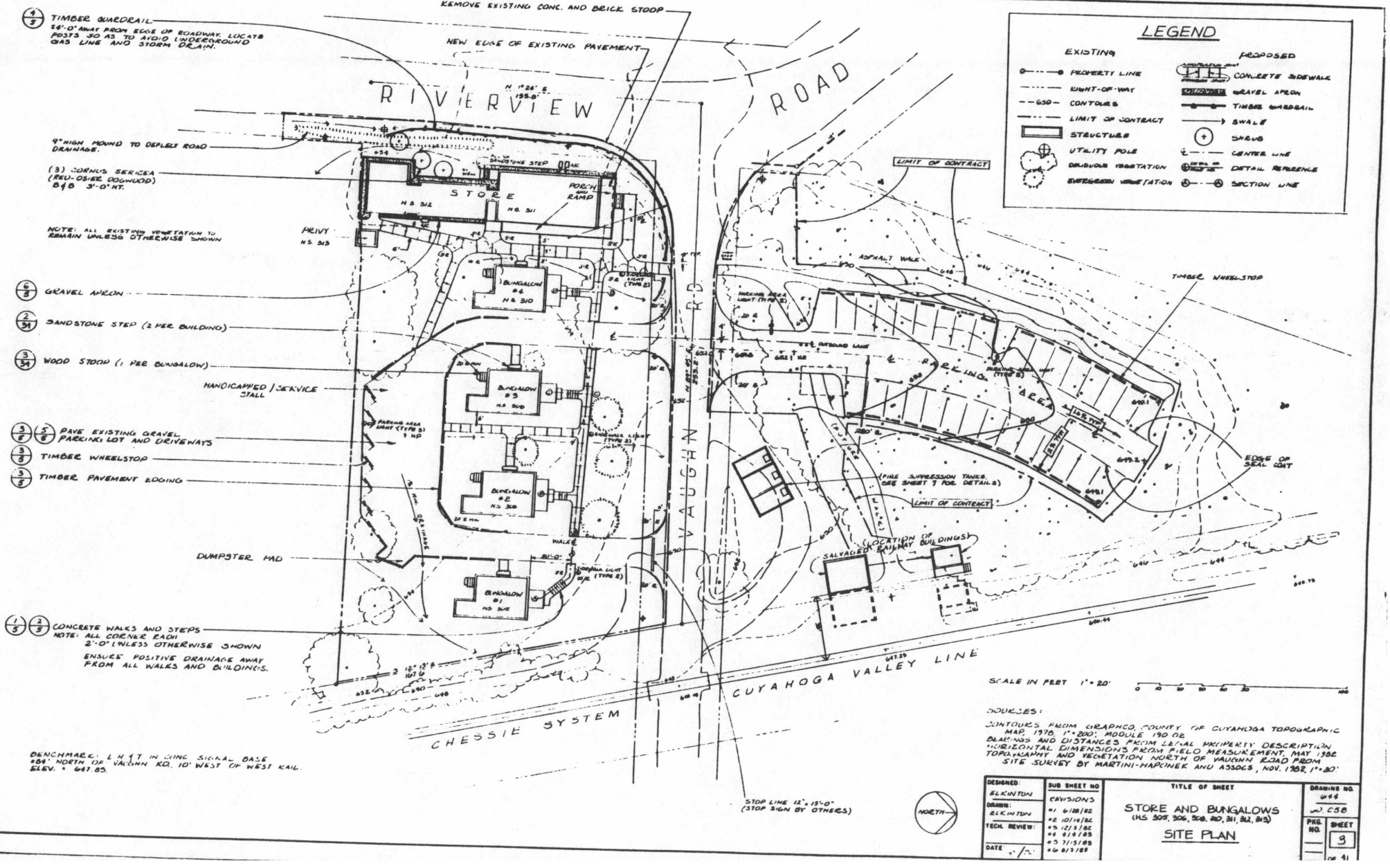


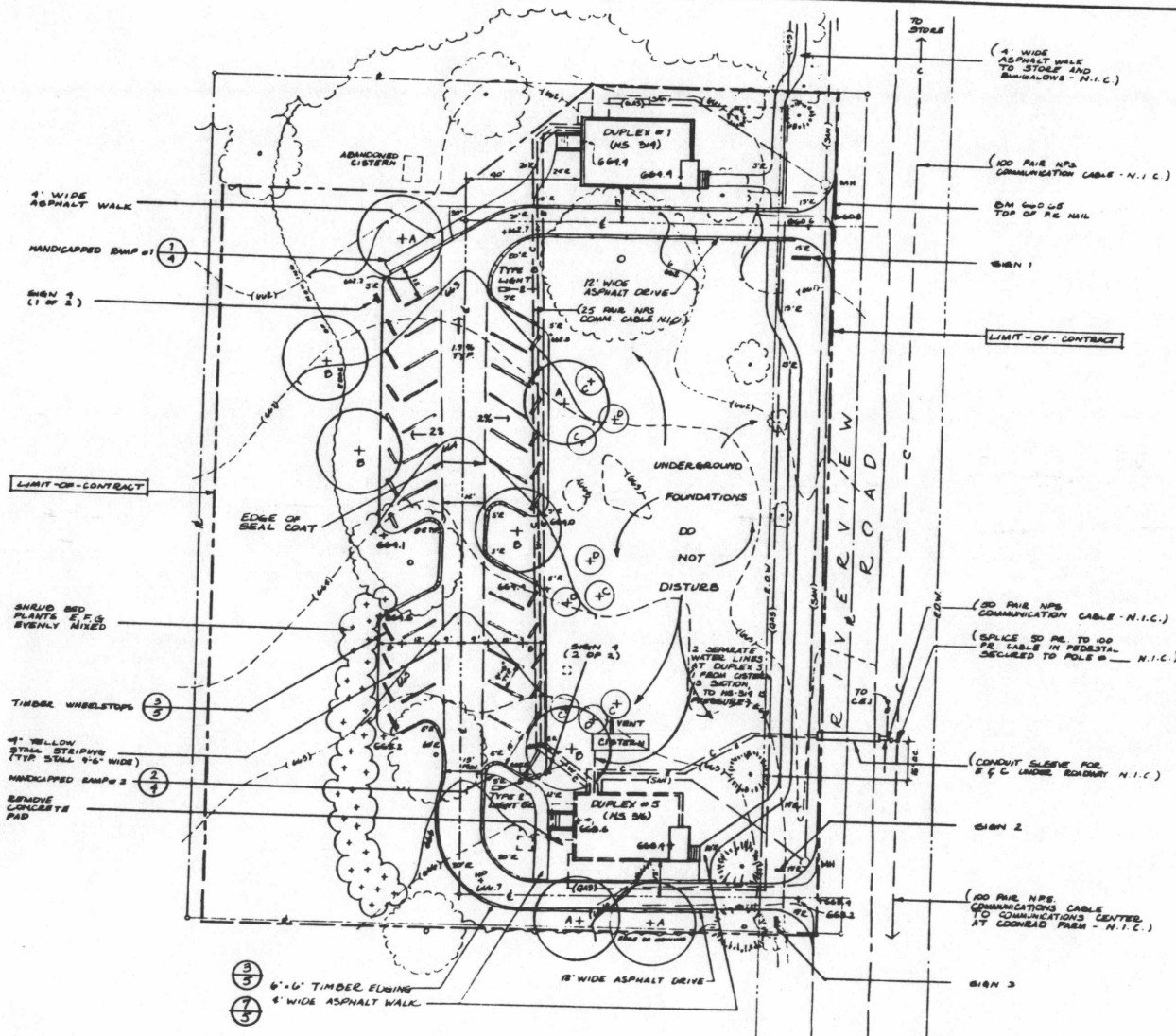
NOTE: TOPOGRAPHY DERIVED FROM GRAPHIC 1978, TOPOGRAPHIC MAP MODULES 140.02 AND 140.04, ORIGINAL SCALE 1"=200'

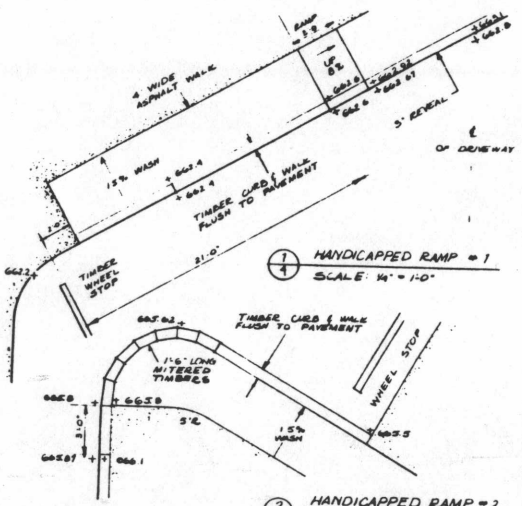
DESIGNED: EHA	SUB SHEET NO.
DRAWN: DKW	REVISIONS 1/84
TECH. REVIEW: SE	
DATE: 4/82	

TITLE OF SHEET

JAITE COMPANY TOWN
SCHEMATIC SITE PLAN


4/5 TIMBER GUARDRAIL
5'-0" AWAY FROM EDGE OF ROADWAY. LOCATE POSTS SO AS TO AVOID UNDERGROUND GAS LINE AND STORM DRAIN.
9" HIGH MOUND TO DEFLECT ROAD DRAINAGE.
(3) CORNUS SERICEA (RED-OSIER DOGWOOD) B&B 3'-0" HT.
NOTE: ALL EXISTING VEGETATION TO REMAIN UNLESS OTHERWISE SHOWN
6/8 GRAVEL APRON
2/34 SANDSTONE STEP (2 PER BUILDING)
3/34 WOOD STOOP (1 PER BUNGALOW)
HANDICAPPED / SERVICE STALL
3/8 5/8 PAVE EXISTING GRAVEL PARKING LOT AND DRIVEWAYS
3/4 TIMBER WHEELSTOP
5/8 TIMBER PAVEMENT EDGING
DUMPSTER PAD
1/5 2/8 CONCRETE WALKS AND STEPS
NOTE: ALL CORNER RADII 2'-0" UNLESS OTHERWISE SHOWN
ENSURE POSITIVE DRAINAGE AWAY FROM ALL WALKS AND BUILDINGS.
REMOVE EXISTING CONC. AND BRICK STOOP
NEW EDGE OF EXISTING PAVEMENT
RIVERVIEW ROAD
VAUGHN RD
STORE
PORCH AND RAMP
PRIVY
BUNGALOW #4
BUNGALOW #3
BUNGALOW #2
BUNGALOW #1
LIMIT OF CONTRACT
ASPHALT WALK
TIMBER WHEELSTOP
PARKING AREA
EDGE OF SEAL COAT
(FIRE SUPPRESSION TANKS, SEE SHEET 7 FOR DETAILS)
(LOCATION OF RAILWAY BUILDINGS)
SALVAGED
CHESSIE SYSTEM
CUYAHOGA VALLEY LINE
STOP LINE 12" x 18'-0" (STOP SIGN BY OTHERS)
NORTH
LEGEND
EXISTING
PROPOSED
PROPERTY LINE
RIGHT-OF-WAY
CONTOURS
LIMIT OF CONTRACT
STRUCTURES
UTILITY POLE
DECIDUOUS VEGETATION
EVERGREEN VEGETATION
CONCRETE SIDEWALK
GRAVEL APRON
TIMBER GUARDRAIL
SWALE
SHRUB
CENTER LINE
DETAIL REFERENCE
SECTION LINE
SCALE IN FEET 1" = 20'
SOURCES:
CONTOURS FROM GRAPHIC COUNTY OF CUYAHOGA TOPOGRAPHIC MAP, 1970, 1" = 200', MODULE 190 OF
BEARINGS AND DISTANCES FROM LEGAL DESCRIPTION
HORIZONTAL DIMENSIONS FROM FIELD MEASUREMENT, MAY 1982
TOPOGRAPHY AND VEGETATION NORTH OF VAUGHN ROAD FROM SITE SURVEY BY MARTINI-HAPCINEK AND ASSOCS., NOV. 1982, 1" = 20'
BENCHMARK: L.H.T. IN CONC. SIGNAL BASE 284' NORTH OF VAUGHN RD. 10' WEST OF WEST RAIL. ELEV. = 647.83
DESIGNED: ELKINTON
DRAWN: ELKINTON
TECH. REVIEW:
DATE
SUB SHEET NO
REVISIONS
#1 6/28/82
#2 10/14/82
#3 12/3/82
#4 6/9/83
#5 7/5/83
#6 8/3/83
TITLE OF SHEET
STORE AND BUNGALOWS (HS. 305, 306, 308, 310, 311, 312, 313)
SITE PLAN
DRAWING NO. 648
W. CSR
PKG. NO.
SHEET 9 OF 41





SIGN SCHEDULE

SYMBOL	TEXT	DIMENSIONS	COMMENTS
1	10115 RIVERVIEW ROAD ← ENTRANCE		2-SIDED, FACING TO WEST
2	Exit →		2-SIDED, FACING TO EAST
3	STOP	30" x 30"	WHITE ON RED
4	(HANDICAPPED SYMBOL)	12" x 12"	2 LOCATIONS

PLANT SCHEDULE

(ALL STOCK TO BE B & B GOOD CONDITION.)

SYMBOL	COMMON NAME	BOTANICAL NAME	QUAN.	SIZE
A	BLACK GUM	NYSSA SYLVATICA	4	2" CAL.
B	GREEN ASH	FRAXINUS PENNSYLVANICA	4	2½" CAL.
C	GRAY DOGWOOD	CORNUS RACEMOSA	5	5' HT.
D	RED-OSIER DOGWOOD	CORNUS SERICEA	4	4' HT.
E	ARROWWOOD	VIBERNUM DENTATUM	15	5 HT.
F	NANNY BERRY	VIBERNUM LENTAGO	10	5 HT.
G	WINTERBERRY HOLLY	ILEX VERTICILATA	10	5' HT.

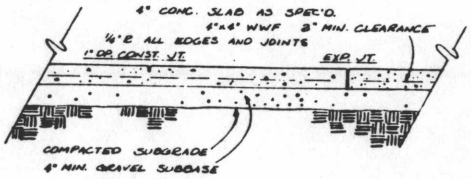
NOTES

TOPOGRAPHY PREPARED BY MARTINI - HAPONEK AND ASSOCS., INC., 1986

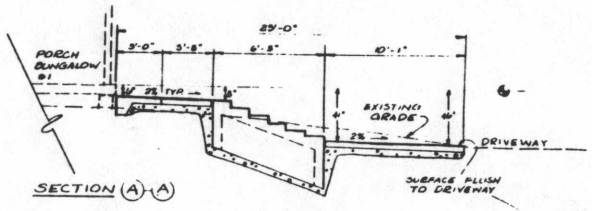
PROPERTY DESCRIPTION FROM CUYAHOGA COUNTY DEED RECORDS, VOL. 11697, PAGE 187 ENTERED MARCH 1, 1986.

ELECTRIC & COMMUNICATIONS CABLES SHARE A TRENCH

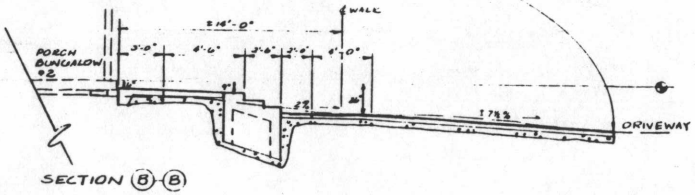
DESIGNED: ELKINTON	SUB SHEET NO	TITLE OF SHEET: DUPLEXES (HS 314, 316) SITE PLAN	DRAWING NO: 649 / 60 056
DRAWN: ELKINTON / STEPHANIC			PKG NO. —
TECH. REVIEW: ELKINTON			SHEET 4
DATE 1/89			



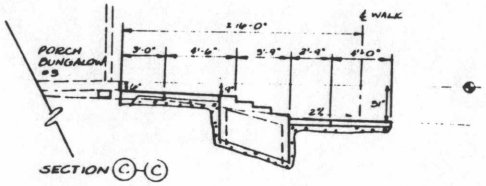
1/5 CONCRETE WALK (N.I.C)
SCALE: 1" = 1'-0"



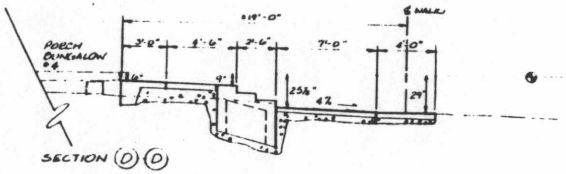
SECTION (A)-(A)



SECTION (B)-(B)



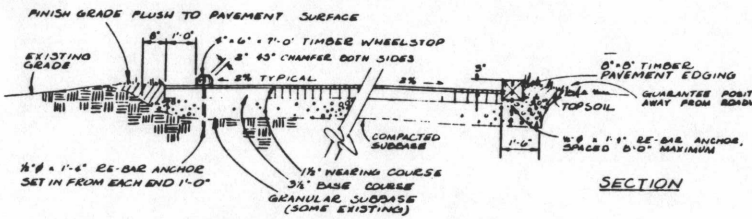
SECTION (C)-(C)



SECTION (D)-(D)

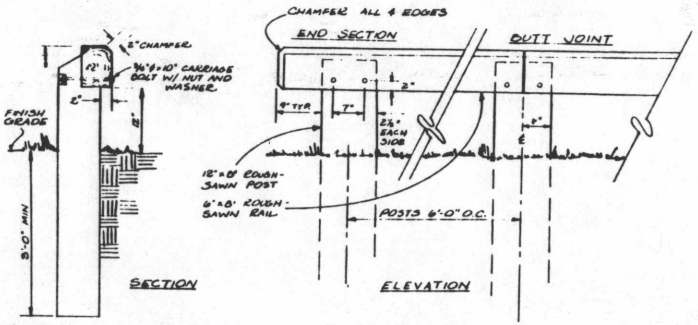
2/5 CONCRETE STEPS (N.I.C)
SCALE: ½" = 1'-0"

NOTE: TYPICAL STEP 5½"R. 13"T. ALL WALK SLABS 4" THICK. SUBMIT SHOP DRAWINGS AS PER SPECIFICATIONS, SHOWING DIMENSIONS, JOINTS, REINFORCING, SUBBASE AND RELATION TO SURROUNDING WALKS AND STRUCTURES

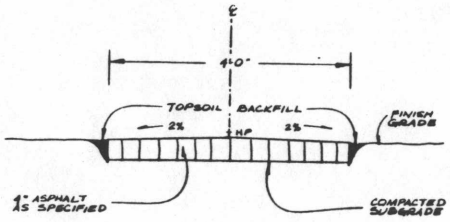


SECTION

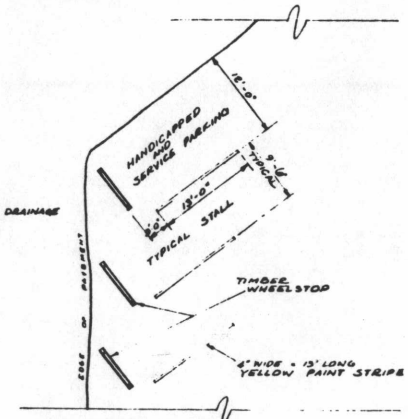
3/5 PAVEMENT, WHEELSTOP, & EDGING
SCALE: ½" = 1'-0"



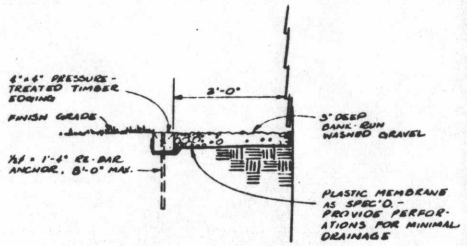
4/5 TIMBER GUARDRAIL (N.I.C)
SCALE: 1" = 1'-0"



7/5 ASPHALT WALK
SCALE: 1" = 1'-0"

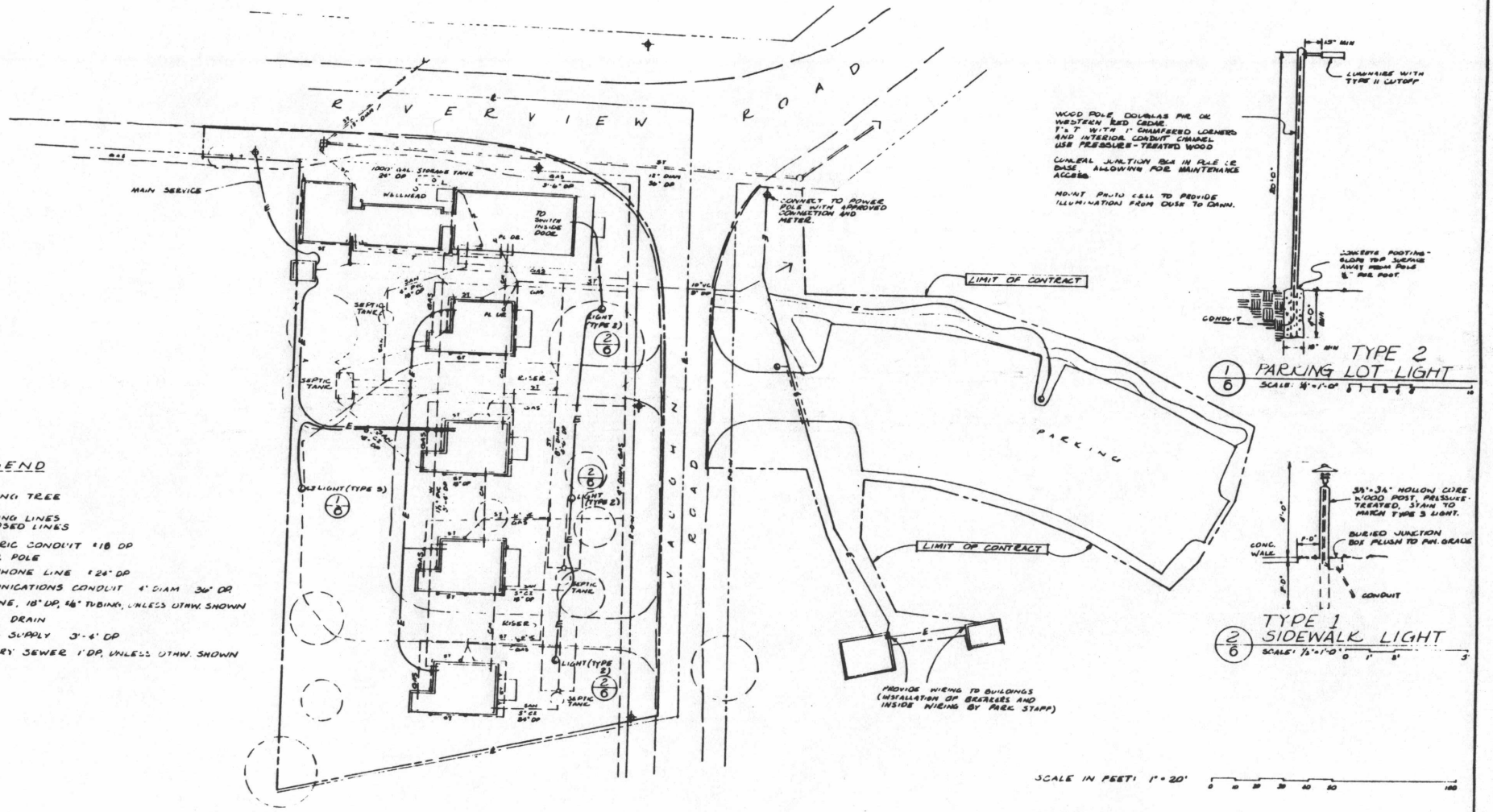


5/5 STRIPING LAYOUT
SCALE: ⅛" = 1'-0"



6/5 GRAVEL APRON (N.I.C.)
SCALE: 1" = 1'-0"

DESIGNED: ELKINTON	SUB SHEET NO.	TITLE OF SHEET: JAITE BUILDINGS — SITE DETAILS	DRAWING NO. L-11 LO. 058
DRAWN: ELKINTON			PRG. NO. — SHEET 5
TECH. REVIEW:			— OF 11
DATE 4/53			

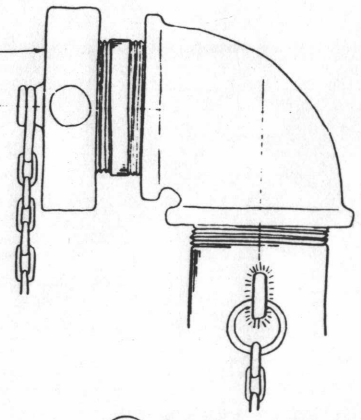


SOURCE
CONSTRUCTION NOTES BY CINKA WORK CREWS, 1982.

DESIGNED: ALGINTON	SUB SHEET NO: REVISIONS 1: 7/13/83	TITLE OF SHEET: STORE AND BUNGALOWS (HS 303, 308, 308, 310, 311, 312, 313) UTILITY PLAN	DRAWING NO. 644 60,058
DRAWN: ALGINTON			PKG NO. —
TECH. REVIEW:			SHEET 6 OF 41
DATE 2/83			

4" OR 6" THREAD COUPLING TO CAP TO BE COMPATIBLE TO CITY OF BRECKSVILLE FIRE DEPT. CONNECTIONS ATTACH TO RISER WITH GALVINIZED SECURITY CHAIN.

