

Bits and Pieces of Village History

Village Administration Album

Album 1

Our Roots

How we became known as Walton Hills

Cyrus Eaton Deal

Robinhurst Heights Development

1930s

1940s

1930s – 1962 L. S. Conelly Realty Developments

Push for Township Zoning

Push for Incorporation

Early 1950s

Incorporation of the Village

Managing the Infant Village

First Village Ordinances

Our 3 Village Halls

Many Newspaper and Newsletter Articles

Many Photos

Additional Village Administration Albums and Items are on Exhibit at the Walton Hills Historical Resource Center, Community Room, Walton Hills Village Hall, corner of Walton and Alexander Roads, Walton Hills Ohio

Additional Maps:

Album: Atlas of maps of this Section of Bedford Township – the Tinkers Creek Area can be seen at the Walton Hills Historical Resource Center, Community Room, Walton Hills Village Hall, corner of Walton and Alexander Roads, Walton Hills Ohio

Assorted Maps

1. 1944 Map of Bedford Township
2. Early 1950s Map of Area by Ford Motor Co. Northfield Road Property
3. 1953 Map - United States Department of the Interior: Geological Survey
4. 1953 Map - Local Section of the United States Department of the Interior: Geological Survey
5. 1960 Map of the Village of Walton Hills
6. 1964 Map of the Village of Walton Hills
7. 1989 Map of Rolling Hills Subdivision off Upper Dunham Road
8. 2000 Map of Rolling Hills Subdivision
9. 2000 Map of the Village of Walton Hills

Photo - Maps

- 1-15. Aerial Photographic Maps of sections of Walton Hills, taken in 1956 by Don Flora, who lived on Walton Road.
16. 1964 photo of Conelly Blvd. being paved – photo by John Kocsis, who lived on Spanghurst Drive
17. 1964 photo of Intersection of Spanghurst and North Meadowpark Drives after being paved – photo by John Kocsis
18. 1964 photo of Alexander Road , in foreground is mailbox for 14077 Alexander Road – photo by John Kocsis

Blueprints of Properties

1. No Date: Blueprint of F. J. Jerome Property – Egbert and Egypt Roads in Bedford Township
2. No Date: Blueprint of B. L. Marble Chair Co. and G. W. Carr and Fannie L. Cleveland Property – Section Squares #73, #74 and #75 – Bedford Township
3. 1904 Blueprint of Charles Werner Property – Northfield Road in Bedford Township
4. 1907 Blueprint of F. J. Jerome Property and John Willing Property – Alexander and Egypt Roads in Bedford Tnship.
5. 1914 Blueprint of John Willing Property – Alexander and Egypt Roads in Bedford Township
6. 1914 Blueprint of J. H. Tonsing Property – Dunham Road in Bedford Township
7. 1920 Blueprint: Survey of Original Lots #65 and #66 – Walton and Egbert Roads in Bedford Township
8. 1929 Blueprint of Dr. W. J. Esch / James Egbert Property – Egbert Road in Bedford Township
9. 1950 Blueprint of Anna M. Williams Property – Dunham Road in Bedford Township

Western Reserve

1. King Charles II in 1662 granted the Colony of Conn. land from sea to sea
2. The Continental Congress later granted Conn. this part of Ohio.
3. Conn. called it their Western Reserve.
4. Before the Northwest Ordinance passed in 1787, Conn. began efforts to sell its Western Reserve land
 - The state preferred to profit from the sale before the ordinance went into effect.
5. The Conn. Land Co. bought the Western Reserve and commissioned Gen. Moses Cleaveland to survey and map out the area into township lots of 5 square miles.
6. In 1796 and 1797 Moses Cleaveland and his party did so.

