

Dear Shannon English,

It has come to my attention that a new development is proposed to replace a historic house at 25747 Butternut Ridge Road which I inventoried years ago. I have had the opportunity to view images of the house and of the proposed development.

First, the house in question contributes to the character of the district. Although altered and somewhat compromised by additions, including the garage, the house is perhaps most notable for its unusual roofline and its front entrance. It is part of a largely intact cluster of 19th and early 20th century houses that comprise this residential historic district.

Second, squeezing a new street in this space to create a cluster home subdivision would seriously compromise this part of the district. While new residential development is certainly welcome in North Olmsted, this type of intensive development would have visual and traffic impacts on the district that would be pronounced. It would seem much better if this type of development could be connected to nearby Columbia Road. That would provide an outlet for this traffic without impacting Butternut Ridge Road.

As an alternative, and I hesitate to suggest this, if the city were determents to have this subdivision in its current form, its adverse effects could be mitigated by moving this house back onto the subdivision's first lot, removing its inappropriate additions and restoring more of its original character. The small park-like space in front could be made, at the developer's expense, into a historic-themed park, with historical markers, plaques and appropriate landscaping that become an attractive and educational element of the district. Perhaps the first portion of the new street could be brick-paved.

I would appreciate it if you would please distribute this to the Commission members.

Thanks very much,

*Steve*

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