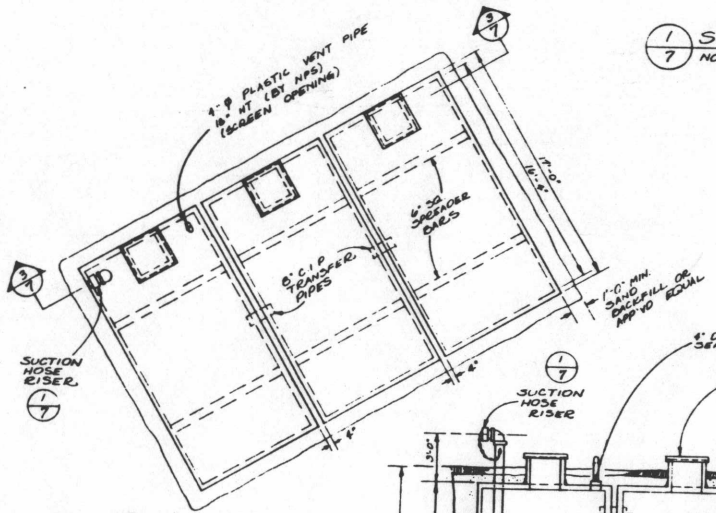
PAINT THIS ASSEMBLY DARK BROWN ABOVE VAULT COVER. GREASE CAP THREADS BEFORE INSTALLATION.



INSTALLATION SEQUENCE:

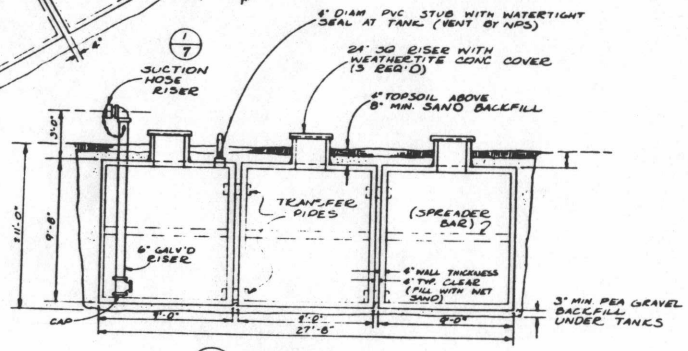
1. DIG HOLE (NPS)
2. INSTALL AND LEVEL PEA GRAVEL SETTING BED. (NPS)
3. INSTALL TANKS. (CONTRACTOR)
4. BACKFILL SIDES (NPS)
5. FILL TANKS ⅓ TO ½ WITH WATER (≈ 10,000 gals) (NPS)
6. BACKFILL SPACES BETWEEN TANKS (NPS)
7. FILL TANKS FULL (≈ 24,000 gals TOTAL) (NPS)
8. BACKFILL OVER TANKS, INSTALL VENT, SEED AND FERTILIZE, INSTALL WOOD POSTS AS SHOWN. (NPS)

1/7 SUCTION HOSE RISER
NO SCALE



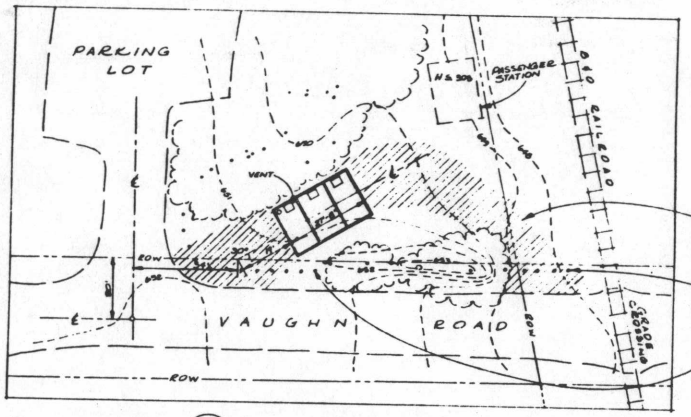
2/7 PLAN
SCALE: ¼" = 1'-0"

NORTH



3/7 SECTION
SCALE: ¼" = 1'-0"

NOTES:
1. COAT OUTSIDE OF TANKS WITH KOPPERS 300M OR APPROVED EQUAL.
2. COAT INSIDE OF TANKS WITH "THOROSEAL" OR APPROVED EQUAL.



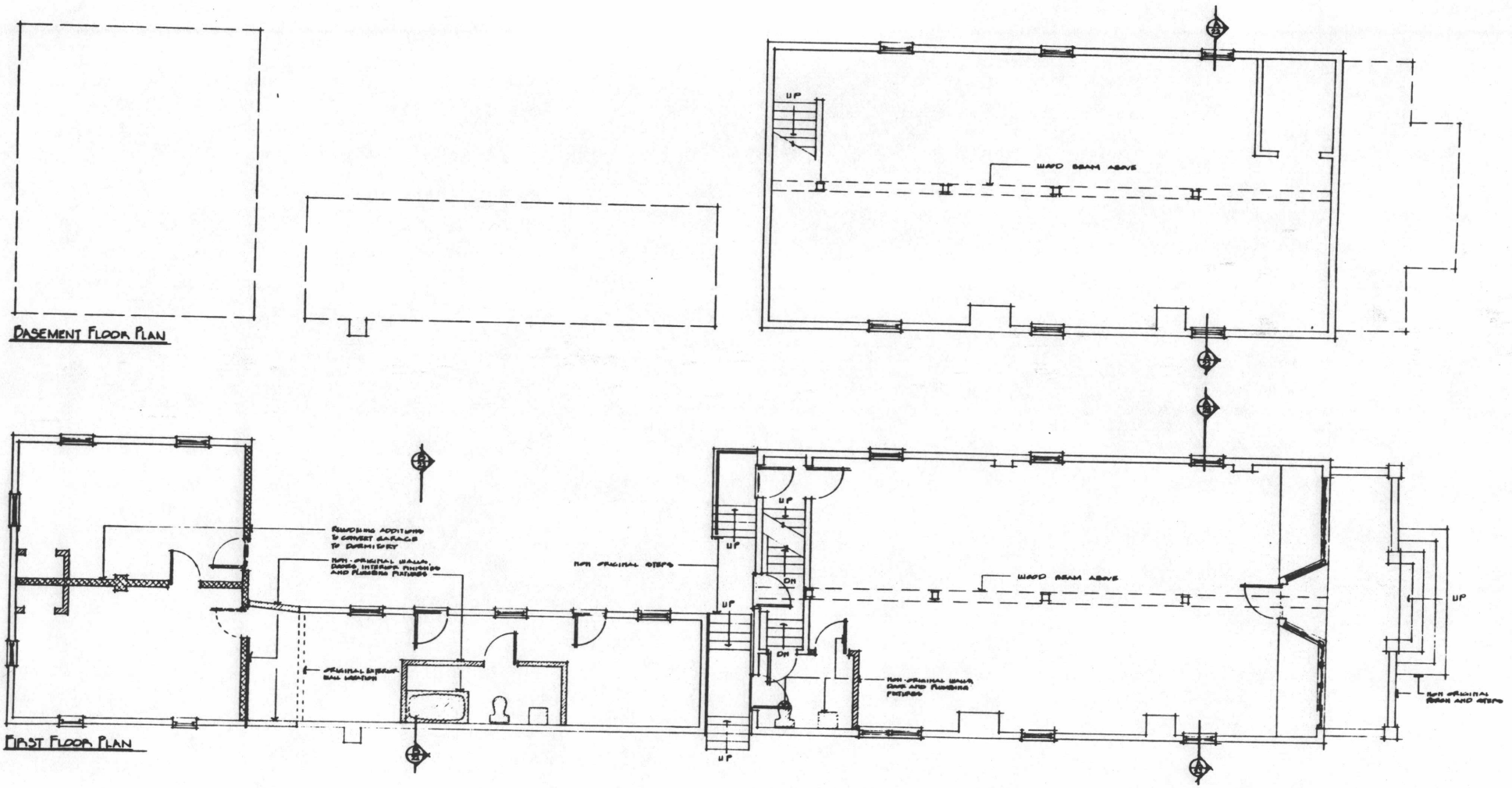
4/7 SITE LAYOUT
SCALE: 1" = 20'

NORTH

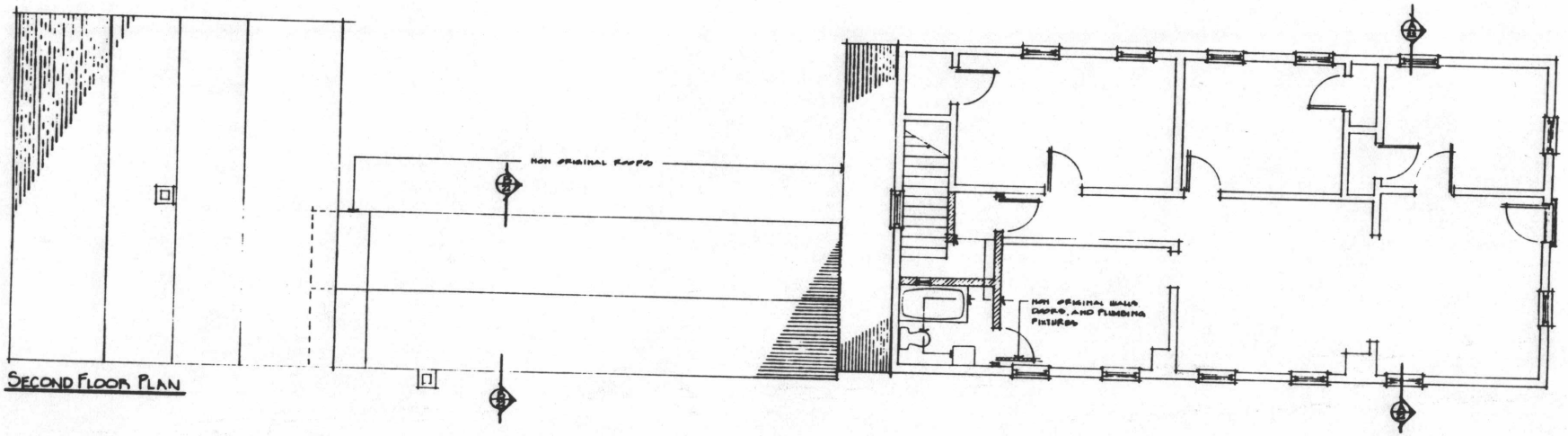
CAUTION: TANKS WILL NOT SUPPORT VEHICLES OF ANY TYPE. DO NOT DRIVE OVER TANKS.

APPROVED: [signature] Asst. SUPERINTENDENT
DATE 1/4/89

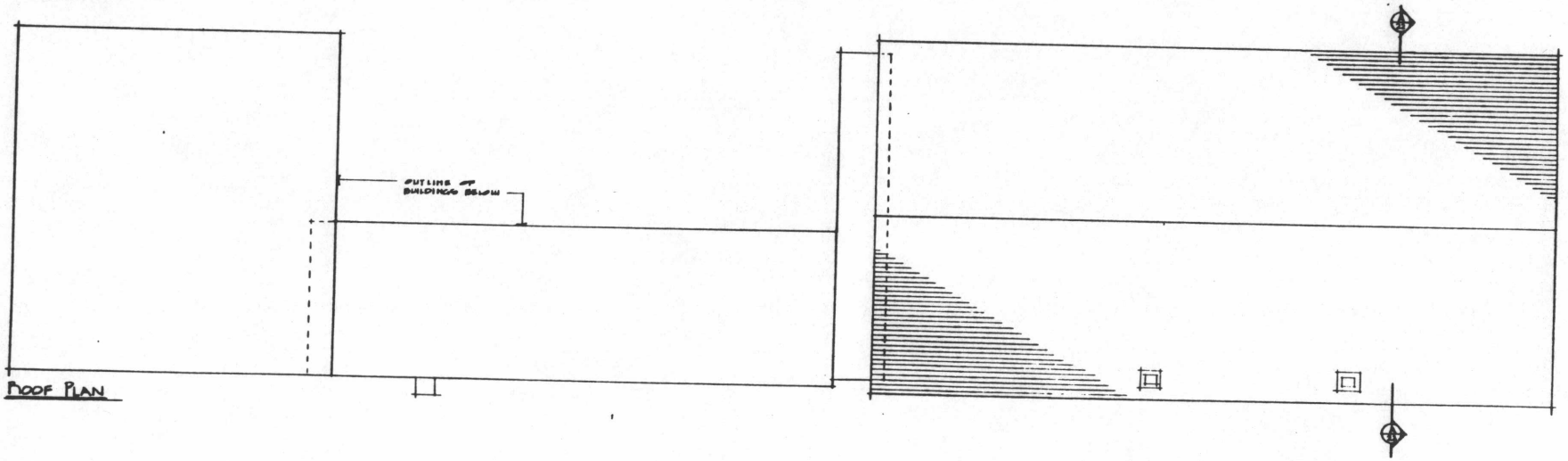
DESIGNED: ELKINTON	SUB SHEET NO	TITLE OF SHEET: JAITE BUILDINGS — FIRE SUPPRESSION RESERVOIRS	DRAWING NO: 6413 / 6005A
DRAWN: ELKINTON			PKG. NO. —
TECH. REVIEW:			SHEET 7
DATE 11/85			



DESIGNED: EHA	SUB SHEET NO	TITLE OF SHEET	DRAWING NO.
DRAWN: DKW		STORE COMPLEX (HS 511, 512)	
TECH REVIEW:		EXISTING CONDITIONS	PROJ. NO.
DATE 4/02			SHEET 8 OF 91



SECOND FLOOR PLAN

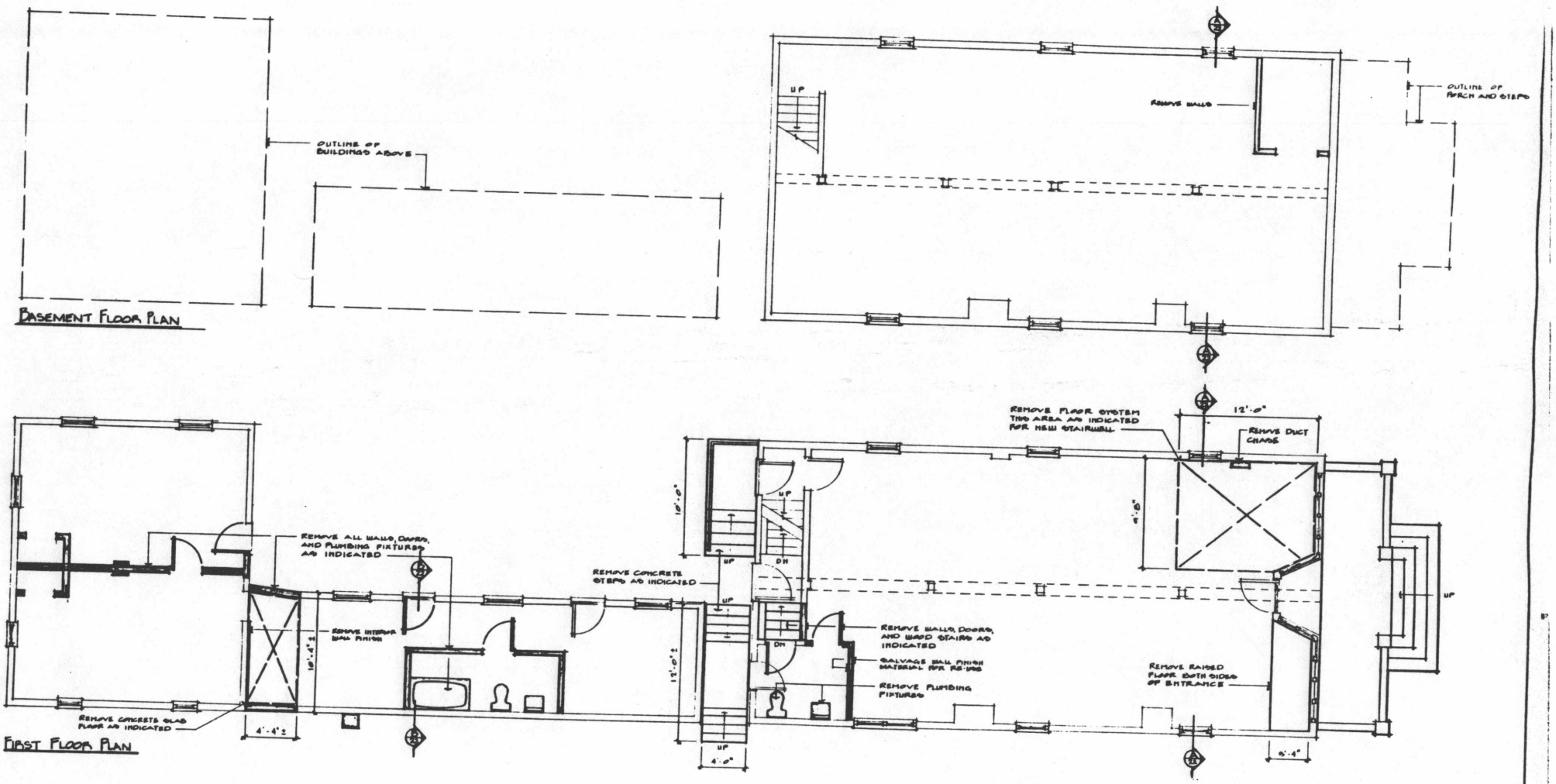


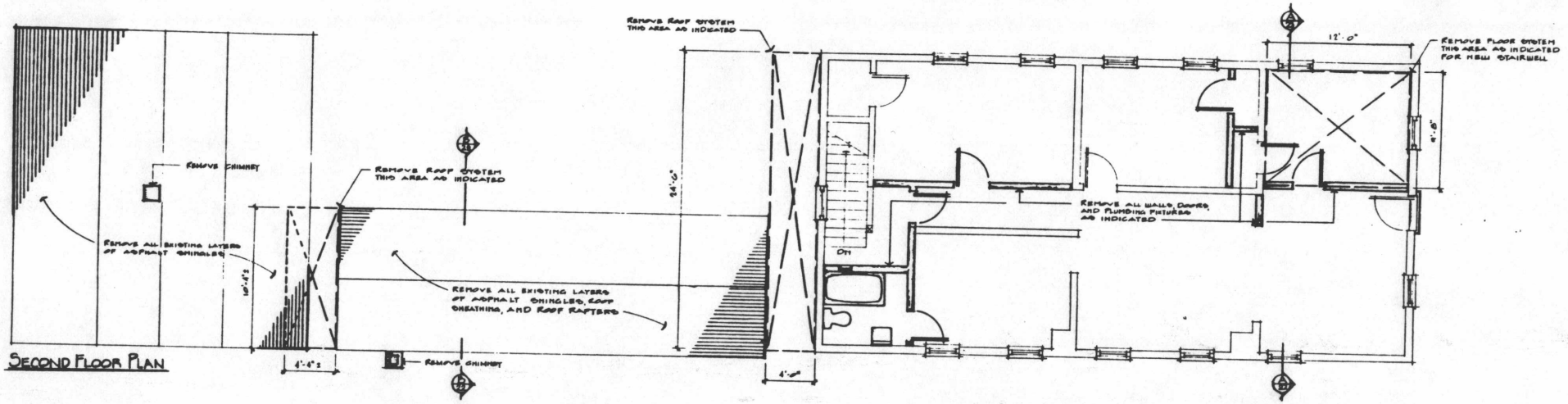
ROOF PLAN

N

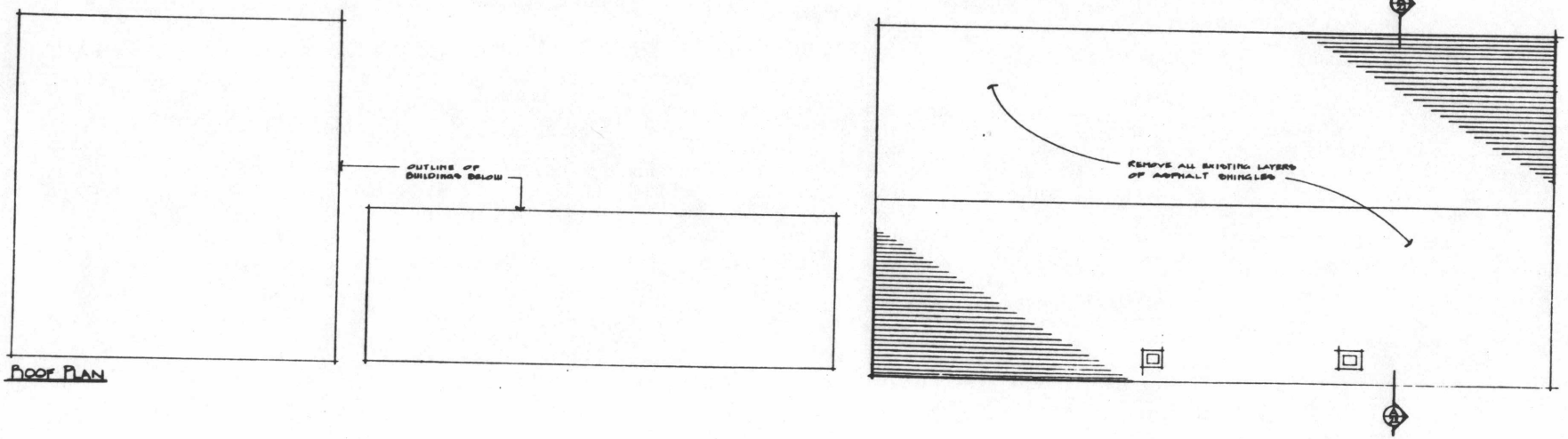
0 2 4 8

DESIGNED: EWA DRAWN: DKW TECH. REVIEW: DATE: 4/82	SUB SHEET NO	TITLE OF SHEET STORE COMPLEX (HB 311, 312) EXISTING CONDITIONS	DRAWING NO. 644 60.052 PKG. NO. — SHEET 9 OF 21


OUTLINE OF BUILDINGS ABOVE
UP
REMOVE WALLS
OUTLINE OF PORCH AND STEPS
BASEMENT FLOOR PLAN
REMOVE FLOOR SYSTEM THIS AREA AS INDICATED FOR NEW STAIRWELL
12'-0"
REMOVE DUCT CHASE
REMOVE ALL WALLS, CEILING, AND PLUMBING FIXTURES AS INDICATED
REMOVE CONCRETE STEPS AS INDICATED
REMOVE INTERIOR WALL FINISH
REMOVE CONCRETE SLAB FLOOR AS INDICATED
4'-4"±
DN
REMOVE WALLS, DOORS, AND WOOD STAIRS AS INDICATED
SALVAGE WALL FINISH MATERIAL FOR RE-USE
REMOVE PLUMBING FIXTURES
REMOVE RAISED FLOOR BOTH SIDES OF ENTRANCE
4'-0"
FIRST FLOOR PLAN
N
0 2 4 8
DESIGNED EHA
DRAWN: DKW
TECH. REVIEW:
DATE 4/82
SUB SHEET NO
TITLE OF SHEET
STORE COMPLEX
(H.S. 51, 812)
REMOVAL
DRAWING NO. 44
60.058
PKG. NO.
SHEET 10 OF 11



SECOND FLOOR PLAN

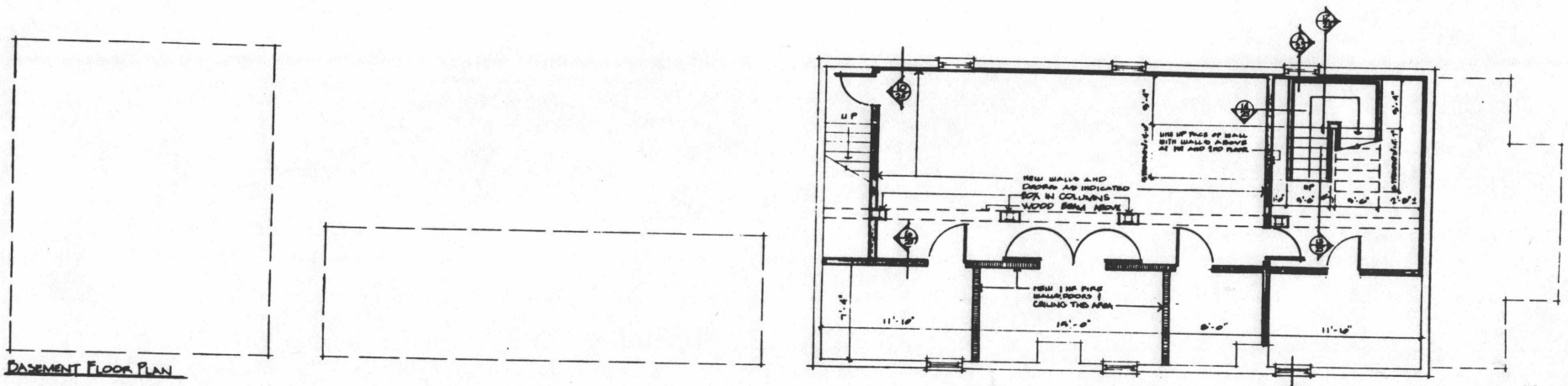


ROOF PLAN

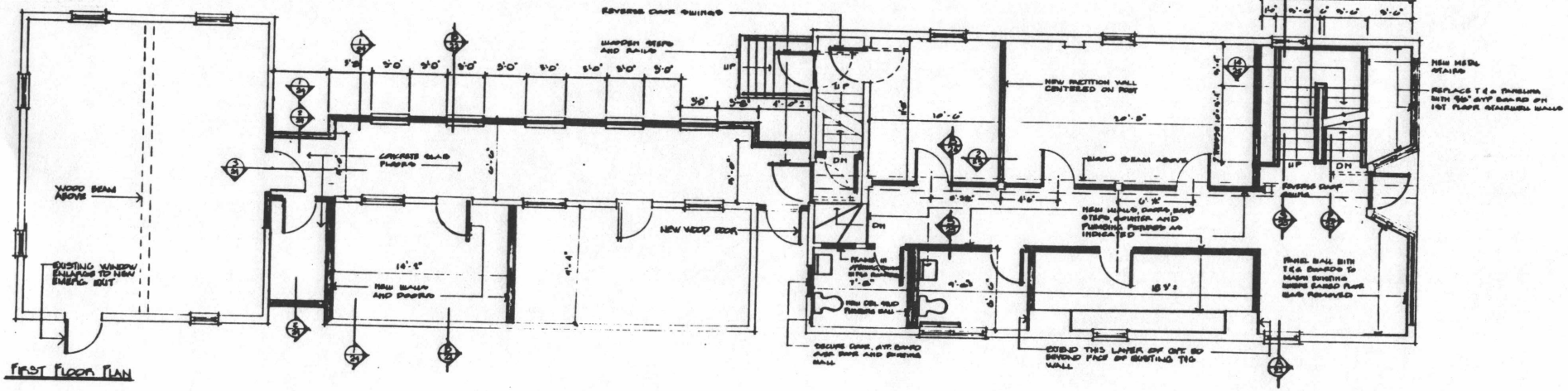
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0 2 4 8