Moses Cleaveland
a lawyer
born 1754
in Canterbury
Conn.
died 1806 at
age 52
(10 yrs after
1796 job)

Bedford Township

1. They surveyed Township 6 in Range 11 in 1797.
2. The township borders extended 5 miles E to W and N to S
3. In about 1810 it was gridded into 100 smaller squares.
4. A few years later, back east in Conn., a committee met to name all the Townships.
5. They called Township 6 in Range 11 Bedford Township, after a village in Conn.
6. From then til 1951 Walton Hills was part of Bedford Township.
7. As our navigator's 1874 map shows:
 - Warrensville Township to N
 - Solon " to E
 - Northfield " to S
 - Independence " to W
 - Tinker's Creek
 - Northfield Rd.
 - Broadway
 - Sagamore Rd.
 - Dunham Rd.

- 1) In 1785 United States signed a treaty with the Indians giving them land West of the Cuyahoga River.**
- 2) In 1796 when Moses Cleaveland surveyed and laid out township lines in the Western Reserve for the Connecticut Land Company, he stayed East of the Cuyahoga River**
- 3) On July 4, 1827, the stretch of the Cleveland-Akron Canal was dedicated and opened.**
- 4) In 1827, according to recorded documents at the CVNP Canal Visitor Center, the Lockkeeper's House was opened. However, only ½ of the present building, one of the houses, was built at that time. The duplicate second half was built in 1853.**

King Charles II in 1662 granted the Colony of Conn. Land from sea to sea.

The Continental Congress later granted the State of Conn. this part of Ohio. Conn. called it their Western Reserve.

Before the Northwest Ordinance passed in 1787, Conn. sold its Western Reserve land to the Conn. Land Company – rather than lose the land when the Ordinance went into effect.

The Conn. Land Company commissioned General Moses Cleaveland to survey and map out the area into township lots of 5 square miles. In 1796 and 1797 his party did so.

Moses Cleaveland: he was single, a lawyer / only surveyed here one year, 1796, died in 1806 at age 52 (10 yrs. after surveying here)

They surveyed Township 6 in Range 11 in 1797.

In about 1810 Bedford Township was gridded into 100 smaller squares.

A few years later, in Conn., a committee met to name all the Townships.

They called Township 6 in Range 11 Bedford Township, after a village in Conn.

From then until 1951 Walton Hills was part of Bedford Township

Plain Dealer
1-17-1985

85
a group of laws governing Ohio
the territory North
13-A
Review

Northwest Ordinance

Celeste cites Midwest legal, historic roots

By **THOMAS SUDDER**

PD BUREAU

COLUMBUS — In his state-of-the-state speech yesterday, Gov. Richard F. Celeste repeatedly referred to the Northwest Ordinance, a historic document that in terms of the politics and history of America's Great Lakes states formed the heart of it all.

The ordinance outlawed slavery and guaranteed religious freedom. In a passage repeated yesterday by Celeste, it declared, "Religion, morality and knowledge being necessary to good government and the happiness of mankind, schools and the means of education shall forever be encouraged."

The ordinance also settled a crucial principle of America's federal system by ruling that states joining the Union would be equal in every respect to the 13 revolutionary states.

Historians say the Ordinance of July 13, 1787, was perhaps the one unquestionable success of the weak

national government created by the Articles of Confederation. The U.S. Constitution, which grew out of an effort to streamline the articles, replaced them in 1789.

Based primarily on a proposal by Thomas Jefferson, the Northwest Ordinance — by promising personal liberties and outlining democratic methods of government — reflected the Declaration of Independence and foreshadowed the Constitution and Bill of Rights.

The Treaty of Paris in 1783 ended the American Revolution and substituted the United States for Great Britain as landlord of the Old Northwest, although British interference in the territory continued until the Treaty of Ghent in 1814 ended the War of 1812.

Bordered by the Ohio and Mississippi rivers and the Great Lakes, the Northwest Territory was a vast wilderness that eventually became five states, and part of a sixth: Ohio, Indiana, Illinois, Michigan and Wisconsin, and the wedge of Minnesota along

Lake Superior.

Idealistic language aside, the Northwest Ordinance was the product of a practical political compromise between those states among the original 13 that held claims to land in the Northwest, and those that did not.

In an 18th-century counterpart to this century's haggling between so-called Sun Belt states and the mature industrial states, four of the 13 revolutionary states — Connecticut, Massachusetts, New York and Virginia — claimed parts of the Northwest.