DESIGNED: EHA	SUB SHEET NO	TITLE OF SHEET	DRAWING NO. 644 UC-1-58
DRAWN: DKW		STORE COMPLEX (NOS 311, 312)	PKG. NO.
TECH. REVIEW:		REMOVAL	SHEET 11



BASEMENT FLOOR PLAN

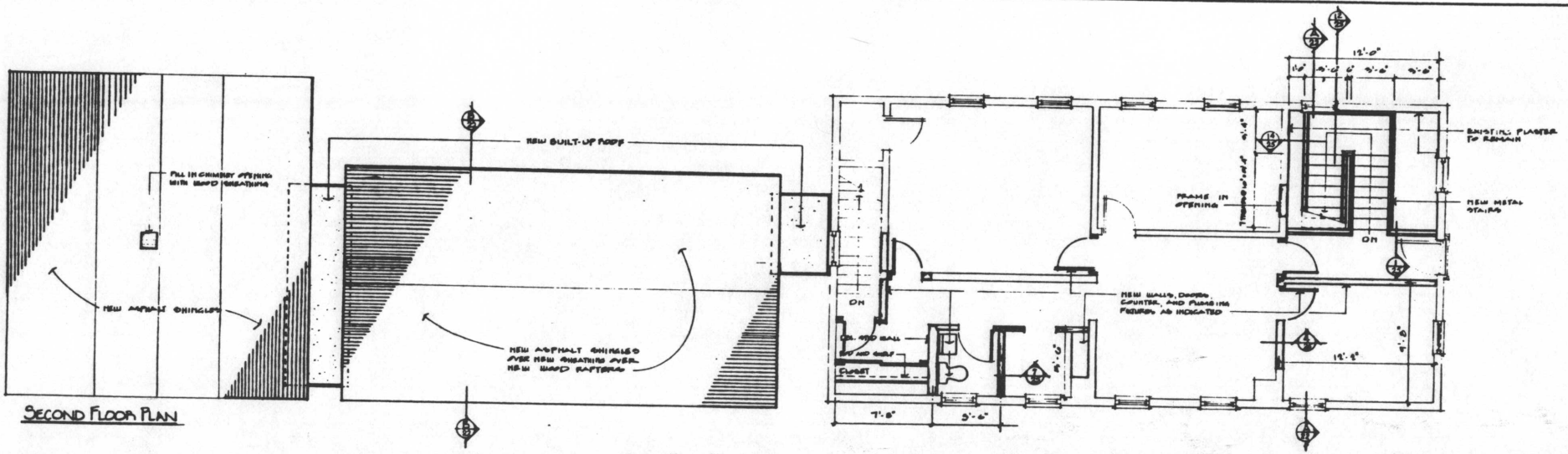


FIRST FLOOR PLAN

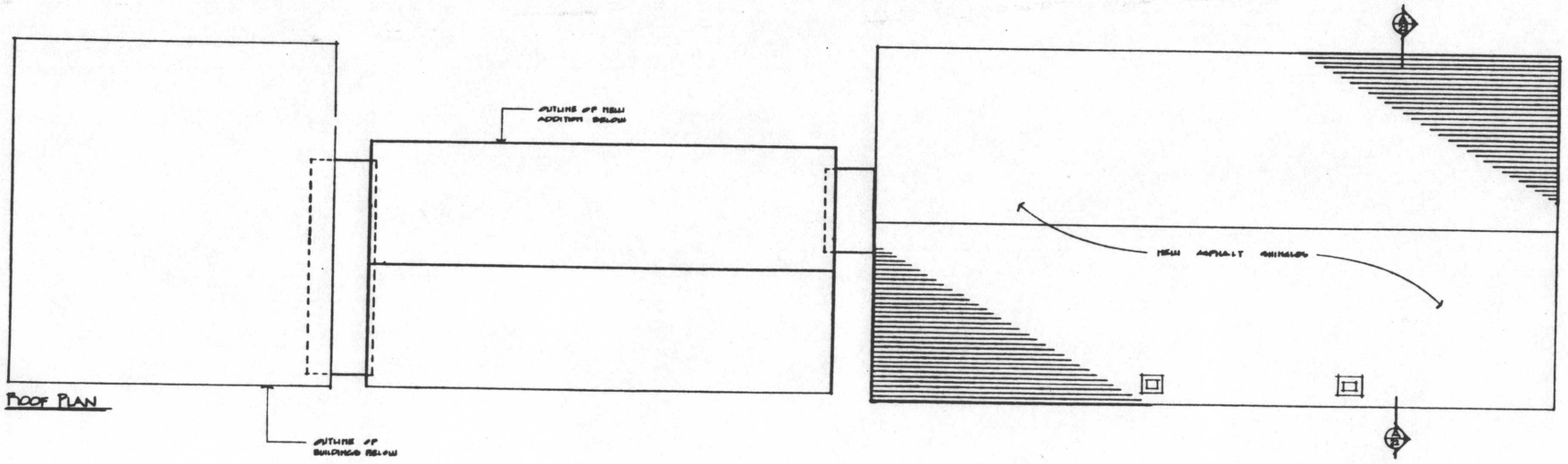
N

0 2' 4' 8'

DESIGNED: [illegible]	SUB SHEET NO	TITLE OF SHEET: STORE COMPLEX (M.B. 311, 342) NEW CONSTRUCTION	DRAWING NO: Unit (w). C-58
DRAWN: DRW			PKG. NO. —
TECH. REVIEW:			SHEET 12
DATE: 4/82			OF 41



SECOND FLOOR PLAN

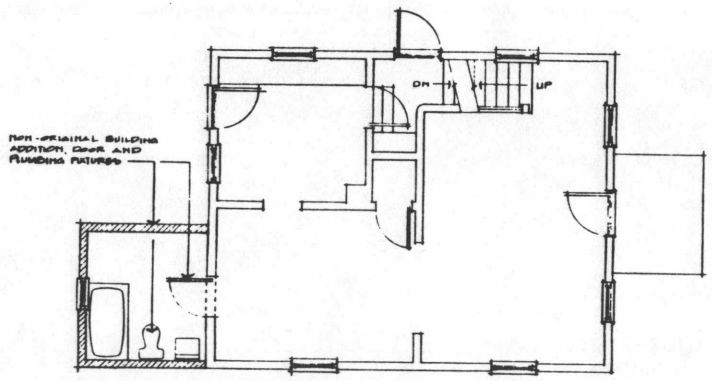


ROOF PLAN

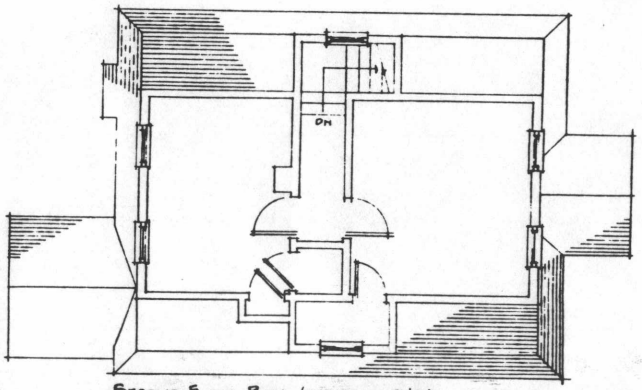
N

0 2' 4' 8'

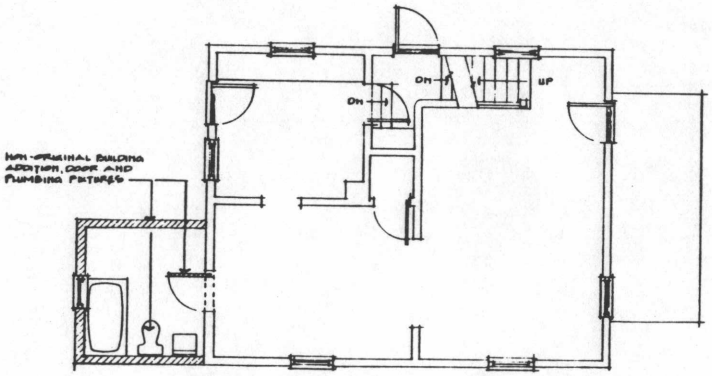
DESIGNED: EWA	SUB SHEET NO	TITLE OF SHEET: STORE COMPLEX (Nos. 811, 813) NEW CONSTRUCTION	DRAWING NO. 644 / 60, 058
DRAWN: DKW			PKG. NO. — / —
TECH. REVIEW:			SHEET 13 OF 41
DATE 4/82			



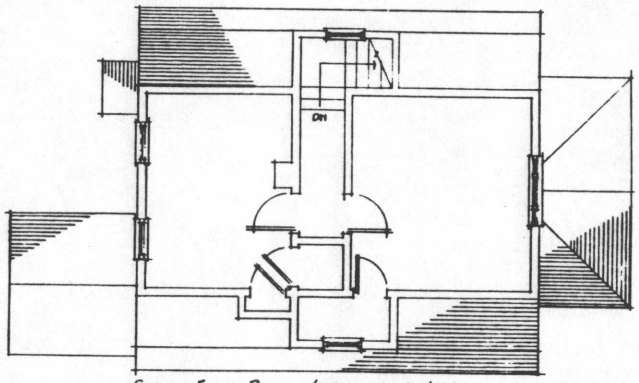
FIRST FLOOR PLAN (TYPICAL OF #1 & #3)



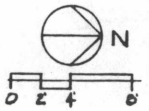
SECOND FLOOR PLAN (TYPICAL OF #1 & #3)



FIRST FLOOR PLAN (TYPICAL OF #2 & #4)

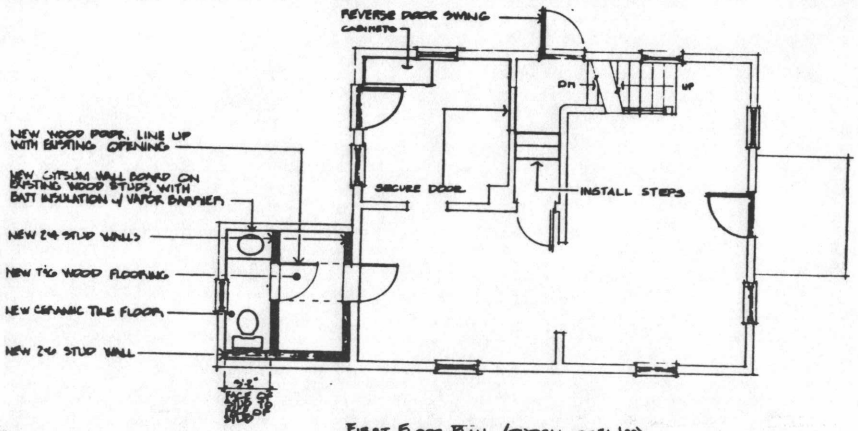


SECOND FLOOR PLAN (TYPICAL OF #2 & #4)

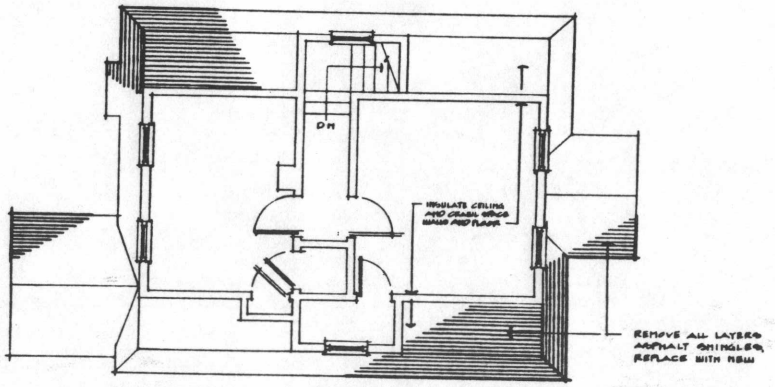


DESIGNED: EHA	SUB SHEET NO	TITLE OF SHEET: BUNGALOWS (HB 302, 306, 308, 310) EXISTING CONDITIONS	DRAWING NO: 644 69 038
DRAWN: DKW			PKG. NO. — —
TECH REVIEW:			SHEET 14 OF 41
DATE: 4/02			

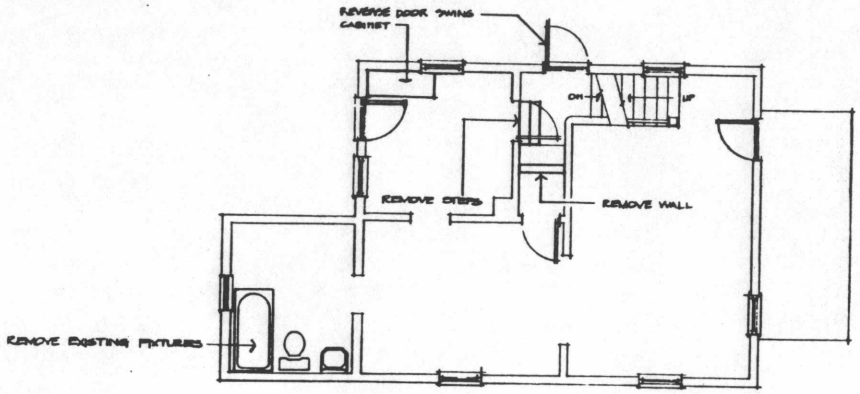
2



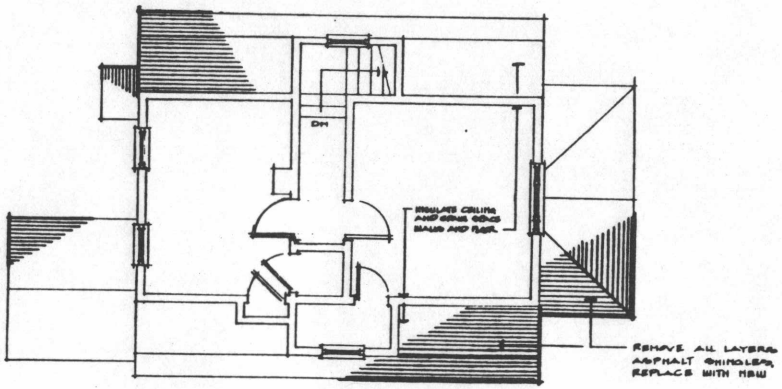
FIRST FLOOR PLAN (TYPICAL OF #1 & #3)
TYPICAL BATHROOM LAYOUT SHOWN



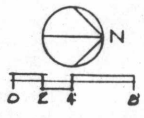
SECOND FLOOR PLAN (TYPICAL OF #1 & #3)



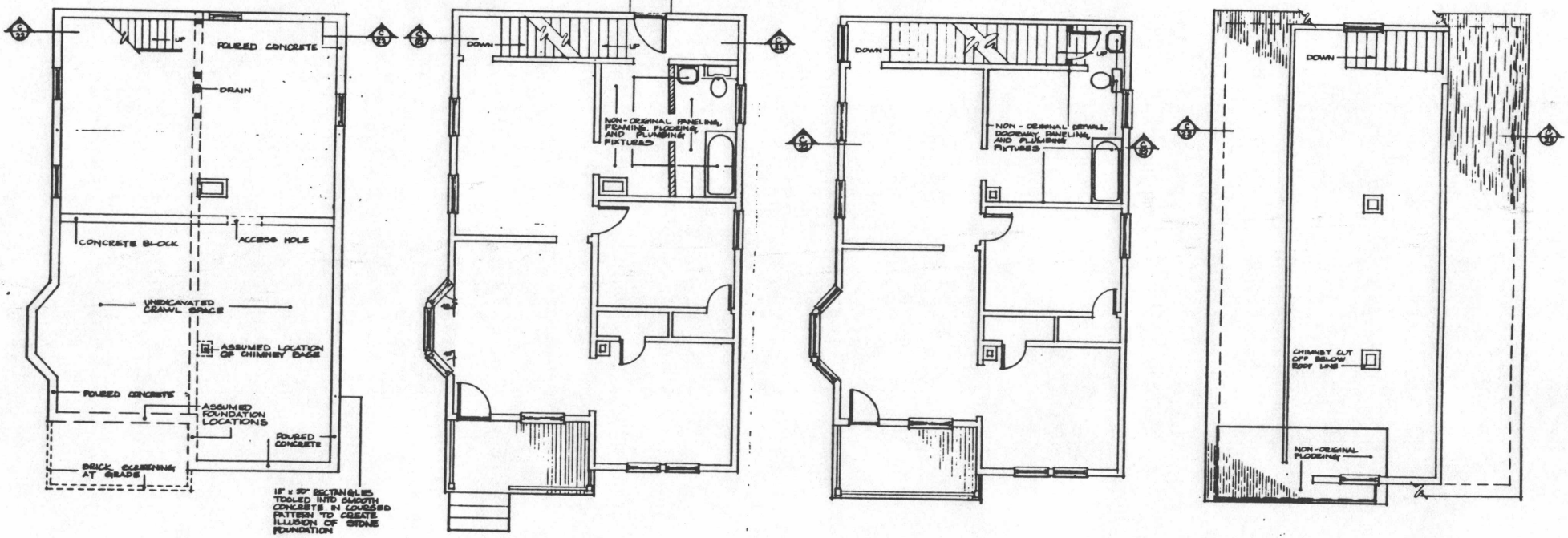
FIRST FLOOR PLAN (TYPICAL OF #2 & #4)
TYPICAL BATHROOM REMOVAL SHOWN



SECOND FLOOR PLAN (TYPICAL OF #2 & #4)



DESIGNED: E.H.A.	SUB SHEET NO	TITLE OF SHEET: BUNGALOWS (#1, #3, #5, #6, #7, #8) REMOVAL, NEW CONSTRUCTION	DRAWING NO: A4 (W. 058)
DRAWN: D.K.W.			PKG. NO.
TECH. REVIEW:			SHEET: 15
DATE: 4/..			



BASEMENT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

ATTIC FLOOR PLAN

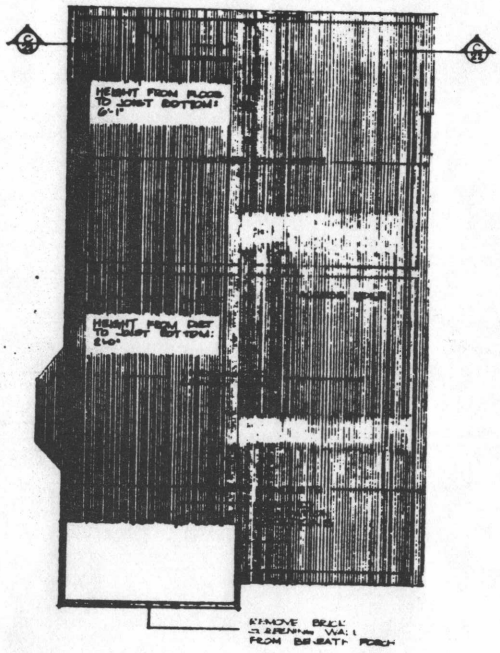
NOTE:

NON-ORIGINAL SPACKLED PLASTER ON FIRST AND SECOND FLOORS

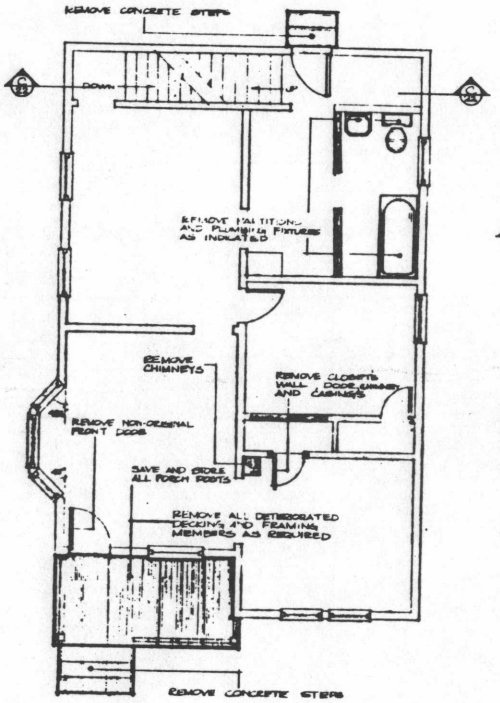
NORTH

SCALE 1/4" = 1'-0"

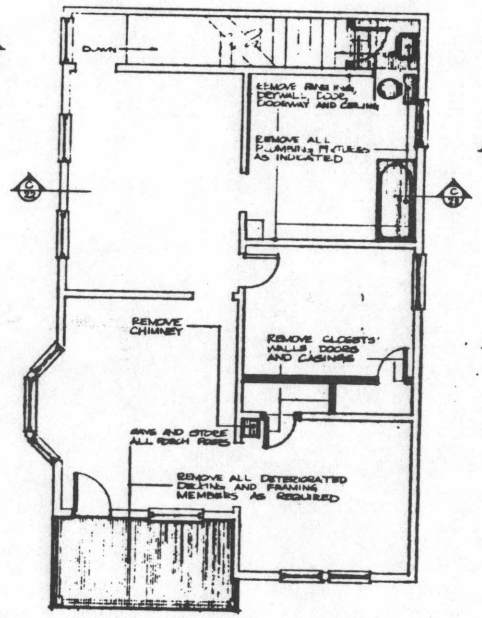
DESIGNED: E. ADELMAN	SUB SHEET NO	TITLE OF SHEET: DUPLEX # 1 (H.D. 314) EXISTING CONDITIONS	DRAWING NO. 694 60.058
DRAWN: N. STEFANIK			PKG. NO. —
TECH REVIEW: E ADELMAN			SHEET 16
DATE: 10/83			— 41



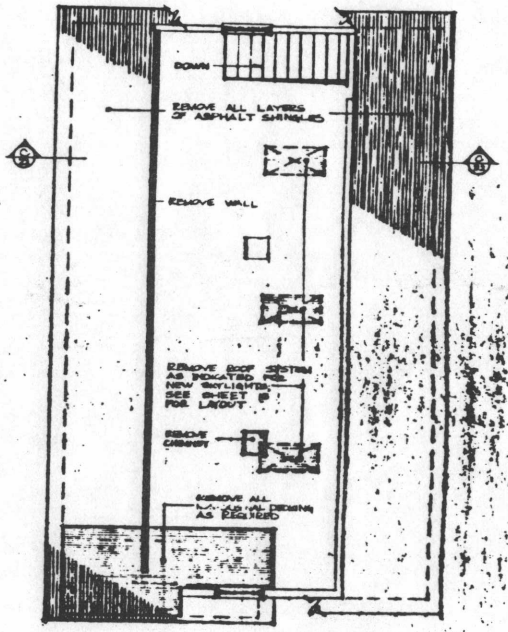
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



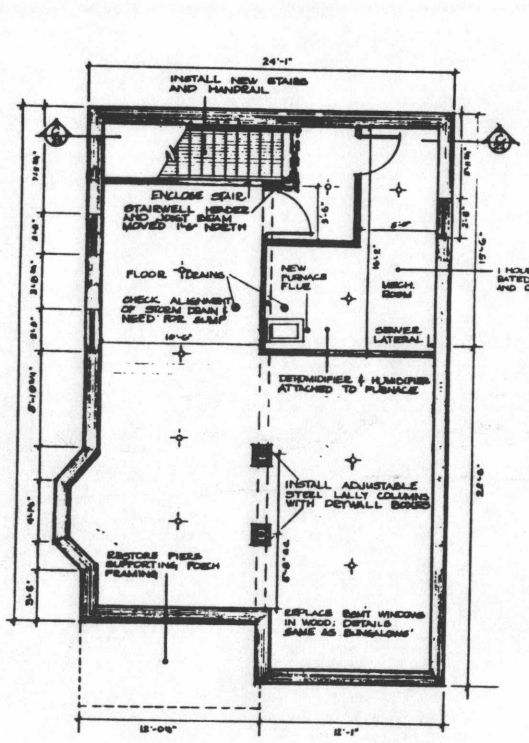
ATTIC FLOOR PLAN

NOTE :
REMOVE ALL EXISTING STORM WINDOW FRAMES
REMOVE ALL CAULKING

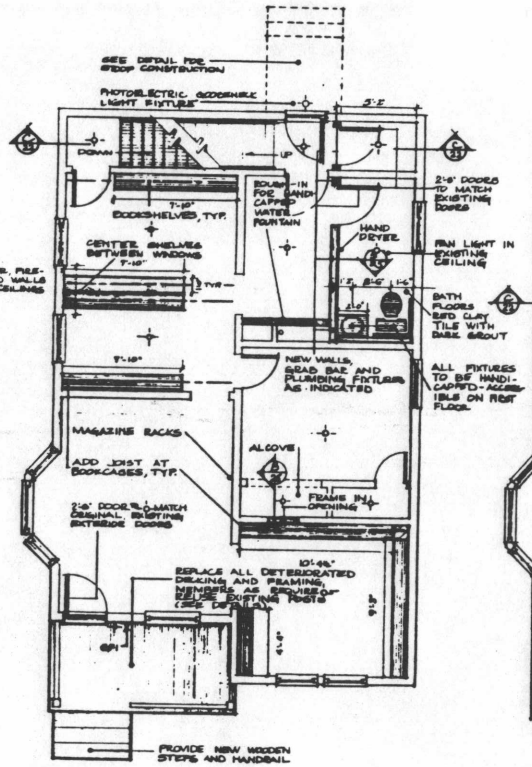
NORTH

SCALE 1/8" = 1'-0"