The nine other states lacked claims to land in the Northwest and feared they would lose people and assets to the four that wished to carve up the territory.

The eventual compromise was that all 13 states agreed that the United States, collectively, would govern the old Northwest, pending eventual statehood — which would be conferred by procedures outlined in the ordinance.

The Northwest Ordinance was passed in 1787

Starting in 1784 new states would not be dependencies of the older states as "colonies," states had to cede their western territorial land to the national government.

The State of Connecticut owned 3 1/2 million acres in NE Ohio, which they called the "Western Reserve."

Beginning in 1786 the Connecticut State Assembly began efforts to sell sections of their Western Reserve so they reap money before they had to give up the land to the national government.

One group organized a partnership called The Connecticut Land Company.

The State of Connecticut sold the Western Reserve to this company. The company commissioned General Moses Cleaveland to survey the land, map it out into township lots of 5 miles square.

"The land is rather high soil is usually loam, fairly free from stones and is easily tillable. Good fertile land for farming."

In 1796 Moses Cleaveland and his party laid out the plans for Cleaveland where the Cuyahoga River meets Lake Erie.

In 1797, one of the townships they mapped was listed as Township 6 in Range 11.

In February 1803 Congress declared Ohio the 17th State of the Union.

In about 1810 the township was surveyed into 100 lots, with the numbers starting at the nw corner.

Elijah Nobles was the first settler of Bedford Township settled in "our Walton Hills." He built a cabin in 1813 by Tinkers Creek near the Independence line (Ned Hubbell's book) Two years later Noble's friends helped him build a cabin in the center of Bedford. He stayed in it only part of one year, then he left the area.

The second settler, Benjamin Fitch, settled in Bedford, shortly after Nobles, on Main Street (which is now Broadway) where Tarbell meets Broadway. Fitch became known for his sturdy, comfortable rockers, and is the founder of the Taylor Chair Company.

This became the Township of Bedford in 1823 and later called Bedford Township. It is a 5 miles square plot, or 25 square miles.

Bedford got its name on the suggestion of Daniel Benedict who named it after his native village of Bedford, Connecticut. Bedford Connecticut is now located in the State of New York. There was a state boundary dispute and the town went to New York.

Daniel Benedict was born in Bedford, Connecticut and in 1823 he was vocal in the committee naming the townships.

In 1823 Bedford township was organized., incorporated.

Walton Hills is in Bedford Township squares:

1 to 10

51

61-66

71-77 (small part of 77)

81-87 (small part of 87)

91-97 (1/2 of 97)

1813: Elijah Nobles - first person to move into Bedford Township.

The Hudsons of Hudson OH gave Elijah Nobles lot 46 for free - on condition he make certain improvements on the land. Nobles' property was on Tinkers Creek Road, and 3 miles from his nearest settlement.

Neighbors in Independence Township came and built him a cabin - in a single day.

Nobles became weary of loneliness. He left his cabin in the spring.

Most of his land passed to Adams and Starr. The rest was taken by Cardee Parker - "Mother of the Town."

1815: Adams and Starr opened the first factory in Bedford Township - a Saw and Grist Mill on Tinkers Creek.

1820: Culverson & Boland built "Gleeson Mills" - then taken over by Moses Gleeson.

BITS 'N PIECES OF VILLAGE HISTORY

During the Revolutionary War days the State of Connecticut claimed three and a half million acres of land in northeast Ohio. They called it their Western Reserve, and our village was part of that land saved for future expansion of Connecticut. Even before the war for independence from England ended, the United States Congress worked on a document to establish policy for organizing frontier territories into states. One principle of this document was that any new state entering the union would not be a "colony" of another, thus states claiming western lands would have to cede them to the national government.

Preferring to profit from their western lands before the Northwest Ordinance was passed in 1787, the State of Connecticut began efforts to sell sections of its Western Reserve. One group organized The Connecticut Land Company and commissioned General Moses Cleaveland to survey the land and map it out into township lots of five square miles. In 1796 and 1797 Cleaveland's surveying party did so. The company knew this western land, being fertile and relatively free from stones, would make excellent farmland.