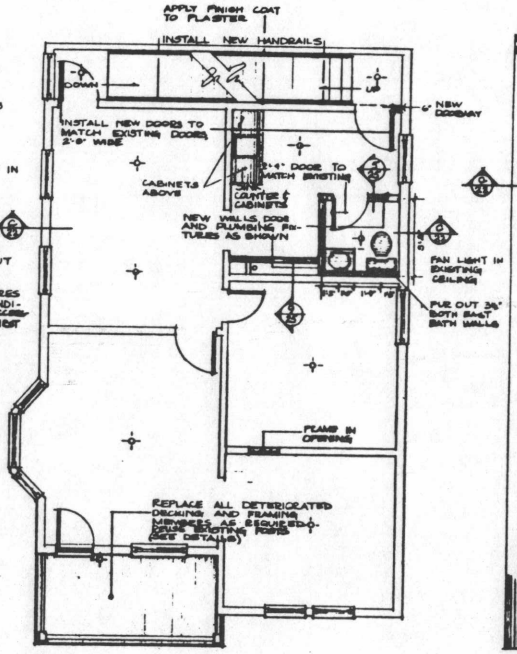
DESIGNED: L. ADELMAN DRAWN: N. STEFANIK TECH. REVIEW: E. ADELMAN DATE: 9/85	SUB SHEET NO.	TITLE OF SHEET: DUPLEX #1 (NOS. 3+4) REMOVAL	DRAWING NO. 611 60.028 PROJ. NO. SHEET 17 OF 1



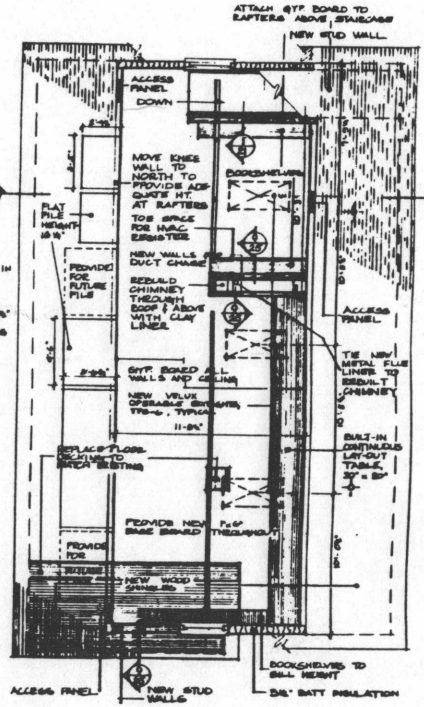
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ATTIC FLOOR PLAN

NOTES:

RESTORE PLASTER TO A SMOOTH FINISH

IN-LINE ELEC. WATER HEATERS UNDER VANITIES

PAINT ALL WALLS AND CEILINGS

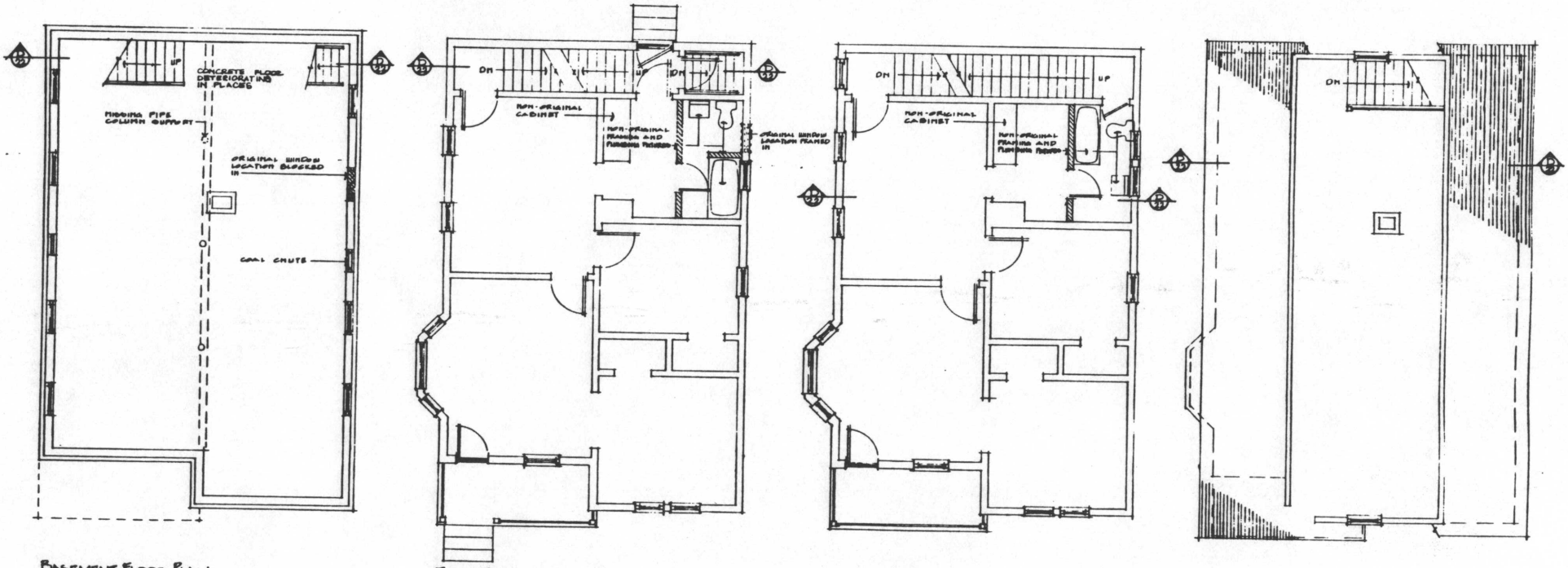
PROVIDE TRIPLE-TRACK ALUMINUM STORM WINDOWS; PAINT TO MATCH SASH COLOR.

ALL TRIM REQUIRING REPLACEMENT TO BE REPLACED "IN KIND"

NORTH

SCALE ¼" = 1'-0"

DESIGNED: E. ADELMAN DRAWN: N. STEPANEK TECH. REVIEW: E. ADELMAN DATE: 10/88	SUB SHEET NO.	TITLE OF SHEET DUPLEX #1 (H.C. 594) NEW CONSTRUCTION	DRAWING NO. 699 w8, c30 PKG NO.	SHEET 18 OF 41



BASEMENT FLOOR PLAN

FIRST FLOOR PLAN

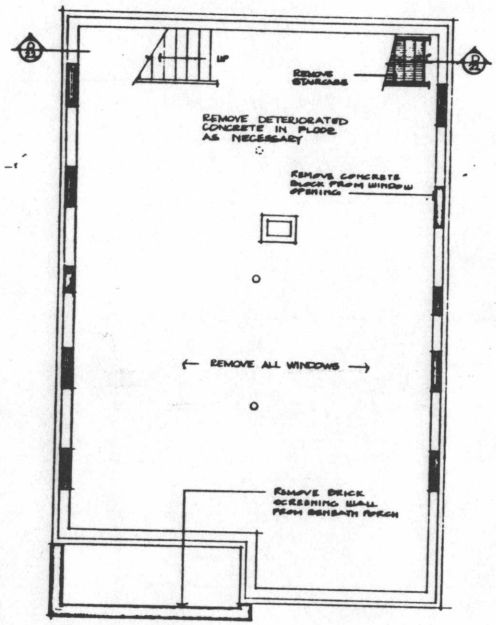
SECOND FLOOR PLAN

ATTIC FLOOR PLAN

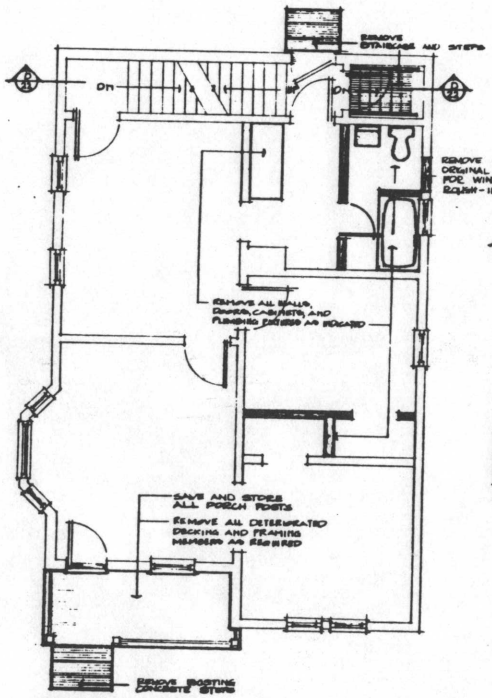
N

0 2 4 6

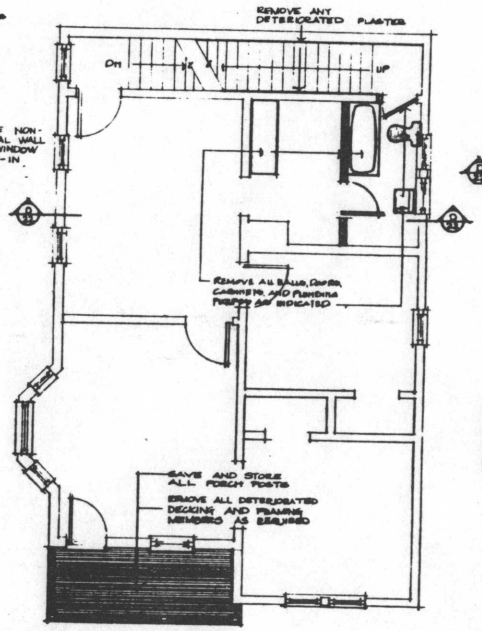
DESIGNED: EHA DRAWN: DKW/NJS TECH. REVIEW: EHA DATE: 4/82	SUB SHEET NO	TITLE OF SHEET DUPLEX # 5 (N & BK) EXISTING CONDITIONS	DRAWING NO. w44 60,038 PKG NO. — SHEET 19 OF 31



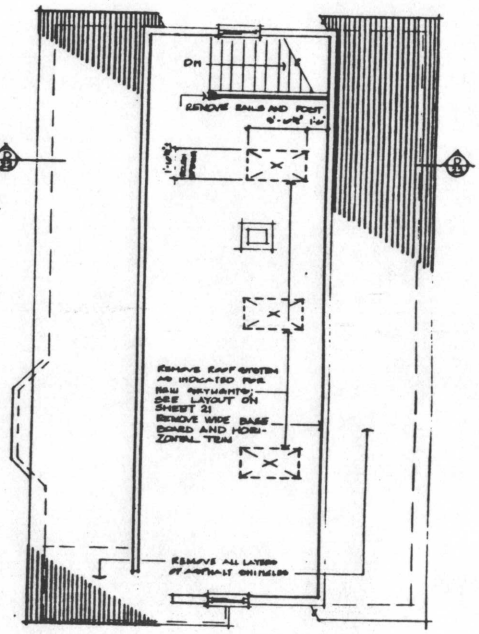
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

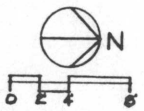


SECOND FLOOR PLAN

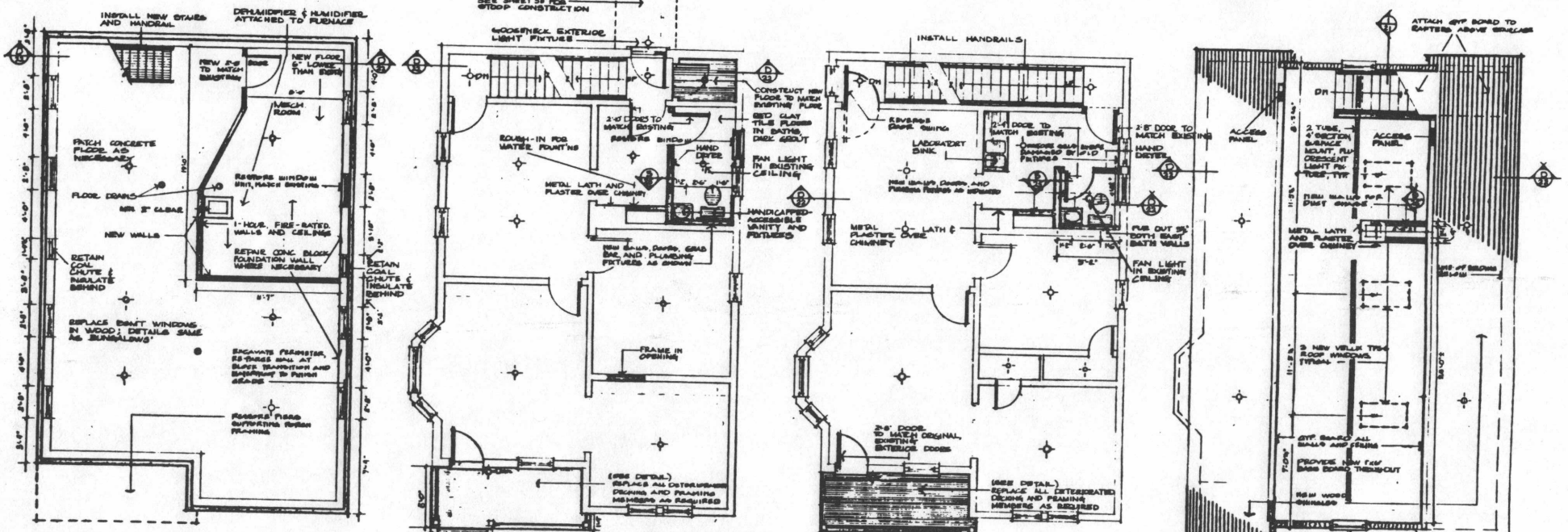


ATTIC FLOOR PLAN

NOTE:
REMOVE ALL DETERIORATED PLASTER
REMOVE ALL STORM WINDOW FRAMES

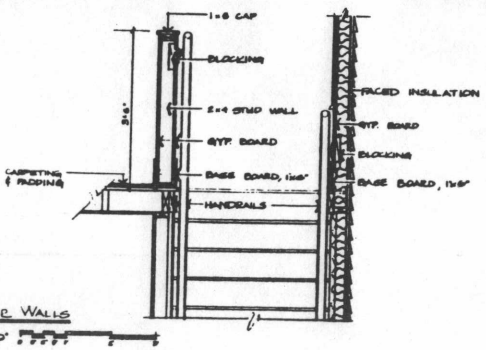


DESIGNED: EHA DRAWN: PKW/NJS TECH REVIEW: DATE 4/82	SUB SHEET NO	TITLE OF SHEET DUPLEX #5 (M & SK) REMOVAL	DRAWING NO 44 W. 056 PKG NO. — — — — SHEET 20 OF 91



NOTES:

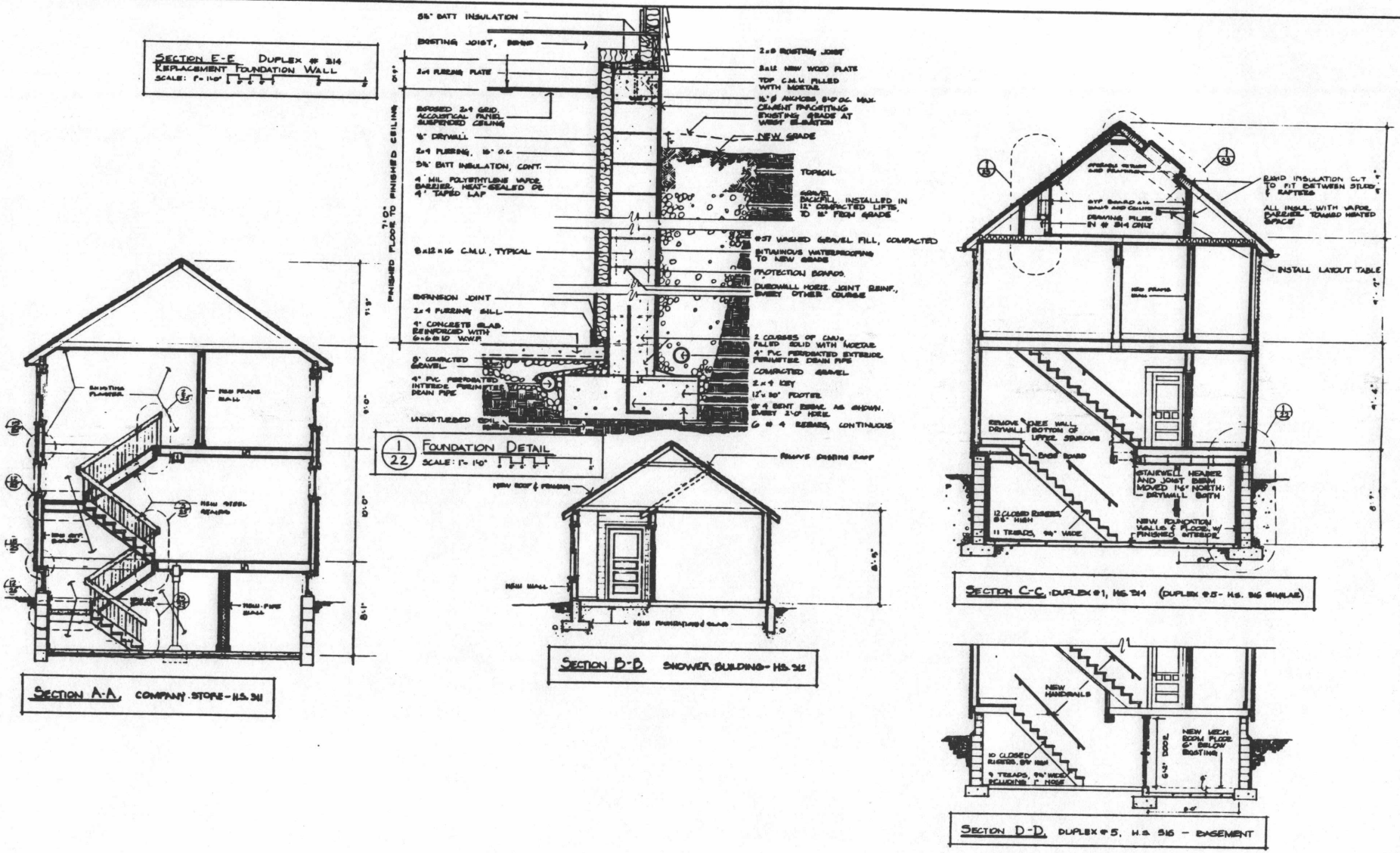
PROVIDE TRIPLE-TRACK ALUMINUM STORM WINDOWS; PAINT TO MATCH SASH COLOR.
PROVIDE SUMP PUMP FOR BSMT DRAINS IF EXISTING PERIMETER DRAINS INOPERABLE
IN-LINE ELEC. WATER HEATERS UNDER VANITIES
ALL TRIM REQUIRING REPLACEMENT TO BE REPLACED "IN KIND"

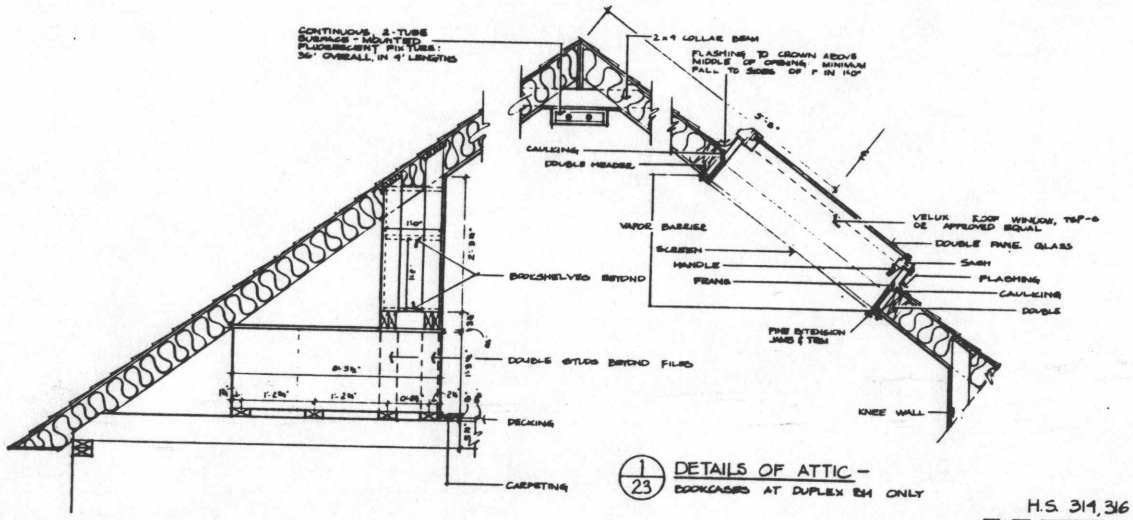


1/21 ATTIC STAIR WALLS
SCALE 3/4"=1'-0"

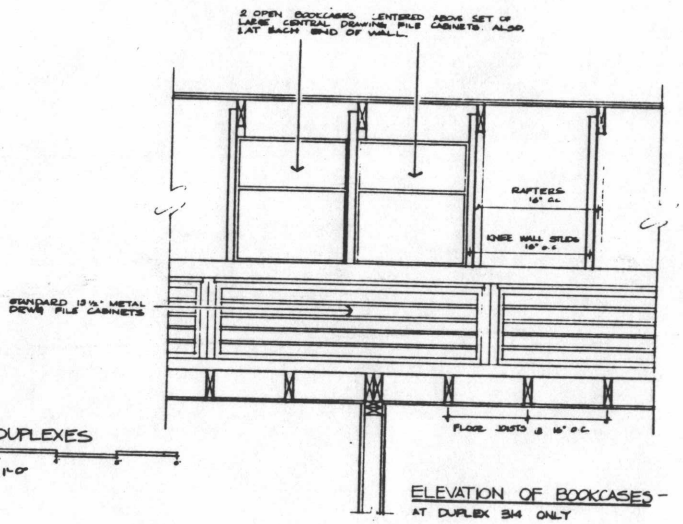
N
0 2 4 8

DESIGNED: EHA	SUB SHEET NO	TITLE OF SHEET: DUPLEX #5 (H.S. B16) NEW CONSTRUCTION	DRAWING NO. 644 50,030
DRAWN: DAN/NJS			PKG. NO. —
TECH. REVIEW: EHA			SHEET 21 OF 41
DATE 4/82			


SECTION E-E DUPLEX # 314
REPLACEMENT FOUNDATION WALL
SCALE: 1"=1'-0"
5½" BATT INSULATION
EXISTING JOIST, REMAIN
2x8 EXISTING JOIST
2x6 NEW WOOD PLATE
TOP C.M.U. FILLED WITH MORTAR
½" ø ANCHORS, 8'-0" O.C. MAX.
CEMENT PARGETTING
EXISTING GRADE AT WEST ELEVATION
NEW GRADE
EXPOSED 2x4 GRID ACOUSTICAL PANEL SUSPENDED CEILING
½" DRYWALL
2x4 FURRING, 16" O.C.
3½" BATT INSULATION, CONT.
4 MIL POLYETHYLENE VAPOR BARRIER, HEAT-SEALED PE
4" TAPED LAP
FINISHED FLOOR TO FINISHED CEILING
7'-10"
8x12x16 C.M.U., TYPICAL
TOPSOIL
GRAVEL BACKFILL INSTALLED IN 12" COMPACTED LIFTS, TO 12" FROM GRADE
Ø57 WASHED GRAVEL FILL, COMPACTED
BITUMINOUS WATERPROOFING TO NEW GRADE
PROTECTION BOARDS
DUROWALL HORIZ. JOINT REINF., EVERY OTHER COURSE
EXPANSION JOINT
2x4 FURRING SILL
4" CONCRETE SLAB, REINFORCED WITH 6x6 ø 10 W.W.F.
2 COURSES OF C.M.U. FILLED SOLID WITH MORTAR
4" PVC PERFORATED EXTERIOR PERIMETER DRAIN PIPE
8" COMPACTED GRAVEL
4" PVC PERFORATED INTERIOR PERIMETER DRAIN PIPE
COMPACTED GRAVEL
2'x1'-4" KEY
12"x 20" FOOTER
UNDISTURBED SOIL
ø 4 BENT REBAR AS SHOWN, EMBED 2'-0" HORIZ.
6 ø 4 REBARS, CONTINUOUS
1/22 FOUNDATION DETAIL
SCALE: 1"=1'-0"
SECTION A-A, COMPANY STORE - H.S. 311
SECTION B-B, SHOWER BUILDING - H.S. 312
REMOVE EXISTING ROOF
NEW ROOF & FRAMING
NEW WALL
NEW FOUNDATION WALL
SECTION C-C, DUPLEX #1, H.S. 314 (DUPLEX #5 - H.S. 316 SIMILAR)
BAND INSULATION C.I.T. TO FIT BETWEEN STUDS & RAFTERS
ALL INSUL. WITH VAPOR BARRIER, TOWARD HEATED SPACE
DRAWING FILED IN # 314 ONLY
INSTALL LAYOUT TABLE
REMOVE EXIST. WALL DRYWALL & BOTTOM OF UPPER STRINGER
DROP BOARD
STAIRWELL HEADER AND JOIST BEAM MOVED 16" NORTH; DRYWALL BATH
12 CLOSED RISERS, 8¼" HIGH
11 TREADS, 9½" WIDE
NEW FOUNDATION WALLS & FLOOR, W/ FINISHED EXTERIOR
SECTION D-D, DUPLEX # 5, H.S. 316 - BASEMENT
NEW HANDRAILS
10 CLOSED RISERS, 8¼" HIGH
9 TREADS, 9½" WIDE INCLUDING 1" NOSE
NEW MECH. ROOM FLOOR 6" BELOW EXISTING
DROP
0 2 4 8
DESIGNED: EHA
DRAWN: DKW/NJS
TECH. REVIEW: EHA
DATE: 4/02
SUB SHEET NO
TITLE OF SHEET
JAITE BUILDINGS
(H.S. 311, 312, 314, 316)
SECTIONS
DRAWING NO
644
60.050
PKG. NO.
SHEET
22
OF 41



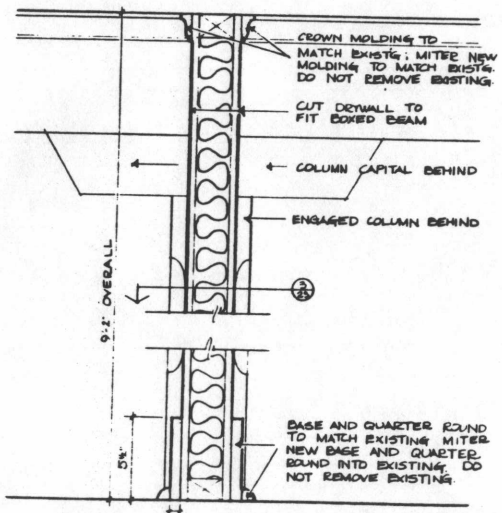
1/23 DETAILS OF ATTIC - BOOKCASES AT DUPLEX 314 ONLY



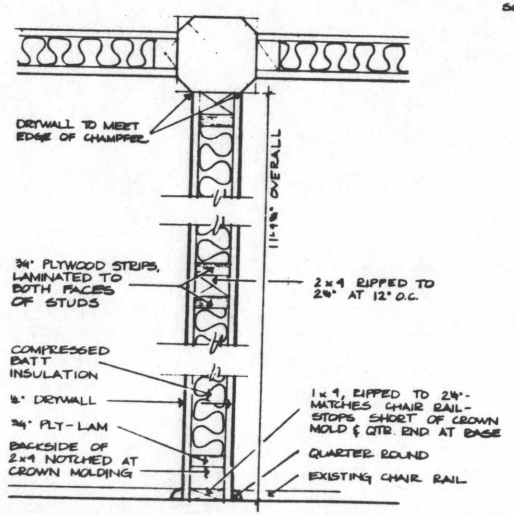
ELEVATION OF BOOKCASES - AT DUPLEX 314 ONLY

H.S. 314, 316 – DUPLEXES

SCALE 1"=1'-0"



2/23 SECTIONS

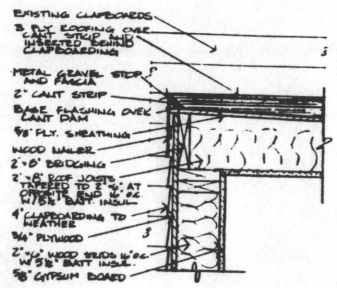


PLAN DETAILS 3/23

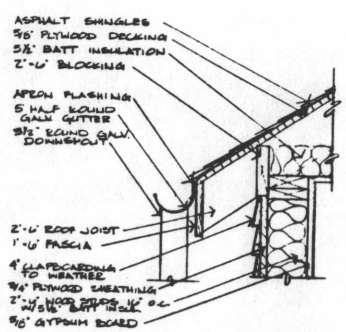
H.S. 311 CONFERENCE ROOM WALL

SCALE 3"=1'-0"

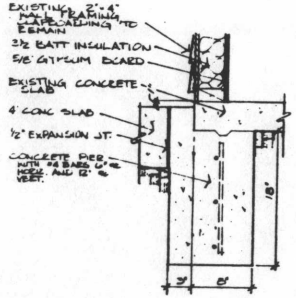
DESIGNED E ADELMAN	SUB SHEET NO	TITLE OF SHEET	DRAWING NO E44 60 058
DRAWN M. STEPANIK		JAITE BUILDINGS (H.S. 311, 314 316)	
TECH. REVIEW E. ADELMAN		SECTIONS & ELEVATION	PKG NO. — —
DATE 10/82			SHEET 23 OF 91



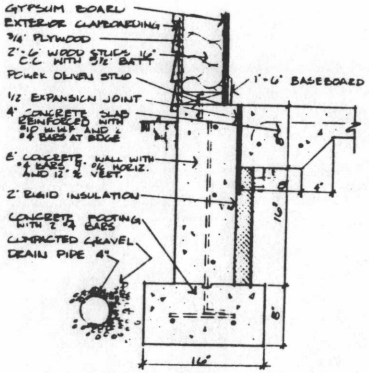
DETAIL
Scale 1½" = 1'-0"
A/24



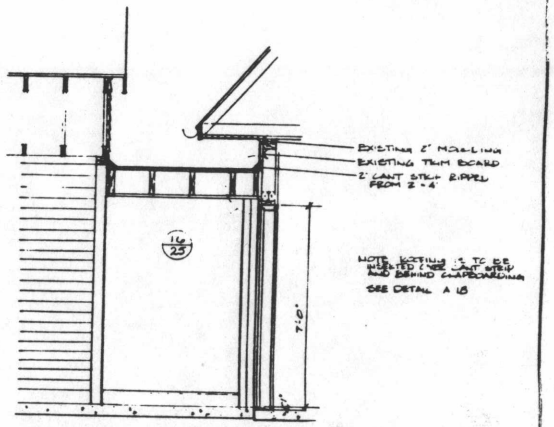
DETAIL
Scale 1½" = 1'-0"
B/24



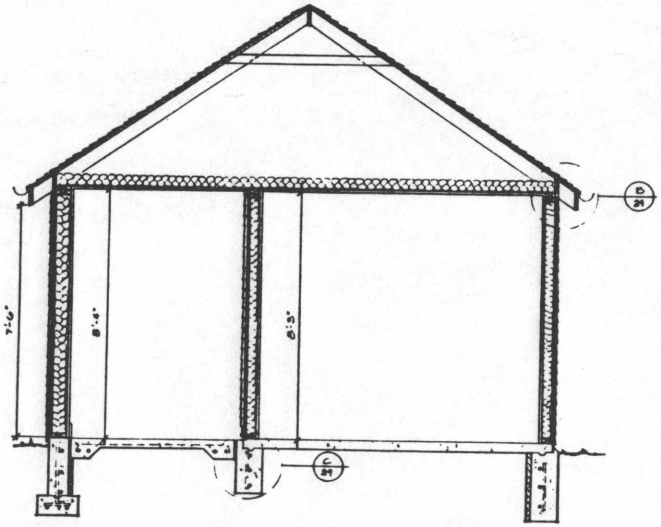
DETAIL
Scale 1½" = 1'-0"
C/24



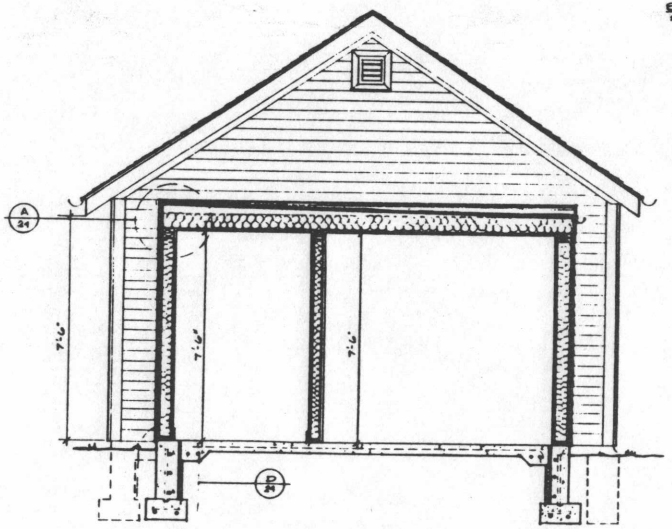
DETAIL
Scale 1½" = 1'-0"
D/24



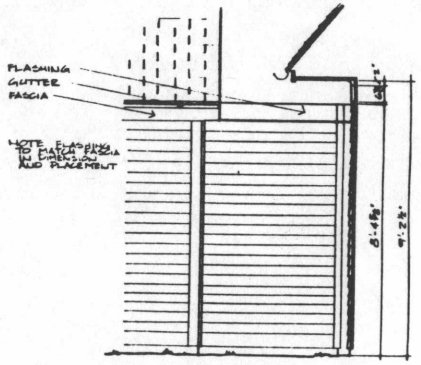
SECTION
Scale ½" = 1'-0"
3/24



SECTION
Scale ½" = 1'-0"
1/24



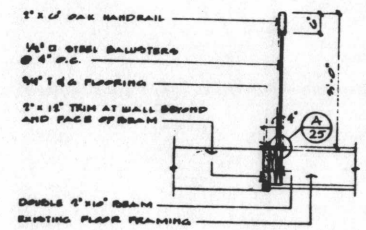
SECTION
Scale ½" = 1'-0"
2/24



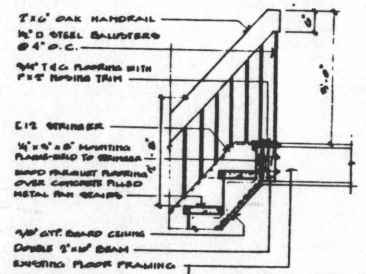
ELEVATION
Scale ½" = 1'-0"
1/24

DESIGNED: E.H.A.	SUB SHEET NO	TITLE OF SHEET: STORE COMPLEX (H.S. 511, 512) BUILDING SECTIONS & DETAILS	DRAWING NO: 644 60, 050
DRAWN: S.H.D.			PKG NO. — — —
TECH. REVIEW			SHEET 24 OF 91
DATE 7/81			

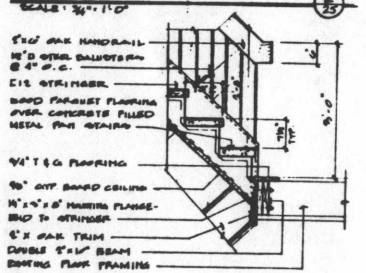
6



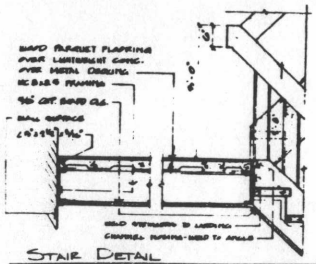
STAIR DETAIL
SCALE: ¾" = 1'-0" — 1/25



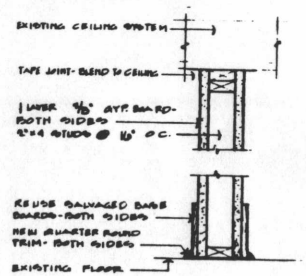
STAIR DETAIL
SCALE: ¾" = 1'-0" — 2/25



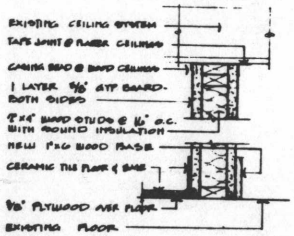
STAIR DETAIL
SCALE: ¾" = 1'-0" — 3/25



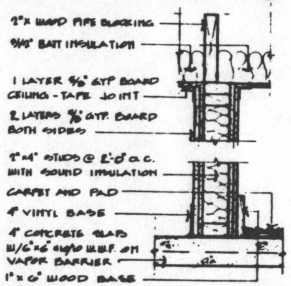
STAIR DETAIL
SCALE: ¾" = 1'-0" — 12/25



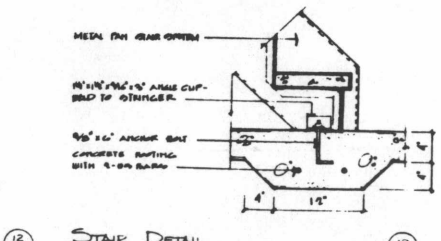
SECTION
SCALE: 1½" = 1'-0" — 4/25



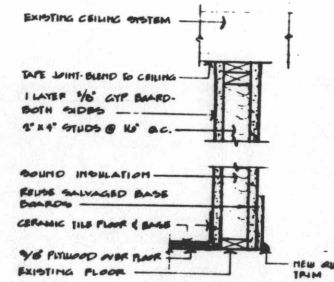
SECTION
SCALE: 1½" = 1'-0" — 5/25



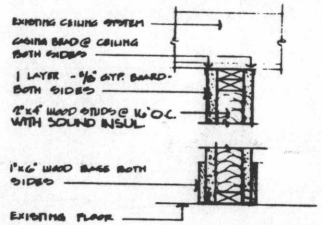
SECTION
SCALE: 1½" = 1'-0" — 6/25



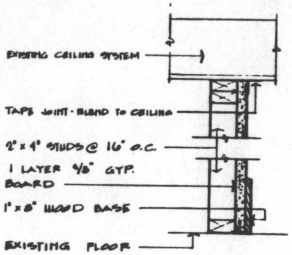
STAIR DETAIL
SCALE: 1½" = 1'-0" — 13/25



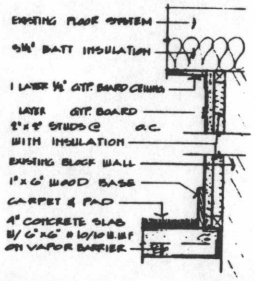
SECTION
SCALE: 1½" = 1'-0" — 9/25



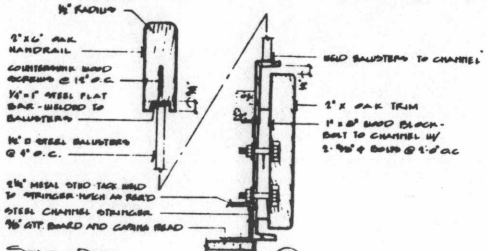
SECTION
SCALE: 1½" = 1'-0" — 8/25



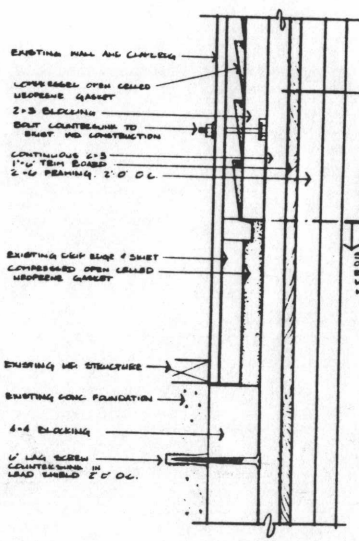
SECTION
SCALE: 1½" = 1'-0" — 9/25



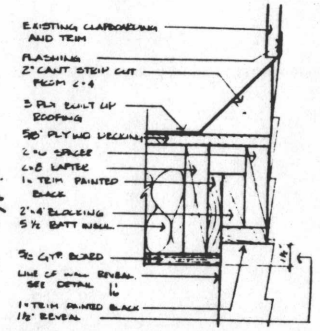
SECTION
SCALE: 1½" = 1'-0" — 10/25



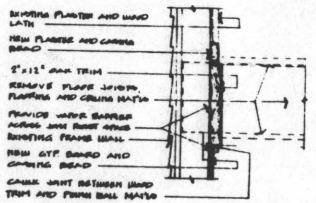
STAIR DETAIL
SCALE: 1½" = 1'-0" — 14/25



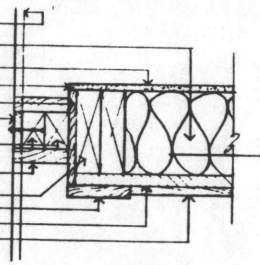
SECTION
SCALE: 3" = 1'-0" — 17/25



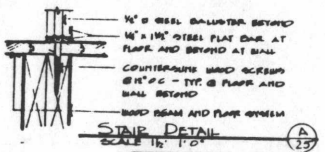
SECTION DETAIL (REVEAL)
SCALE: 3" = 1'-0" — 16/25



STAIR DETAIL
SCALE: 1½" = 1'-0" — 15/25

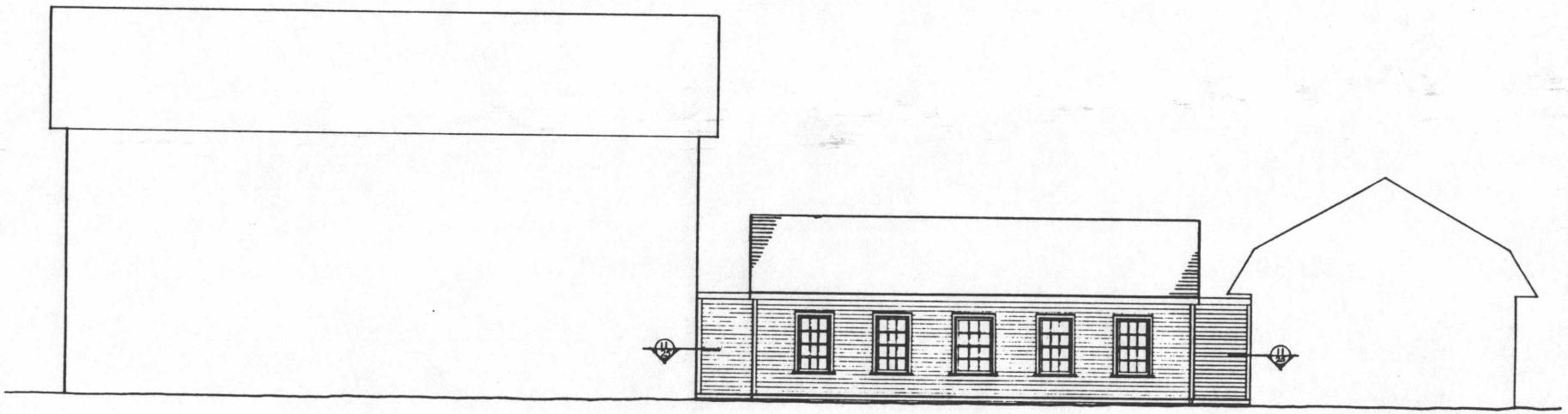


PLAN DETAIL (REVEAL)
SCALE: 3" = 1'-0" CONNECTION OF NEW WALL TO EXIST. BLDGS.



STAIR DETAIL
SCALE: 1½" = 1'-0" — A/25

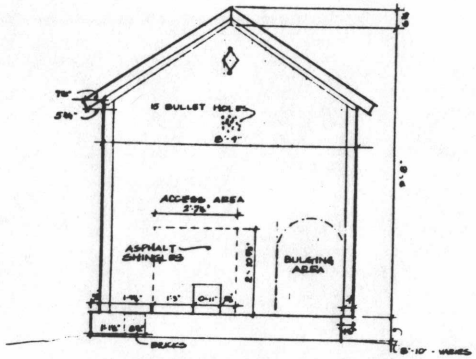
DESIGNED: EHA	SUB SHEET NO	TITLE OF SHEET: JAITE BUILDINGS CONSTRUCTION DETAILS	DRAWING NO. 1-11 00 0158
DRAWN: DKW			PKG NO. — SHEET 25
TECH. REVIEW: EHA			— OF 91
DATE: 4/82			



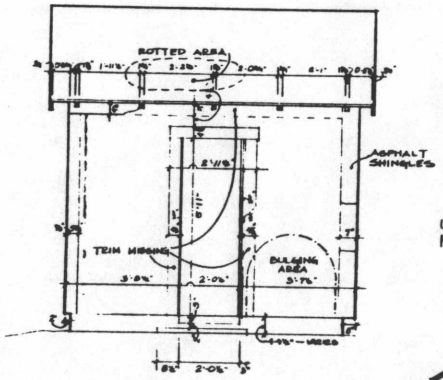
N

0 2 4 8

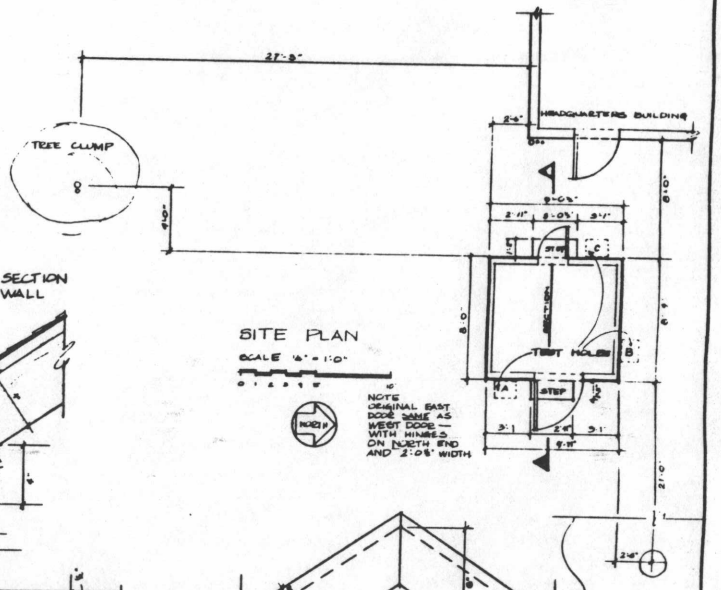
DESIGNED: EHA	SUB SHEET NO	TITLE OF SHEET: STORE COMPLEX (H & BI, SIZ) WEST ELEVATION	DRAWING NO: 044 00.050
DRAWN: EHA			PKG NO. — — —
TECH. REVIEW:			SHEET 26 OF 91
DATE: 1/82			



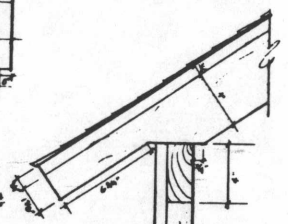
NORTH ELEVATION SCALE: ½"=1'-0"



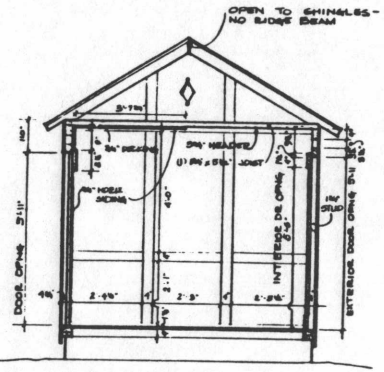
WEST ELEVATION
SCALE: ½"=1'-0"



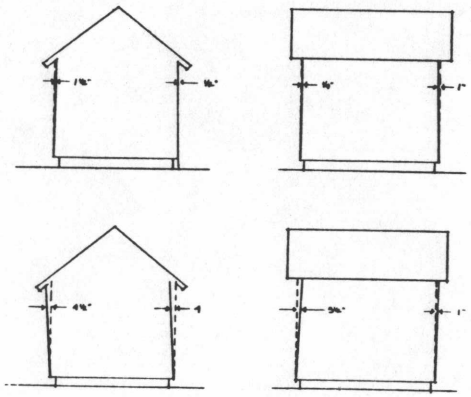
SITE PLAN
SCALE ½"=1'-0"



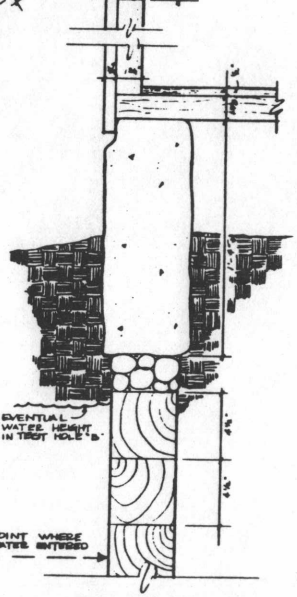
UPPER WALL SECTION FROM EAST WALL



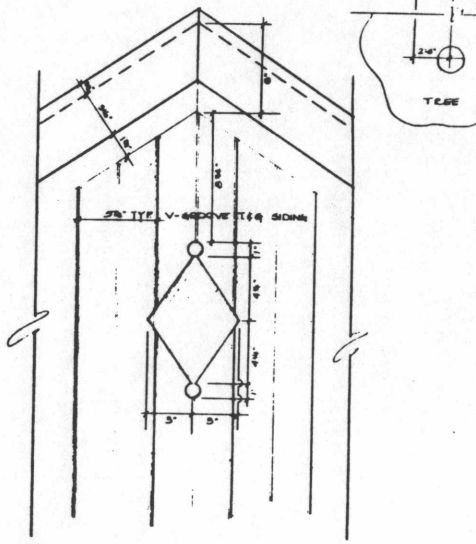
LATITUDINAL CROSS-SECTION TAKEN 1'-0" FROM NORTH WALL
SCALE: ½"=1'-0"



ELEVATIONS SHOWING AMOUNT OUT-OF-PLUMB
SCALE: ½"=1'-0"

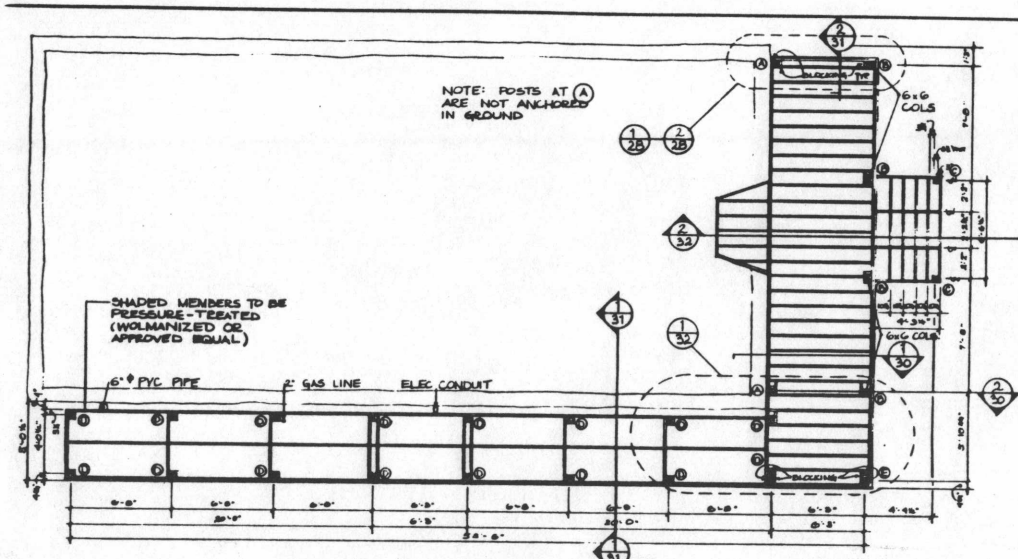


LOWER WALL SECTION FROM TEST HOLE 'B' AREA
BOTH SECTIONS — SCALE: ½"=1'-0"