One of the townships the surveyors mapped out in 1797 was Township 6 in Range 11. In about 1810 it was surveyed again, and the square was gridded into one hundred smaller square lots. A few years later, back east in Connecticut where a committee met to name the Western Reserve townships, Daniel Benedict named Township 6 in Range 11 after his village of Bedford, Connecticut. Walton Hills was part of Bedford Township from 1797 until 1951.

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

(PART I)

by Jean and Bob Kainsinger

Today, our roads are neatly paved,
Our houses are finely designed,
Our yards are carefully groomed.
This is the Walton Hills we know.

.....For decades in the first half of the 1900's
Scenes in the Southwest Section of Bedford Township
Paint a different story.....

Narrow hilly roads, some dirt, some graveled,
Weathered with ruts,
Almost impassable in rains and periods of thaw,
A railroad trestle over the Tinker's Creek Valley takes shape,
The rhythmic beat as gandy dancers lay railroad track,
The whistles, chugs and black smoke as trains pass through,
The serenade of sounds from farm animals,
Farm houses, barns, windmills, fields and wooded hillsides,
Outhouses, oil lamps and water pumps,
Truck-farm families far removed from urban living,
Cottages on a plot of farmland, weekend retreats for city families,
Gypsies at their summer campsite,
World War II pig farms.....



(Tracing Our Heritage continued on next page)



"WORLD'S END," A STAGECOACH HOUSE
along the Cleveland-Pittsburgh Stage Route,
stood on the east side of the road, on the hilltop
south of today's house at 6975 Dunham Road.
The unusual architecture, that of two houses
joined together, provided living space for the
family and accommodations for overnight guests.

(Tracing our Heritage continued from previous page)

...BUT OUR ROOTS TRACE BACK FURTHER...

King Charles II, in 1662, granted the Colony of Connecticut land from sea to sea. The Continental Congress later granted Connecticut this part of Ohio. Connecticut called it their Western Reserve.

Before the Northwest Ordinance passed in 1787, Connecticut began efforts to sell its Western Reserve land...the state was anxious to profit from the sale before the ordinance went into effect.

The Connecticut Land Company bought the land and commissioned General Moses Cleaveland to survey and map out the area into township lots of 5 square miles. In 1796 and 1797 his group of men performed this arduous task.

They surveyed Township 6 in Range 11 in 1797. The township borders extended 5 miles east to west and north to south. In about 1810 the township was gridded into 100 smaller squares. A few years later, back east in Connecticut, a committee met to name all the townships of the Western Reserve. They called Township 6 in Range 11 "Bedford Township," after a village in Connecticut.

From then until 1951 Walton Hills was part of Bedford Township.

As years went by Bedford Township became five separate communities. The Village of Bedford grew in size, population, and became a city. Then in 1915 the northwest section of the township became the Village of Maple Heights. In 1951 the rest of the township incorporated into three communities: the northeast area became the Village of Bedford Heights, the southeast area the Village of Oakwood, and our southwest area the Village of Walton Hills.

(Part II of "The Heritage of Our Village of Walton Hills" will appear in next month's Owl.)



STARTING IN 1911 NEW YORK CENTRAL freight trains crossed Tinker's Creek Valley on this trestle-supported bridge. (Date of photograph unknown)



THE CARR BARN AND WINDMILL stood on the crest of the Egbert Road hill, near today's Chestnut Drive. (Joseph Jesensky sketched this scene in 1928.)

How We Became Known as "Walton Hills"

Chapter 2

by Jean and Bob Kainsinger

The Village of Walton Hills is named for the Walton family who settled in the southwest section of Bedford Township. They pioneered the area along the road that bears their name. Since the early 1800s the section of Bedford Township surrounding Walton Road was called Walton Hills by people living nearby.

WHY AREN'T WE NAMED "The VILLAGE of LITTLE EGYPT" or "ALEXANDER VILLAGE?"

Yes, Abner and Benjamin Walton created Walton Road and settled along their dirt road, but other sections of today's Walton Hills were also being settled in the early 1800s. Could we have been named the Village of Alexander or the Village of Little Egypt?

... There were subsistence farm families living along Egypt and Dunham Road. Their area was called "Little Egypt," even maps marked the area "Little Egypt."

... The Alexander family accumulated over 230 acres of good farmland along both sides of Alexander Road, between Canal Road and Dunham Road. They marketed their crops, raised farm animals for their monetary value, became quite prosperous, and their road was named for them.

We are probably called The Village of Walton Hills because in the 1940s, when our local leaders started to work together as a team to push for incorporation, they all had ties to the "Walton Hills" section of Bedford Township. Virgil Allen, Jr., Ted Graves, Tom Young, Joe Burns and Ludwig Conelly worked closely with the Bedford Township Trustees who were considering the dissolution of the township by forming three independent municipalities. Township Trustees had support for the creation of Bedford Heights and Oakwood Village. The Township Trustees wanted the entire south^{west} section of the township ("Walton Hills," "Little Egypt" and the Alexander Road area) to incorporate as one entity. It was probably our local leaders who chose to name

their newly-created south^{west} section of Bedford Township "The Village of Walton Hills."

OTHER FAMILIES along WALTON ROAD

Chapter 1 was about Walton family members who settled along Walton Road. Chapter 2 is about another farm family who moved into the Walton Road area at about the same time.

Along Walton Road:

South of Today's Alexander Road The ORCHARD FAMILY Farms

Simon and Rebecca Orchard had a large farm at the northwest corner of Walton and Sagamore Roads. Their land stretched north along Walton Road to what is now Alexander Road. The first Orchard farmhouse faced Sagamore Road. It was razed in the 1980s to make room for new houses that were soon built along Sagamore Road.

The back of the Orchard house was used as a cheese factory from 1870 into the 1920s. Getting fresh milk to Cleveland markets before it spoiled was impractical, but the milk could be churned into butter and cheese and then taken to market at convenient intervals. The churning was the responsibility of the housewife and children. As local farmers found it convenient to sell their fresh milk to the Orchards, the Orchard's cheese factory flourished.



THIS HOUSE at 17609 Sagamore Road sits at the site of the first Orchard House. (2006 photo)

How We Became Known as "Walton Hills"

The STORY of the WALTON FAMILY

by Jean and Bob Kainsinger

The Village of Walton Hills is named for the Walton family who settled in the southwest section of Bedford Township. They pioneered the area along the road that bears their name. Not only was the road named for the Waltons, but since the early 1800s the section of Bedford Township surrounding the roadway was called Walton Hills by people living nearby.

THE STORY BEGINS

In Lancaster Pennsylvania a young Quaker man was disowned by his community for marrying outside his church. Seeking to live in friendlier surroundings, in 1803 Joseph Walton and his young Irish bride Sarah packed their belongings and traveled west. They eventually settled down in the town of Bedford Ohio, where they raised five children – Abner who was born in 1804, Betsy, Benjamin, Rebecca and Abigail.

ABNER and BENJAMIN WALTON

When they were young adults, Joseph and Sarah's two sons, Abner and Benjamin Walton, moved outside the Bedford limits, to a plot of land they rented off Egbert Road in Bedford Township. The young men cleared and prepared the land for farming and grazing. By 1846 Abner and Benjamin Walton both became land owners of their acreage. Their dirt road off Egbert Road became known as Walton Road.

Abner's log cabin was along the east side of the road near today's Carmany Drive. Benjamin's cabin, also on the east side of Walton Road, was on his land to the south of today's Alexander Road. Within the next decades Walton family members accumulated considerable acreage along the road.

Abner Walton married Almira Hunt, who was from the neighboring town of Northfield. Abner and Almira Walton had three children – Jesse, William and Thomas Jefferson (born in 1845) who later changed his name to Jefferson C. Walton.

JEFFERSON and JULIA WALTON

Jefferson C. Walton served in the 128th Regiment of the Ohio Volunteer Infantry during the Civil War, guarding Confederate prisoners at Johnson Island, on Lake Erie. In 1871 he married Julia Spafford. Julia Spafford's family members owned 160 acres of land along the east side of Northfield Road north of today's Alexander Road, and 102 acres on the north side of Sagamore Road between Walton and Dunham Roads.