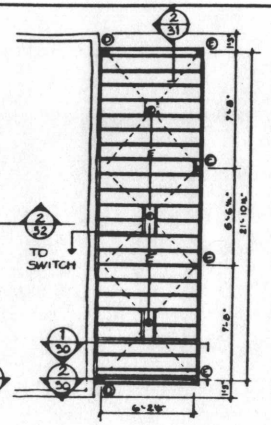
GABLE VENT DETAIL SCALE: 3"=1'0"

DESIGNED:	SUB SHEET NO	TITLE OF SHEET	DRAWING NO 644
DRAWN: N STERNIK		PRIVY (H & 345)	GO. 068
TECH. REVIEW:		EXISTING CONDITIONS	PKG. NO. — SHEET 27
DATE 7/03			— of 41



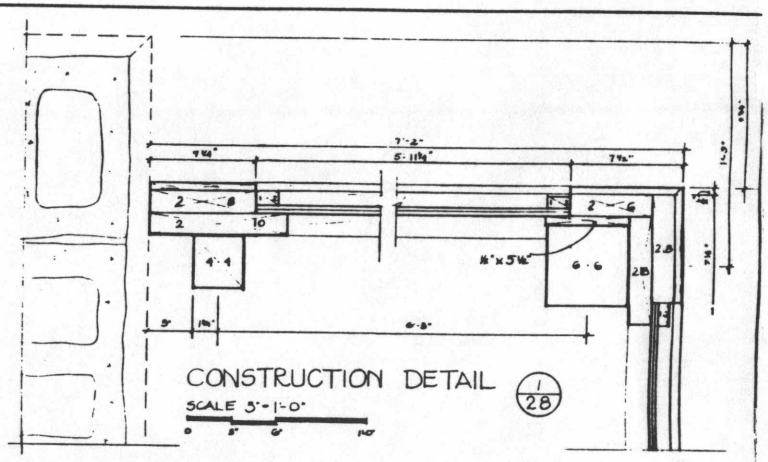
FIRST FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"



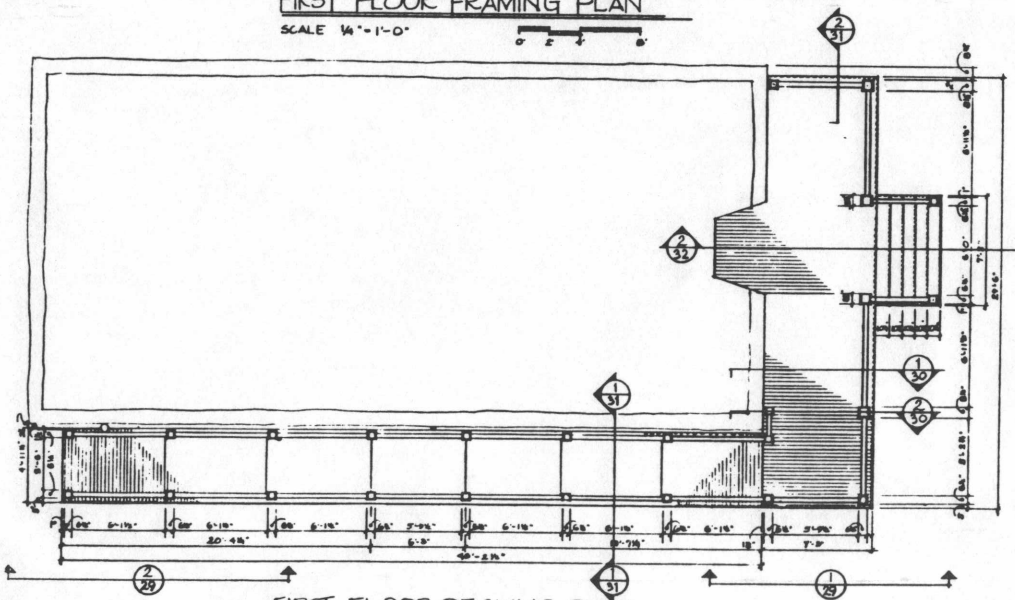
SECOND FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"



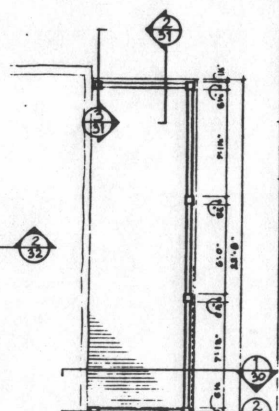
CONSTRUCTION DETAIL (1/28)

SCALE 3" = 1'-0"



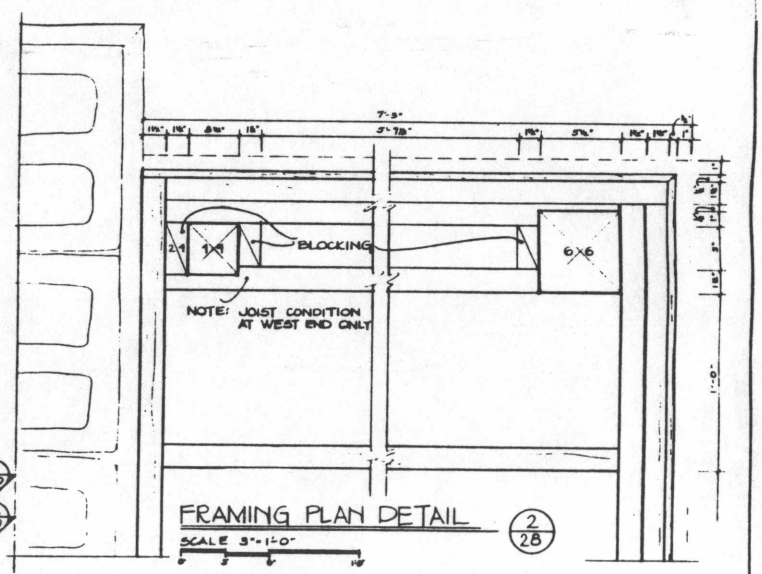
FIRST FLOOR DECKING PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR DECKING PLAN

SCALE 1/4" = 1'-0"

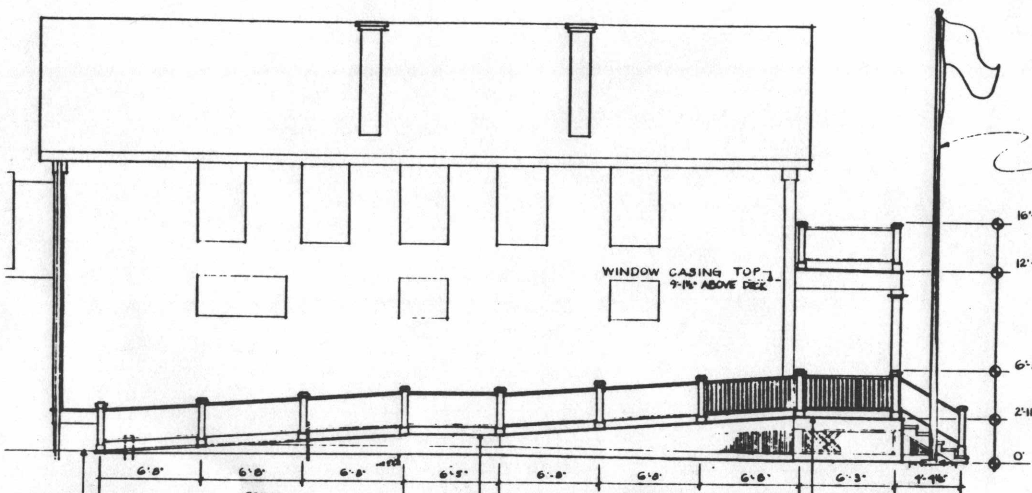


FRAMING PLAN DETAIL (2/28)

SCALE 3" = 1'-0"

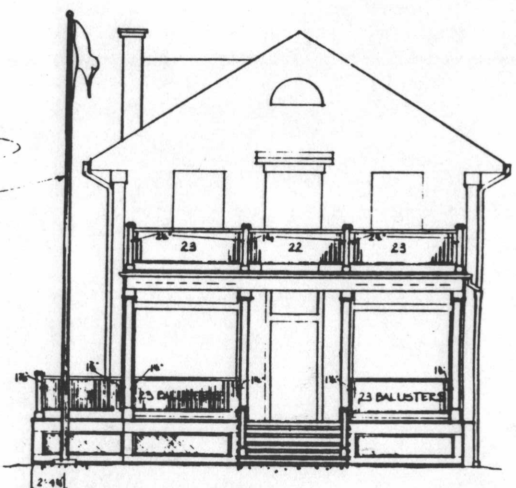
N

DESIGNED: ADELMAN	SUB SHEET NO	TITLE OF SHEET: STORE PORCH AND RAMP (RLS SH) PLANS AND DETAILS	DRAWING NO: 649 ED. U38
DRAWN: STEFANIK			PKG. NO. — — —
TECH. REVIEW:			SHEET 28 OF 41
DATE 9/83			



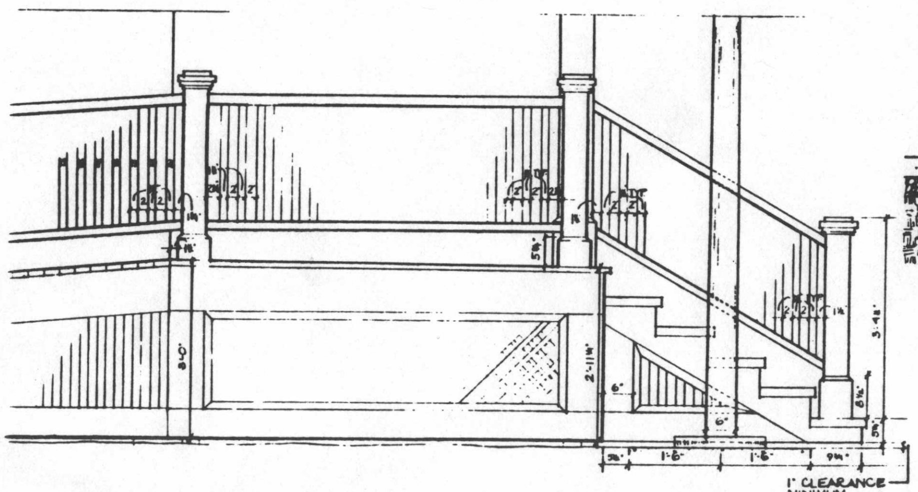
EAST ELEVATION

SCALE ¼"=1'-0"



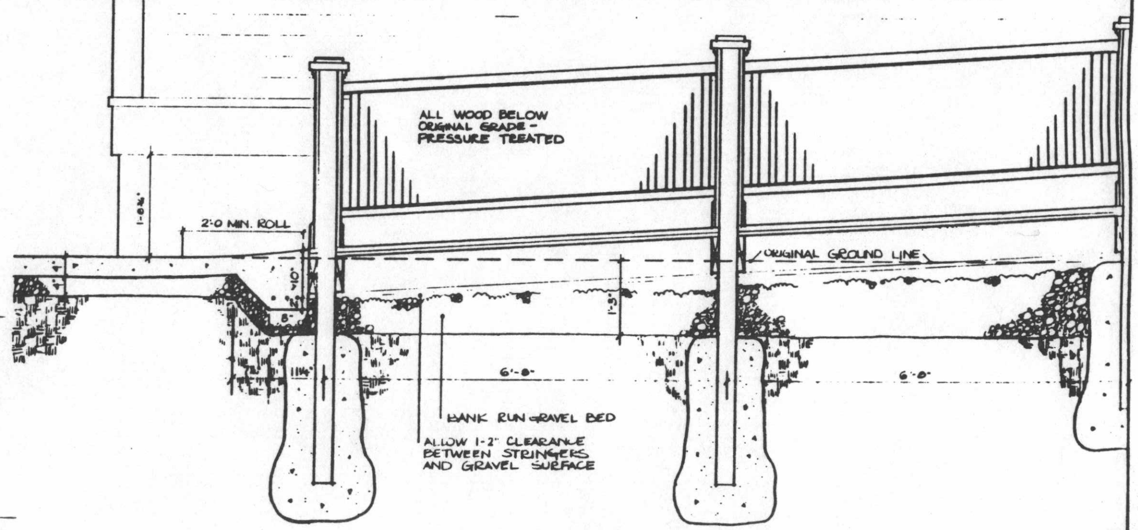
NORTH ELEVATION

SCALE ¼"=1'-0"



1/29 RAMP-DECK-STAIR ELEVATION

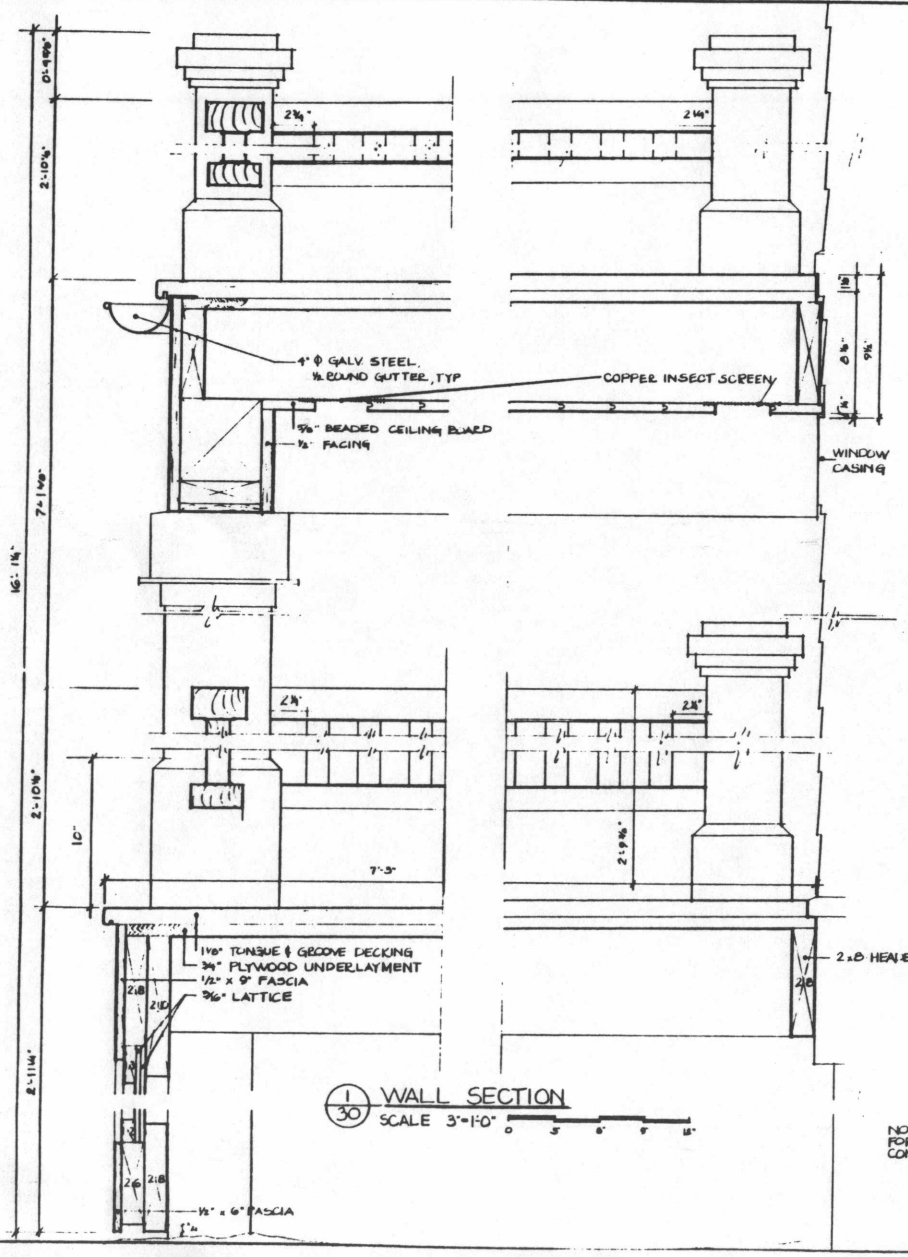
SCALE 1"=1'-0"



2/29 RAMP END SECTION

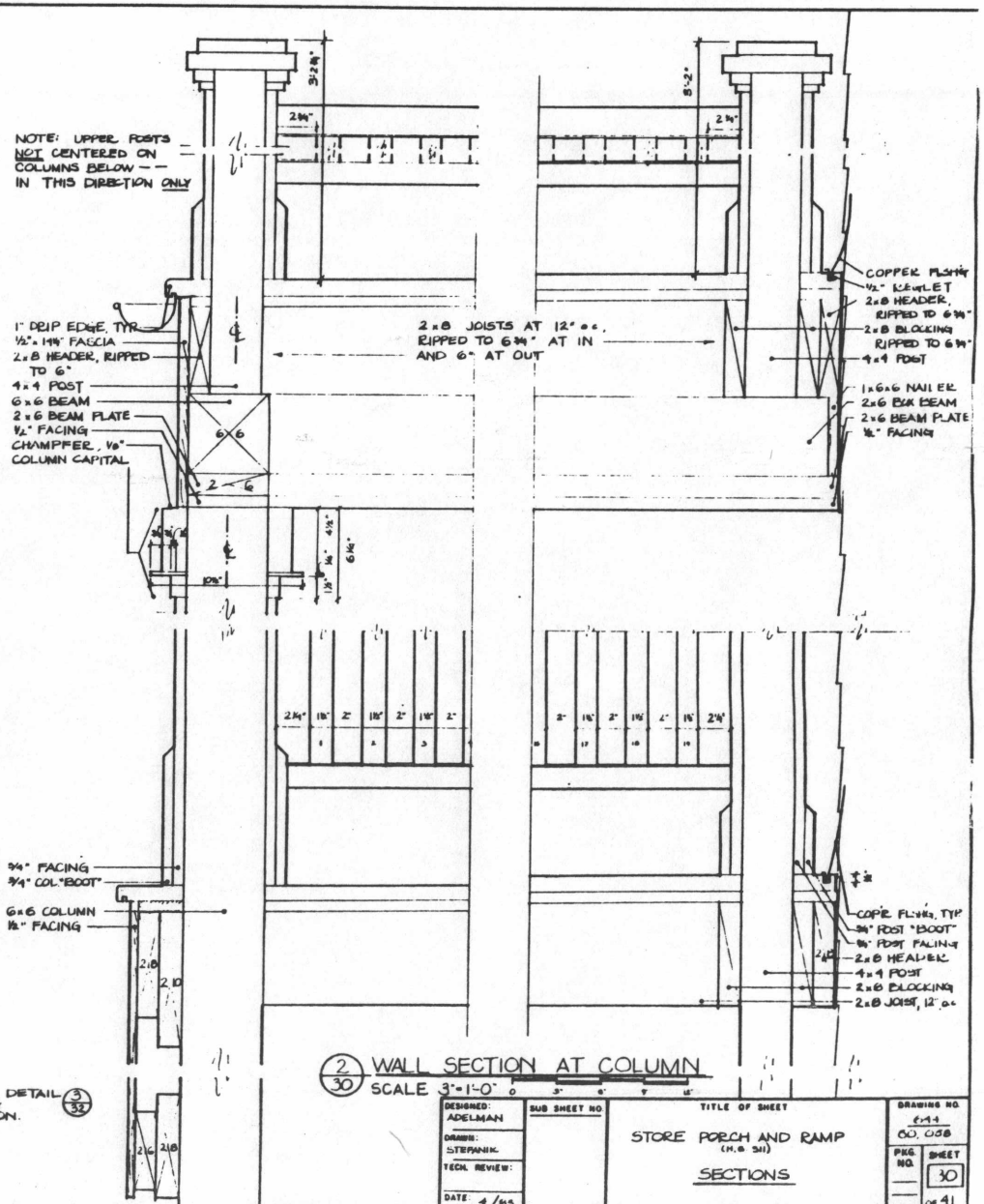
SCALE 1"=1'0"

DESIGNED: ADELMAN DRAWN: NORMA J STEPANIK TECH. REVIEW: DATE: 3/83	SUB SHEET NO	TITLE OF SHEET STORE PORCH AND RAMP (HS-81) ELEVATIONS	DRAWING NO 644 60,058 PKG. NO. SHEET 29 OF 41



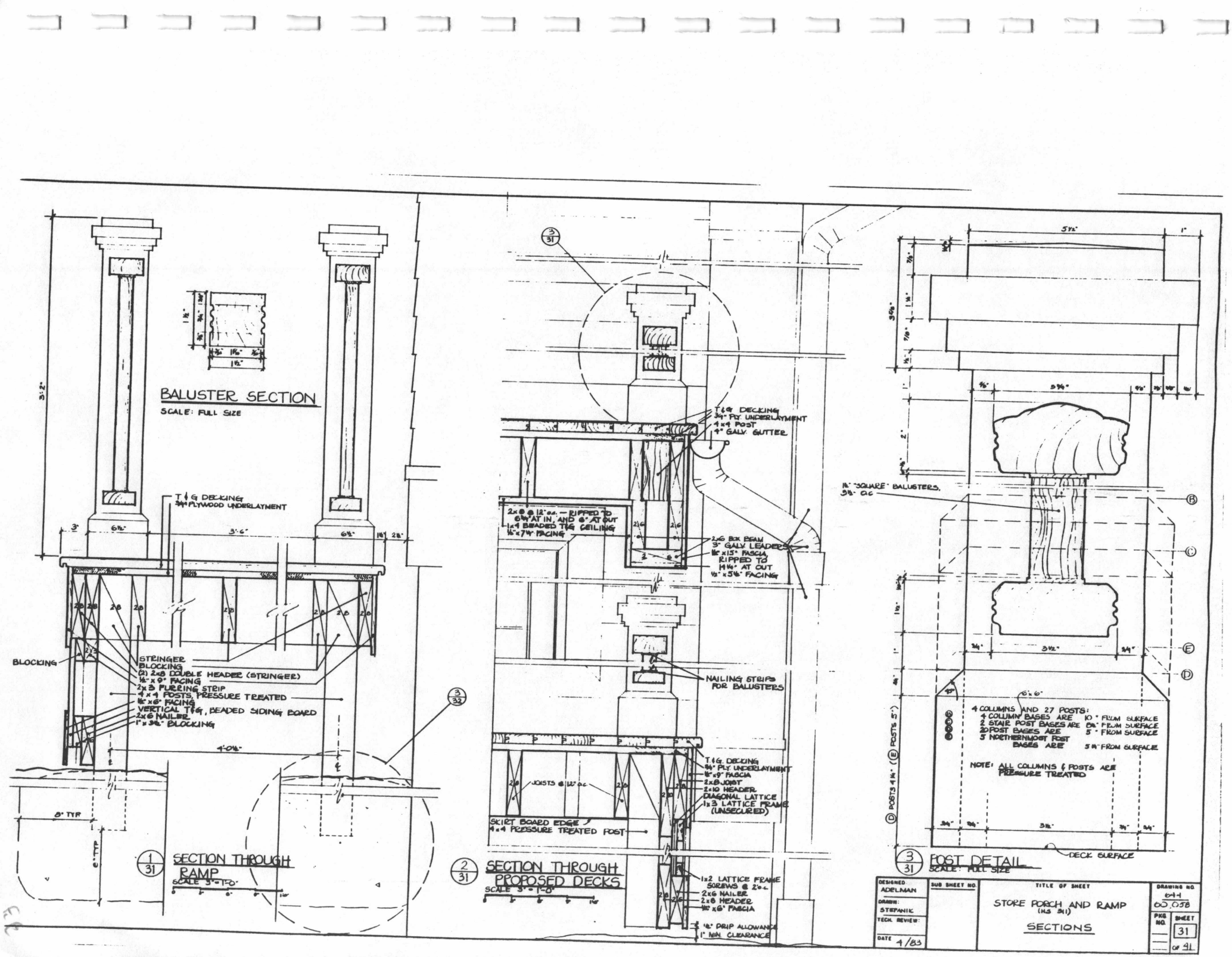
1/30 WALL SECTION
SCALE 3"=1'-0"

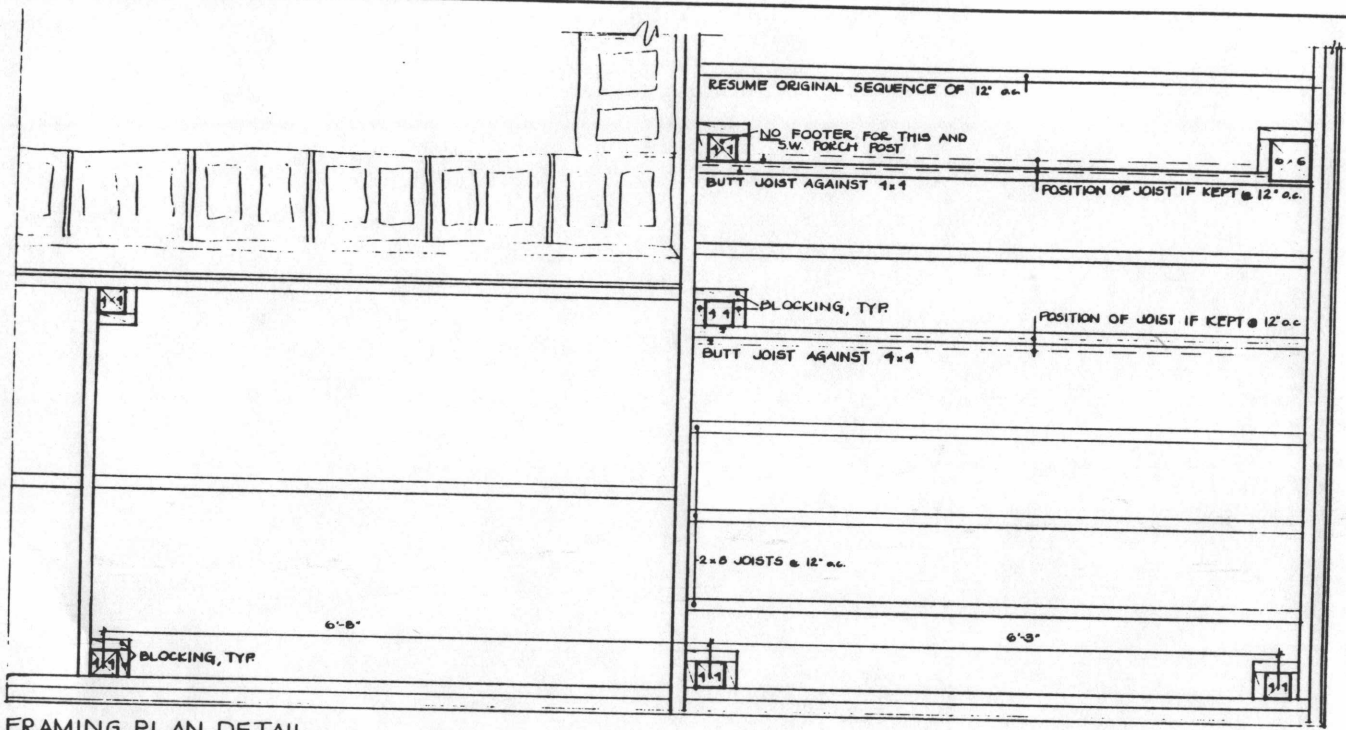
NOTE: SEE DETAIL 3/32 FOR FOOTING CONSTRUCTION.