For a time the young couple lived in a log cabin on Walton Road. Today a house stands on that same spot, but its address is 18136 Jefferson Drive. Jefferson and Julia then moved into a house they built in c.1879 on land owned by Jefferson's father, on the western slope at a bend in the road (7228 Walton Road). Near the turn of the century, Jefferson inherited the property from Abner Walton.

The Jefferson Waltons had four children, all of whom were known by their middle names – Henry Bird, Albert Roy (born in 1874), Almira Belle, and Laura Maude. Only Roy chose to live in the family homestead and farm the acreage. The other children moved into town where they had city conveniences.



JEFFERSON and JULIA WALTON built this house in 1879 at 7228 Walton Road (Photograph by Nina Wolf, 1986)

How We Became Known as "Walton Hills"

The Story of the Walton Family

(continued, page 2)

ROY and MAYME WALTON

Roy Walton married Mayme Garrett in 1897. They raised three children – Sterling (born in 1898), Benjamin and Bernice. When the children grew up they all moved to Bedford.

Walton farmland stood idle, and the last of a series of renters moved out of the Walton homestead.

MAUDE WALTON BELQUIST

Maude Walton Belquist, Roy's younger sister who lived in Bedford, inherited the bulk of the Walton estate. She was eager to sell all her Walton Hills land holdings. In the mid 1920s Cyrus Eaton approached her with an "option to purchase" plan. Maude Walton accepted the proposal, and Cyrus Eaton held the deed to her property for a number of years. However, during the Depression severe financial losses forced Eaton to return the deed to her.

Maude Walton then took steps to sell the farmhouse and chunks of property as subdivisions with the assistance of her friend, real estate broker General Ludwig Shaner Conelly. Conelly planned the developments, cut and readied the roads and marketed the lots for Maude. The first four lots Conelly sold were at 7270 Walton Road (in 1936), 7195 Walton Road and 7242 Walton Road (in 1938) and 7175 Walton Road (in 1939).

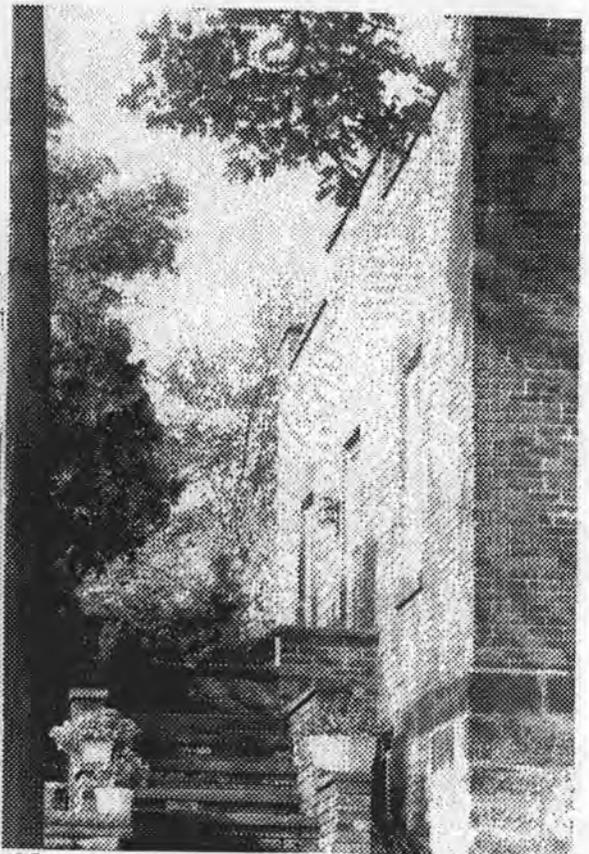
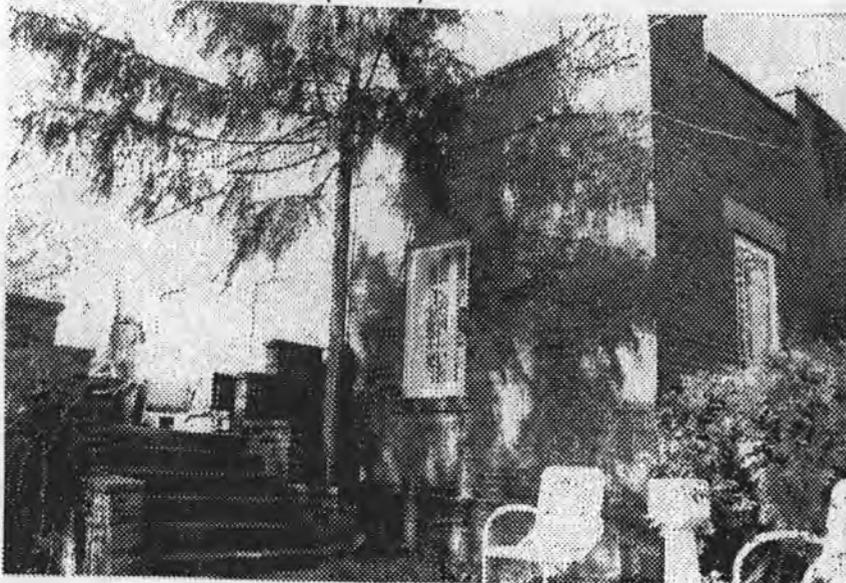
Thus began the creation of a suburban Walton Hills. Empty old farmhouses on hard-to-sell idle fields became sought-after picturesque acre-lots on rolling hills, near the city, but in a country setting.

WALTON SCHOOL

In 1850 there were enough school-aged youngsters living in the vicinity of Walton Road for the Bedford Township Trustees to open a new school and create School District #7. The Walton family donated land for a school, and in c.1854 the Bedford Township Schools constructed a brick grammar school at 7307 Walton Road, naming it Walton School.

Walton School operated until the early 1930s, when it became financially prudent for the trustees to close all their township schools and consolidate with the Bedford City Schools.

THIS RESIDENCE Had Been WALTON SCHOOL
(These two 1986 photographs were taken by Nina Wolf before the 1991 fire that destroyed everything but the bricks.)



How We Became Known as "Walton Hills"

The Story of the Walton Family

(continued, page 3)

STERLING and BETTY WALTON

Sterling Walton married Elizabeth Fanchally in 1942. In 1950 Sterling and Betty Walton moved from Bedford into the house they had Harry Mackey, Sr. build for them at 7215 Walton Road, on family land across the road from the Walton homestead.

Sterling Walton volunteered a lot of his time to the newly-formed Village of Walton Hills. Although he had a full-time sales job, he accepted the appointment of Police Chief for \$1.00 a year pay. Walton was Police Chief from January 1952 until his death in May 1959.

In 1952 Sterling Walton volunteered to direct the work of other volunteers who spent countless hours of their time renovating an unfinished store, changing it into a new town hall for the Village of Walton Hills. Under Walton's leadership the project was completed in only five months.

Through the years until she died in 1987, Betty Walton donated hundreds of her hand-painted ceramic pieces to the Walton Hills Women's Club for their moneymaking projects. Many longtime residents own one or more pieces of Betty's craftwork. Working at home, Betty served as a volunteer police dispatcher from 1952 until 1960. She handled phone calls as they came in – be it day or night. Then she was a part-time assistant in the village administrative offices until 1974. Betty Fanchally Walton was born in Bedford in 1906, but for a number of her childhood years she too lived in Walton Hills, in a farmhouse at 7095 Walton Road.

Today Betty Walton's nephew and his wife, Bill and Joyce Stanton, live in the house previously owned by Sterling and Betty at 7215 Walton Road.

STERLING WALTON, the first Police Chief of the Village of Walton Hills, serving from 1952 until 1959.