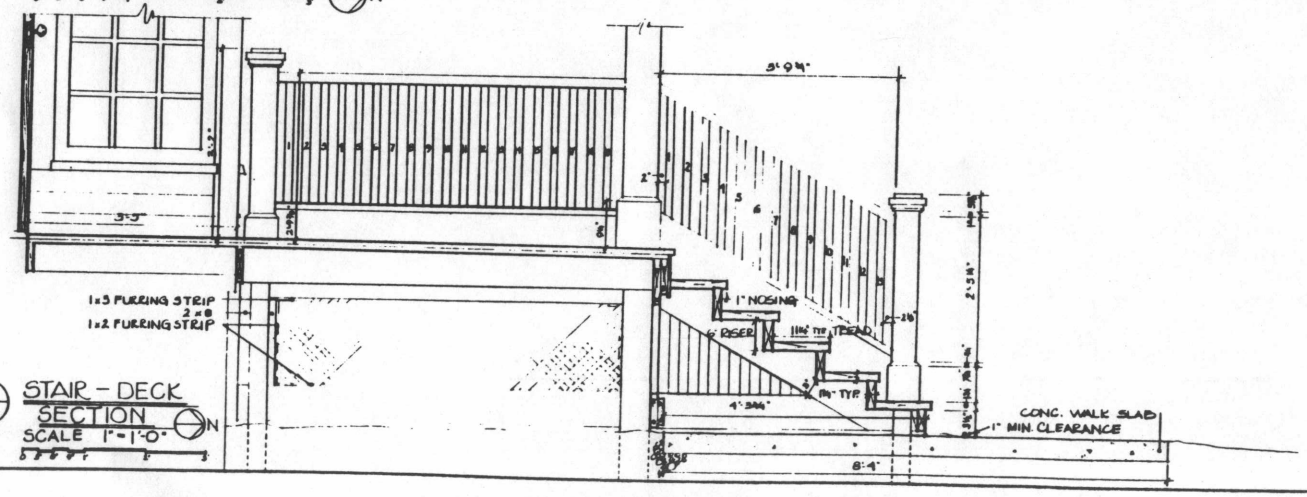
2/30 WALL SECTION AT COLUMN
SCALE 3"=1'-0"

DESIGNED: ADELMAN	SUB SHEET NO	TITLE OF SHEET	DRAWING NO. 4-11 60, 058
DRAWN: STEPANIK		STORE PORCH AND RAMP (H.O 311)	PKG NO.
TECH. REVIEW:		SECTIONS	SHEET 30
DATE: 1/85			OF 41

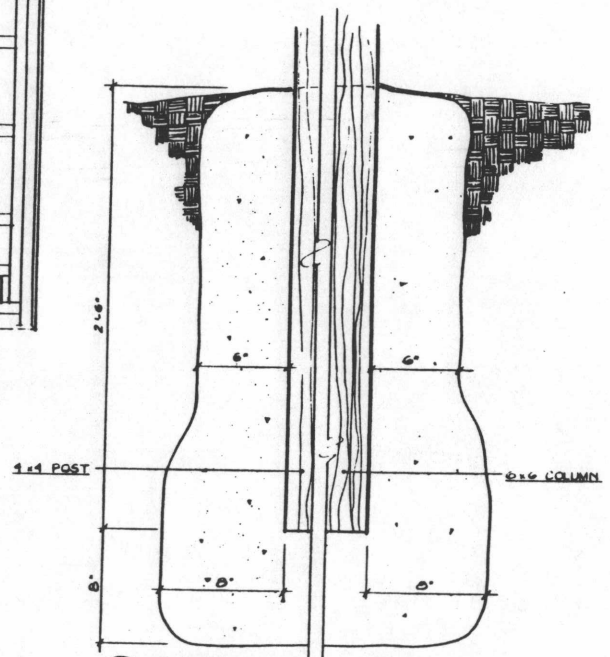

BALUSTER SECTION
SCALE: FULL SIZE
T & G DECKING
3/4" PLYWOOD UNDERLAYMENT
BLOCKING
STRINGER BLOCKING
(2) 2x8 DOUBLE HEADER (STRINGER)
1½" x 9" FACING
2x3 FURRING STRIP
4 x 4 POSTS, PRESSURE TREATED
1½" x 6" FACING
VERTICAL T&G, BEADED SIDING BOARD
2x6 NAILER
1" x 3½" BLOCKING
8" TYP
6" TYP
1/31 SECTION THROUGH RAMP
SCALE 3/4"=1'-0"
3/31
2x8 @ 12" oc. — RIPPED TO 6¾" AT IN, AND 6" AT OUT
1x4 BEADED T&G CEILING
1½" x 7¼" FACING
T & G DECKING
3/4" PLY UNDERLAYMENT
4 x 4 POST
4" GALV. GUTTER
2x6 BOX BEAM
3" GALV. LEADER
1½" x 15" FASCIA
RIPPED TO H 14½" AT OUT
½" x 5½" FACING
NAILING STRIPS FOR BALUSTERS
T & G. DECKING
3/4" PLY. UNDERLAYMENT
1½" x 8" FASCIA
2x8 JOIST
2x10 HEADER
DIAGONAL LATTICE
1x3 LATTICE FRAME (UNSECURED)
JOISTS @ 12" oc
SKIRT BOARD EDGE
4 x 4 PRESSURE TREATED POST
1x2 LATTICE FRAME SCREWS @ 2'-0" o.c.
2x6 NAILER
2x8 HEADER
1½" x 6" FASCIA
½" DRIP ALLOWANCE
1" MIN. CLEARANCE
2/31 SECTION THROUGH PROPOSED DECKS
SCALE 3/4"=1'-0"
1½" SQUARE BALUSTERS, 5½" OC
4 COLUMNS AND 27 POSTS:
4 COLUMN BASES ARE 10" FROM SURFACE
2 STAIR POST BASES ARE 8¾" FROM SURFACE
20 POST BASES ARE 5" FROM SURFACE
3 NORTHERNMOST POST BASES ARE 5¼" FROM SURFACE
NOTE: ALL COLUMNS & POSTS ARE PRESSURE TREATED
(D) POSTS 4¼" ((E) POSTS 5")
DECK SURFACE
3/31 POST DETAIL
SCALE: FULL SIZE
DESIGNED ADELMAN
DRAWN: STEPANIK
TECH. REVIEW:
DATE 1/83
SUB SHEET NO.
TITLE OF SHEET
STORE PORCH AND RAMP (HS 31)
SECTIONS
DRAWING NO. 6-41 00.038
PKG NO.
SHEET 31 of 91



1/32 FRAMING PLAN DETAIL
SCALE 1½" = 1'-0"

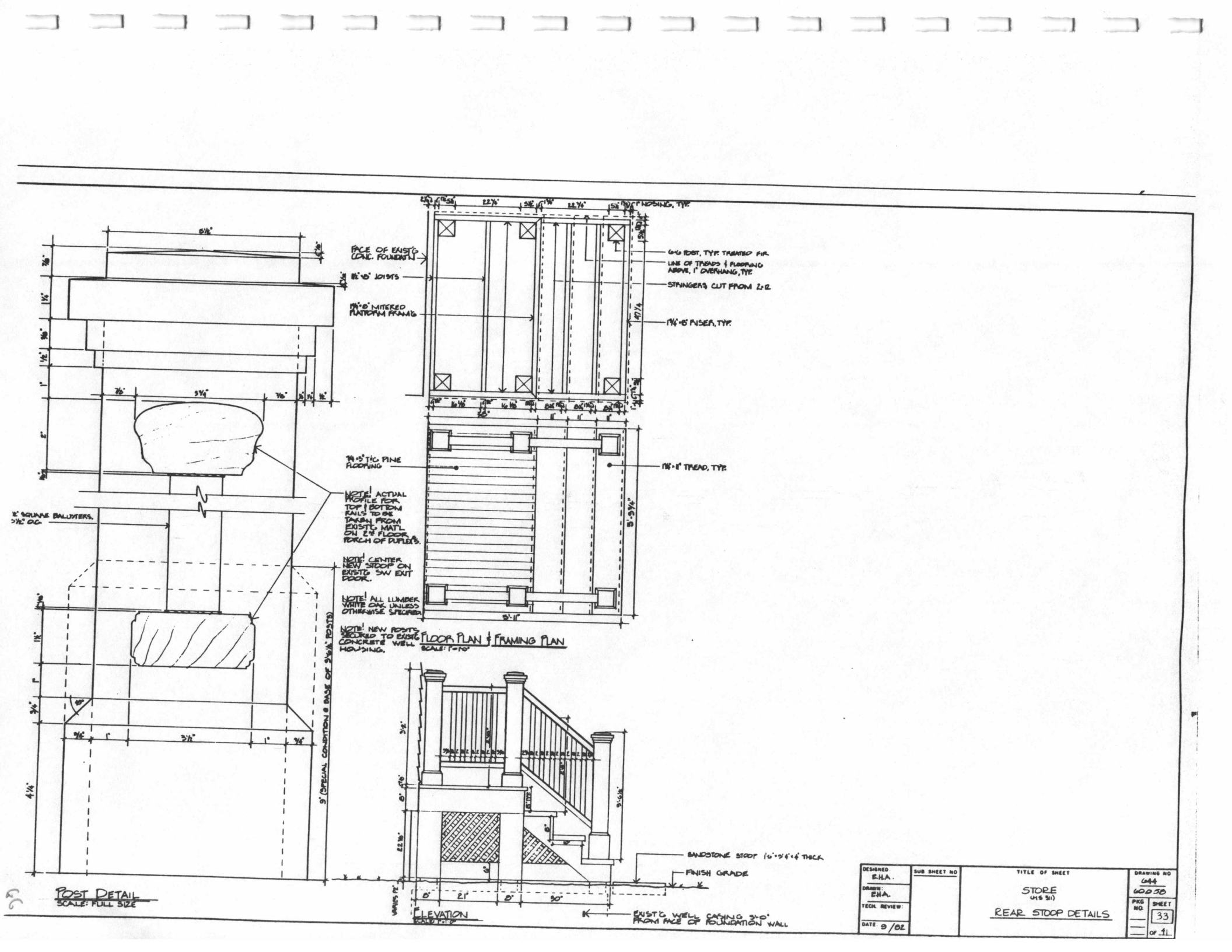


2/32 STAIR - DECK SECTION
SCALE 1" = 1'-0"



3/32 POST AND COLUMN FOOTINGS
SCALE 3" = 1'-0"

DESIGNED: ADELMAN	SUB SHEET NO.	TITLE OF SHEET: STORE PORCH AND RAMP (H.S. 311) FRAMING DETAILS	DRAWING NO. 1244 60.000
DRAWN: STEFANIK			PKG. NO. —
TECH. REVIEW:			SHEET 32
DATE 1/83			OF 41



DESIGNED: E.H.A.	SUB SHEET NO	TITLE OF SHEET: STORE (415 3rd) REAR STOOP DETAILS	DRAWING NO: 044 6D038
DRAWN: E.H.A.			PKG NO. — SHEET 33
TECH. REVIEW:			— OF 41
DATE: 9/02			



BUNGALOWS 1 & 3



BUNGALOWS 2 & 4

TEXTS

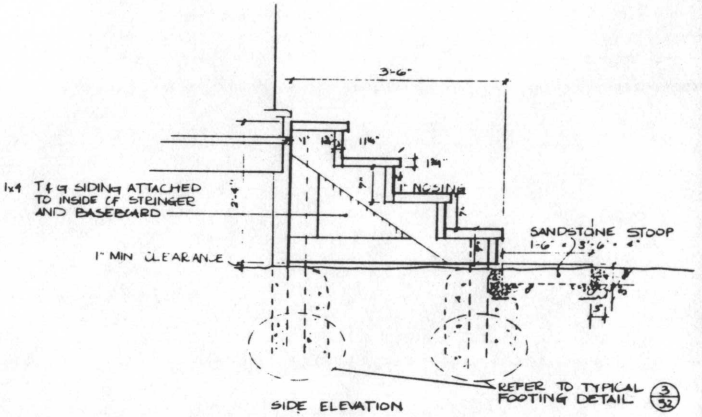
BUNGALOW # 1	MAINTENANCE DIVISION
BUNGALOW # 2	RESOURCE MANAGEMENT AND VISITOR PROTECTION
BUNGALOW # 3	TECHNICAL ASSISTANCE AND PROFESSIONAL SERVICES
BUNGALOW # 4	INTERPRETATION AND VISITOR SERVICES

1'-0" × 2'-4"

TEMPLATE PROVIDED BY CONTRACTING OFFICER

(1/39) EXTERIOR SIGNS (N.I.C.)

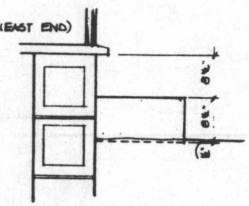
SCALE 1/2" = 1'-0"



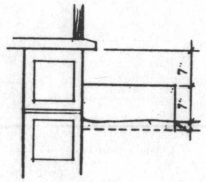
SIDE ELEVATION

BUNGALOWS' SIDE STEPS

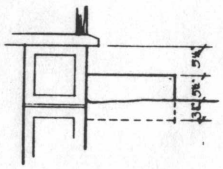
#1 (EAST END)



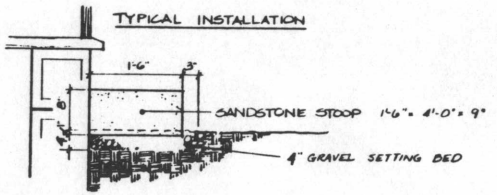
#4



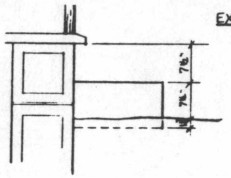
#2



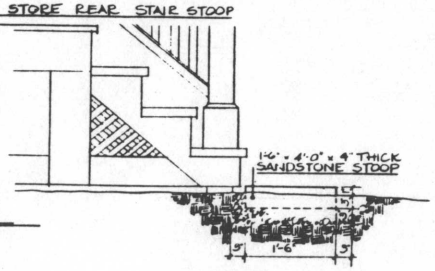
TYPICAL INSTALLATION



#3

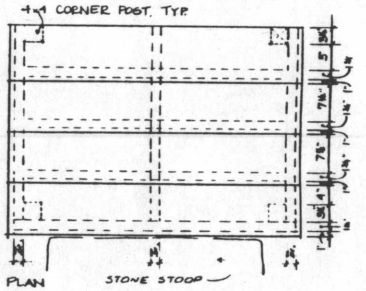


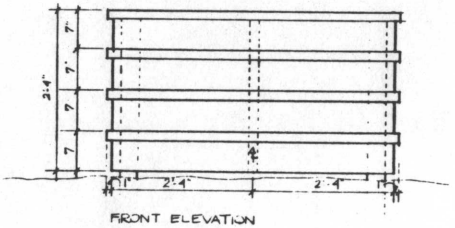
EXISTING STORE REAR STAIR STOOP



(2/39) STOOP AND STEP DETAILS

SCALE 1"=1'-0"



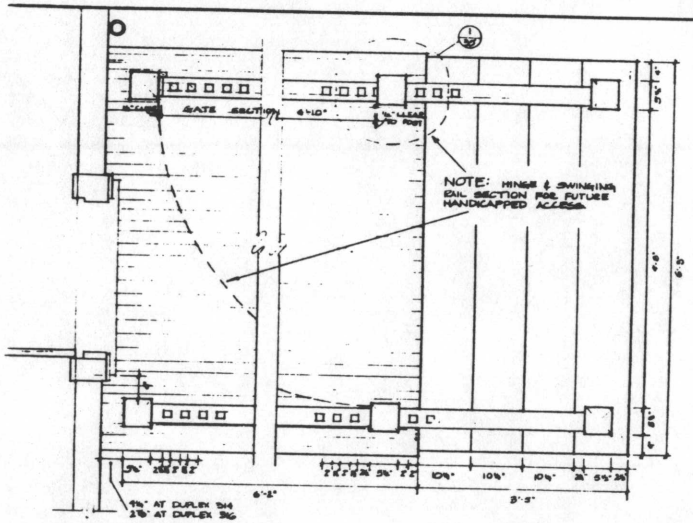


FRONT ELEVATION

(3/39) BUNGALOW REAR STAIRS AND STONE STOOP

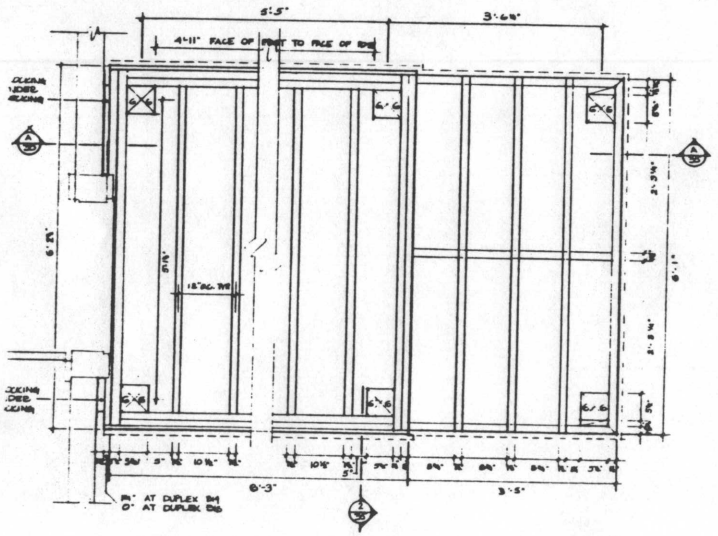
SCALE 1" = 1'-0"

DESIGNED: ADELMAN	SUB SHEET NO	TITLE OF SHEET: BUNGALOWS (HLS 303, 306, 308, 310) STOOP AND STEP DETAILS	DRAWING NO: 299 WO 058
DRAWN: STEFANIK			PKG NO. — — —
TECH. REVIEW:			SHEET 34 OF 41
DATE: 4/23			



DECKING PLAN

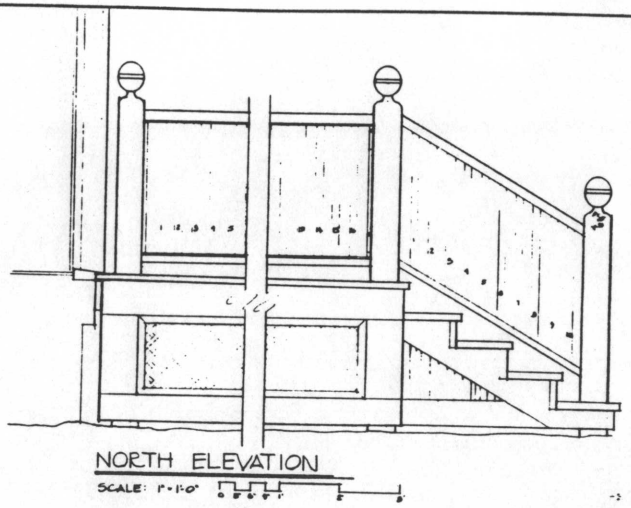
SCALE: 1"=1'-0"



FRAMING PLAN

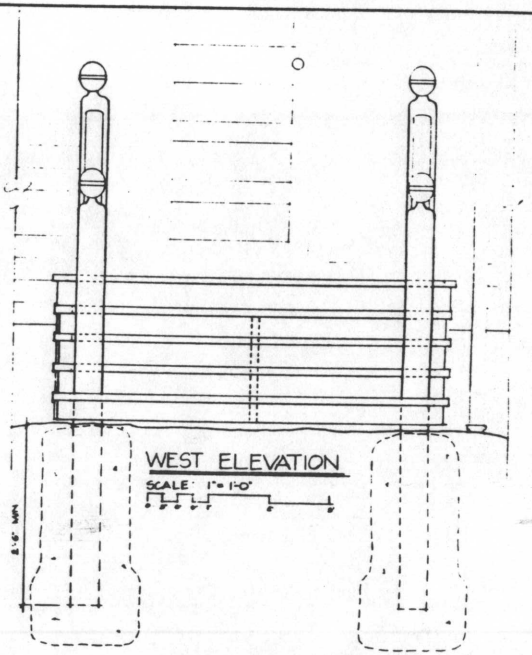
SCALE: 1'-1'-0"

NOTE: DO NOT SCALE FROM DWGS



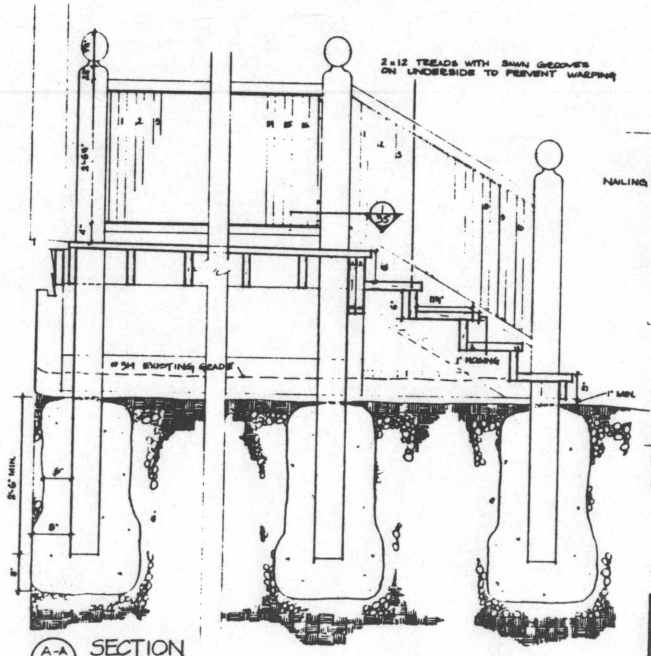
NORTH ELEVATION

SCALE: 1'-1'-0"



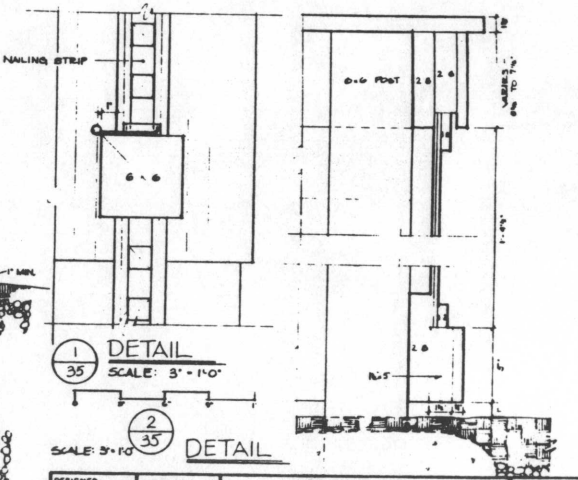
WEST ELEVATION

SCALE: 1"=1'-0"



A-A / 35 SECTION

SCALE: 1'-1'-0



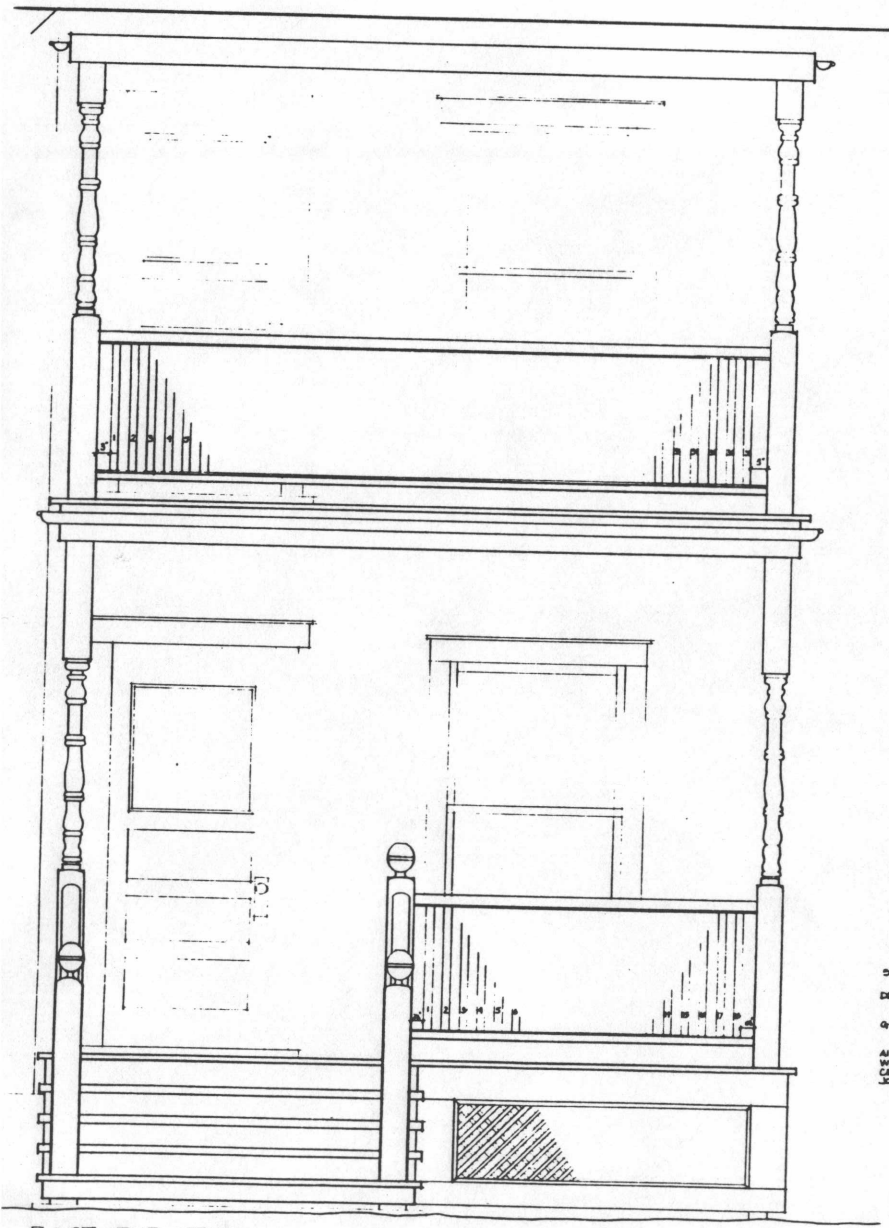
1 / 35 DETAIL

SCALE: 3"=1'-0"

2 / 35 DETAIL

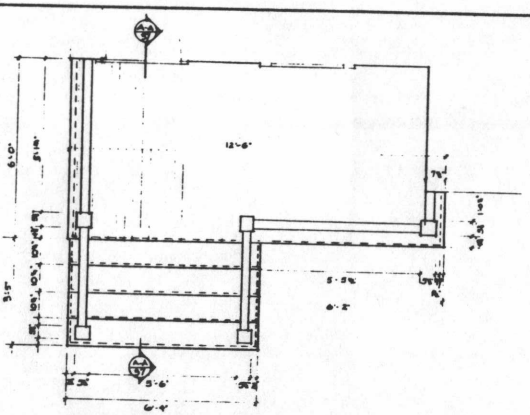
SCALE: 3"=1'-0"

DESIGNED: ADELMAN	SUB SHEET NO	TITLE OF SHEET: DUPLEXES #1 & 5 (#s 314, 316) LEAR PORCH – NEW CONSTRUCTION	DRAWING NO: 611 / 60038
DRAWN: STEFANIK			PKG NO. — / —
TECH. REVIEW: ADELMAN			SHEET 35 OF 41
DATE: 1/89			

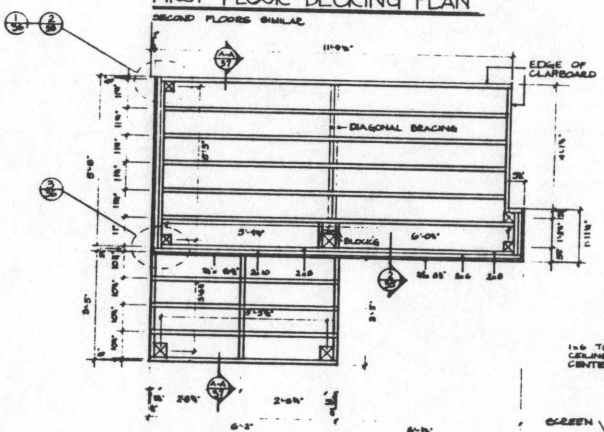


EAST ELEVATION

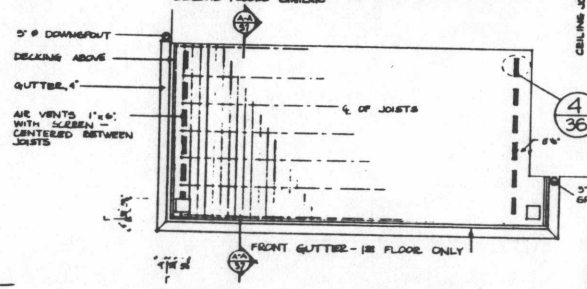
SCALE: 1"= 1'-0"



FIRST FLOOR DECKING PLAN

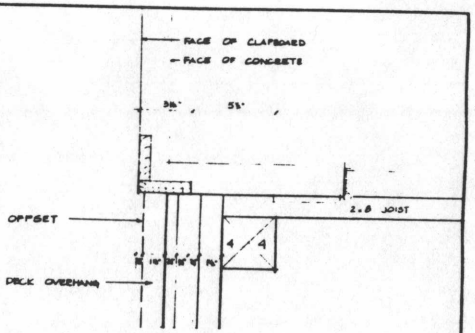


FIRST FLOOR FRAMING PLAN

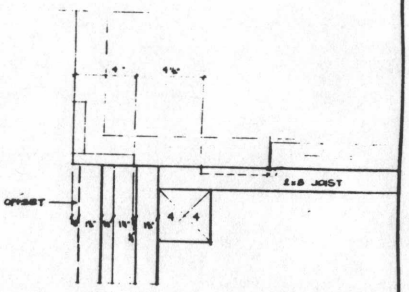


REFLECTED CEILING PLAN - BOTH FLOORS

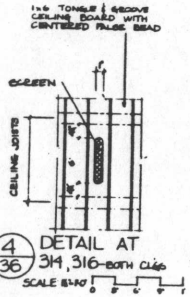
SCALE FOR ALL PLANS: 1/8"= 1'-0"



1/36 DETAIL AT 316

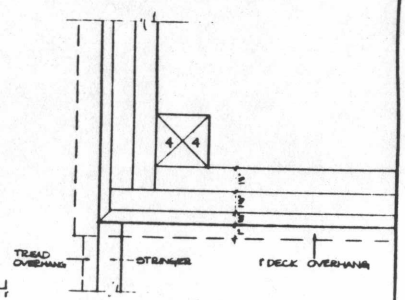


2/36 DETAIL AT 314



4/36 DETAIL AT 314, 316 - BOTH CL&D

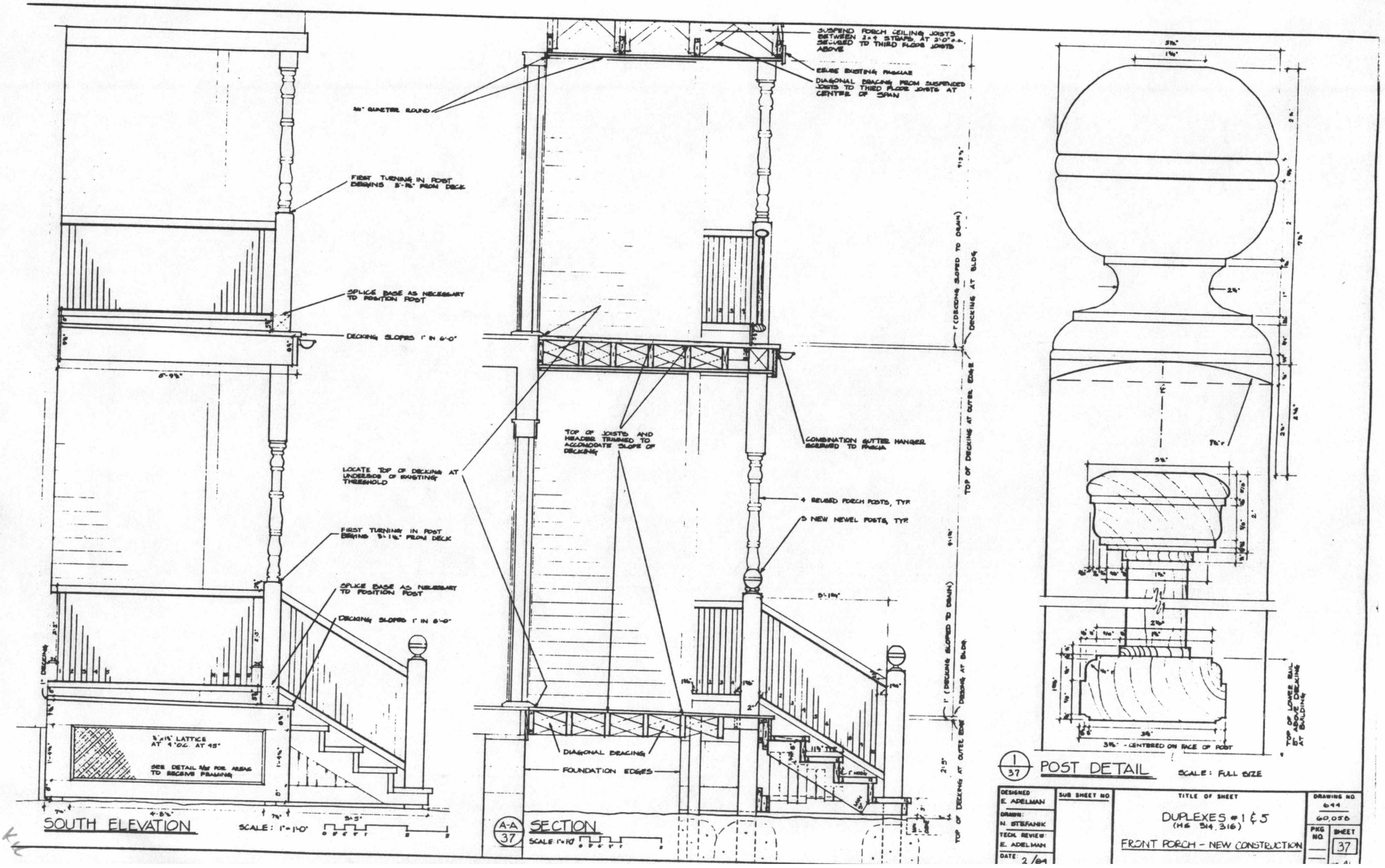
SCALE 1"=1'-0"



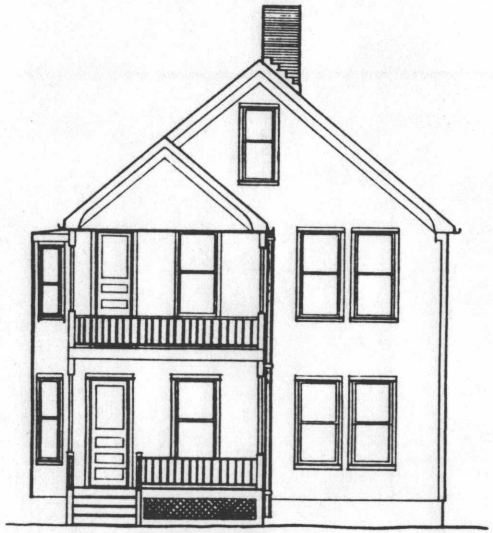
3/36 DETAIL AT 314 & 316

SCALE 3"=1'-0" FOR ABOVE DETAILS

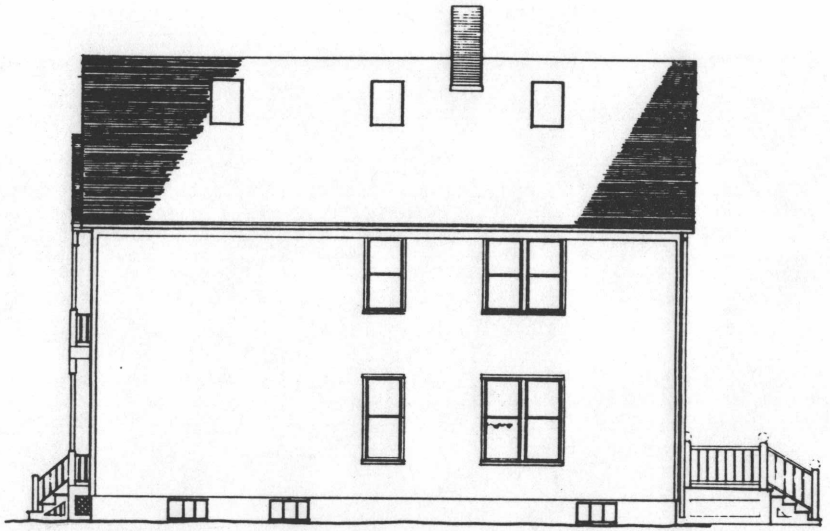
DESIGNED: E ADELMAN	SUB SHEET NO	TITLE OF SHEET: DUPLEXES # 1 & 5 (H.S. 314, 316) FRONT PORCH - NEW CONSTRUCTION	DRAWING NO 644 / 60058
DRAWN: N STEPANIK			PKG. NO. —
TECH. REVIEW: E ADELMAN			SHEET 36
DATE 2/84			OF 41



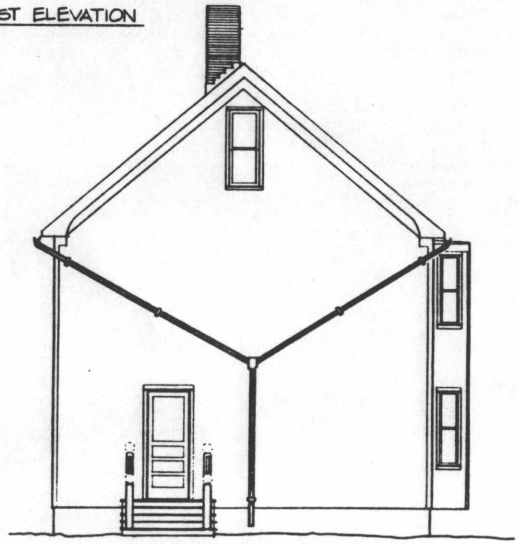
DESIGNED: E. ADELMAN	SUB SHEET NO	TITLE OF SHEET: DUPLEXES #1 & 5 (HS 314, 316) FRONT PORCH - NEW CONSTRUCTION	DRAWING NO: 6-44 60,058
DRAWN: N. STEFANIK			PKG NO. —
TECH. REVIEW: E. ADELMAN			SHEET 37
DATE: 2/84			



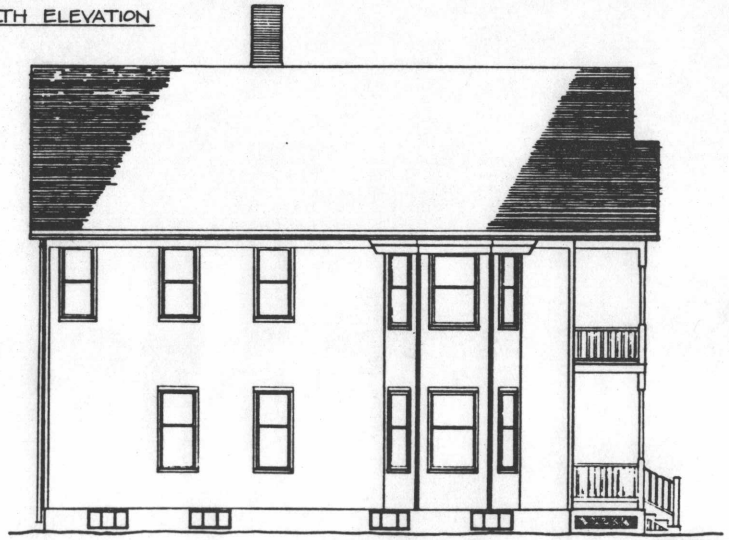
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

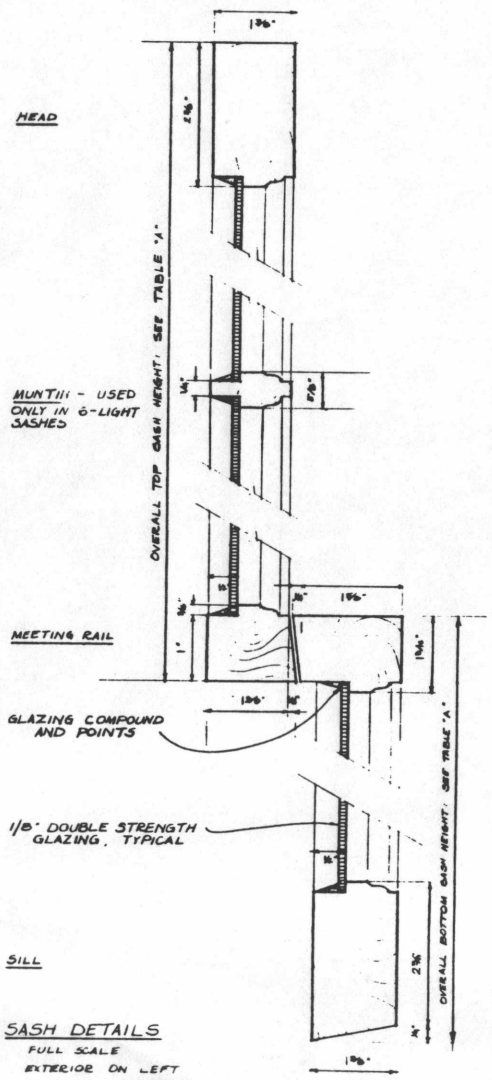


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 1 2 3 4 5 10' 15'

DESIGNED E. ADELMAN DRAWN E. ADELMAN TECH. REVIEW E. ADELMAN DATE 4/81	SUB SHEET NO	TITLE OF SHEET DUPLEX #3 (DUPLEX #1 SIMILAR) (H.S 314, 316) ROOFING, GUTTERS, DOWNSPOUTS	DRAWING NO 60,038 PKG NO SHEET 38 of 41



SASH DETAILS

FULL SCALE

EXTERIOR ON LEFT

TABLE A

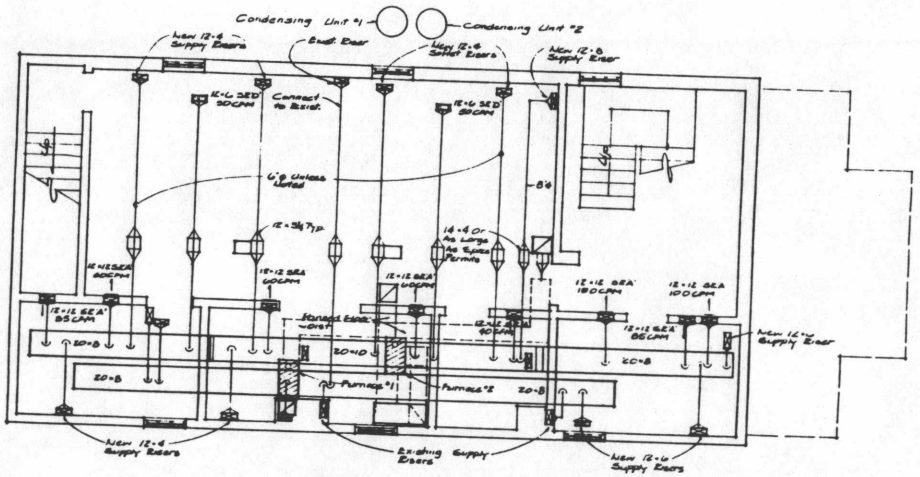
JAITE BUNGALOW REPLACEMENT SASH DIMENSIONS

SASH TYPE	NO OF SASHES REQ'D	OVERALL HEIGHT		OVERALL WIDTH
		BOTTOM SASH	TOP SASH	ALL SASH
BOTTOM SASH 1 LIGHT	2	24"	——	28 ½"
BOTTOM SASH 1 LIGHT	2	28"	——	32 ½"
BOTTOM SASH 1 LIGHT	5	28"	——	28 ½"
BOTTOM SASH 1 LIGHT	1	28"	——	31 ½"
BOTTOM SASH 6 LIGHTS	2	24"	——	28 ½"
TOP SASH 6 LIGHTS	1	——	27¾"	31 ½"
TOP SASH 6 LIGHTS	2	——	28"	28 ½"
TOP SASH 6 LIGHTS	1	——	27½"	32 ½"
BOTTOM SASH 1 LIGHT	1	27½"	——	32 ½"

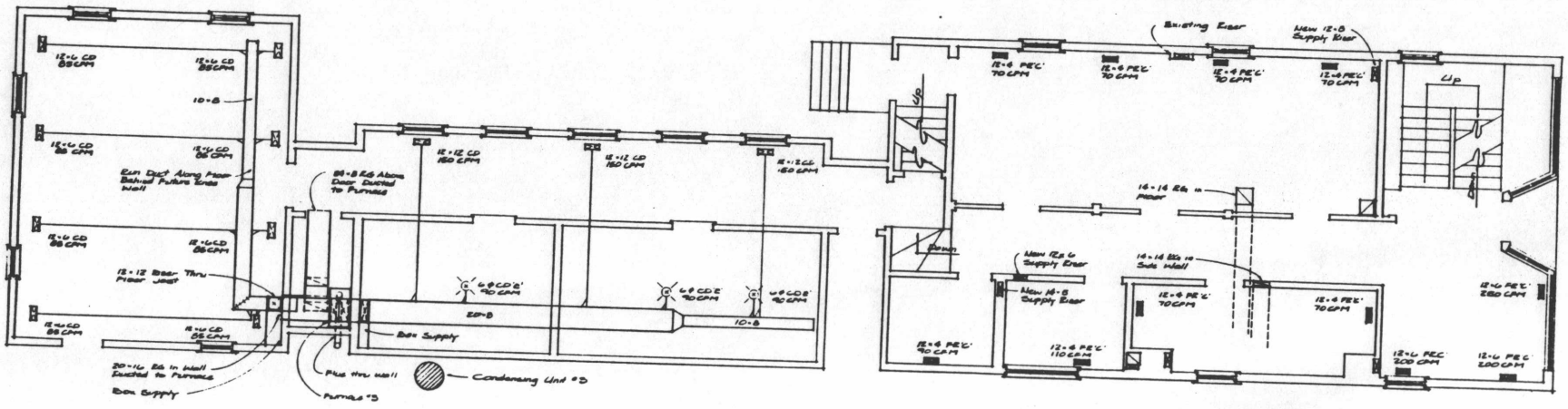
NOTES:

1. 6 LIGHT SASHES ARE 3 WIDE AND 2 LIGHTS HIGH
2. ALL SASH DRILLED AND ROUTED FOR WINDOW CORD

DESIGNED ——	SUB SHEET NO	TITLE OF SHEET	DRAWING NO 649 60,058
DRAWN N. STEFANIK		BUNGALOWS (H & 305, 306, 308, 310) SASH DETAILS	PKG NO —— SHEET 3/4
TECH. REVIEW EHA			—— OF 11
DATE 12/27/82			



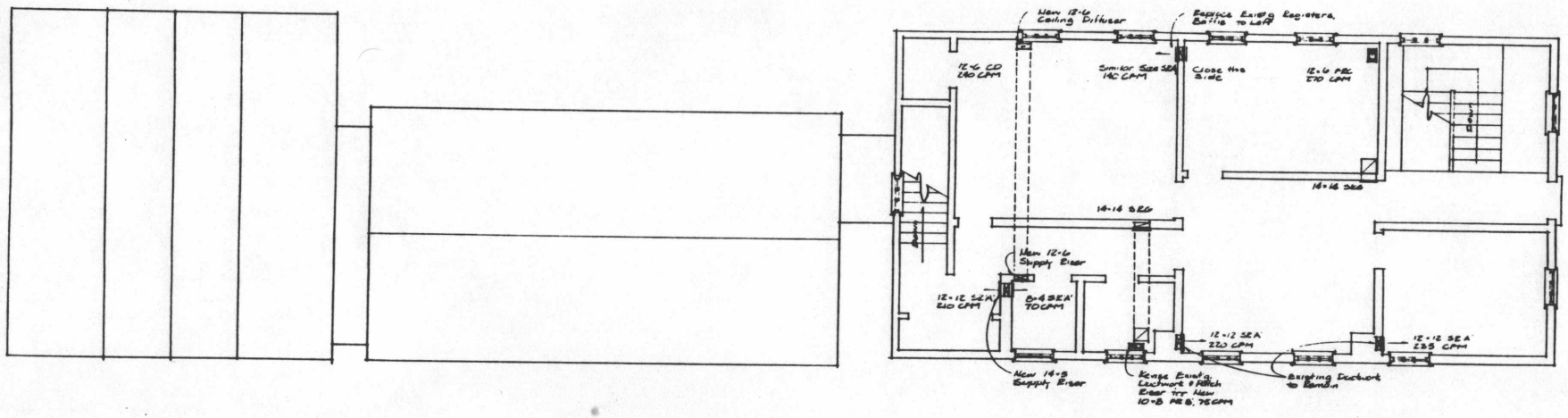
BASEMENT PLAN
Scale: 1/4" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

Scale 1/4"=1'-0"
0 2 4 8

DESIGNED	SUB SHEET NO	TITLE OF SHEET	DRAWING NO
DRAWN: SHG.		STORE COMPLEX (MS. 311, 312, 313)	611 60,050
TECH. REVIEW:		MECHANICAL PLANS	PKG. NO. — SHEET 40
DATE 1			



SECOND FLOOR PLAN
Scale 1/4" 1'-0"

Scale 1/8" 1'-0"
0 2 4 8

N.

DESIGNED	SUB SHEET NO	TITLE OF SHEET	DRAWING NO 644 60,038
DRAWN: D.H.S		STORE COMPLEX (H.S. 311, 312, 313) MECHANICAL PLANS	PKG NO
TECH. REVIEW			SHEET 41 OF 41
DATE /			