BETTY WALTON, wife of Sterling Walton, was a friend and familiar face to longtime residents. (Photograph courtesy of Bill Stanton)

III. HOW WE BECAME KNOWN as WALTON HILLS

The Village is named for the Walton Family who settled in the southwest section of Bedford Township. But, why aren't we named "the Village of Little Egypt" or "Alexander Village?"

Yes, Abner and Benjamin Walton created Walton Road and settled along their dirt road, but other sections of this area were also being settled in the early 1800s.

We could have been called Little Egypt. There were families living along Egypt and Dunham Road. Their area was called Little Egypt and for about 100 years Little Egypt was a community marked on Cuyahoga County maps.

We could have been called Alexander. The Alexander family accumulated over 230 acres of good farmland along both sides of Alexander Road, between Canal Road and Dunham Road. Their family farm became quite prosperous, and they had a road named for them.

We are probably called Walton Hills because:
our local leaders lived in the Walton Hills section of Bedford Township.
They knew the Bedford Township trustees and Bedford City leaders,
and they were familiar faces to the people of Bedford.



Bedford Township Bicentennial Collector's Issue

Waltons', Spaffords' travels inspire village

by LORI NOERNBERG

Born out of the Depression, the Village of Walton Hills is a rolling picturesque community tucked against the Cleveland Metroparks.

The scenic village was named after the Walton family who settled in the southwest section of Bedford Township in the 1830s.

In their book, "The Village of Walton Hills, Tracing Our Heritage," Robert and Jean Kainsinger wrote about the four generations of Waltons who lived along Walton Road.

The family dynasty can be traced to the travels of the Walton and Spafford families.

Hiram Spafford and his growing family moved from Twinsburg to the area in 1823, settling on 160 acres of land on Northfield Road, north of Alexander Road.

Seven children were born in the log cabin Spafford built and by the mid 1850s, the Spaffords owned nearly 300 acres of land.

About the same time Joseph Walton, a Quaker in Lancaster, Pa., was disowned by the Quaker community for marrying Sarah, a young woman of Irish descent.

Joseph and Sarah Walton traveled west in search of a place to live in peace and raise a family. They found their paradise in Walton Hills — still a part of Bedford Township — where they raised five children.

Their two sons — Abner and Benjamin Walton — cleared the land for farming and grazing, purchasing more land and eventually accumulating considerable acreage.

Abner married Almira Hunt who bore three children — Jesse, William and Thomas Jefferson, born in 1845.

Abner changed his name to Jefferson C. Walton and served in the 128th Regimen of the Ohio Volunteer Infantry during the Civil War, guarding Confederate prisoners on Johnson's Island.

In 1871 the 26-year-old war veteran married Julia Spafford, Hiram's granddaughter, and lived in a log cabin far back on the east side of Walton Road — now 18836 Jefferson Drive.

Of their four children, only Albert Roy

Walton, born in 1874, chose to remain on the family farm.

Roy Walton married Mayme Garrett in 1897 and raised three children on the Walton homestead. Benjamin, Bernice and Sterling all moved to Bedford — but Sterling returned to Walton Hills in 1949.

Since none of Roy Walton's children were interested in running the family farm, Roy's sister Maude Walton inherited the land and accepted an option to purchase the land in the 1920s by financier Cyrus Eaton.

Reversal of fortune

But after suffering severe losses in the stock market crash of 1929, Eaton was forced to return the property deed to Maude Walton. She then sold the land to her friend, Ludwig S. Conelly — land that would become the first of Conelly's Walton Hills Estates Subdivision.

Meanwhile, Sterling married Elizabeth Fanchally in 1942 and seven years later moved into their new home at 7215 Walton Road, on family land across from the Walton homestead.

Sterling Walton volunteered much time to the newly formed Village of Walton Hills.

Sterling's wife, Betty, was elected Walton Hills' first clerk of council in May, 1951 and served as a volunteer police dispatcher from 1952 to 1960.

In 1952 Sterling took up the task of renovating an unfinished store into Walton Hills' first town hall.

That same year Sterling became its first police chief at an annual salary of \$1 per year until his death in 1959.

His widow, Betty, donated her handiwork to the Walton Hills Women's Club and served as the village bookkeeper.

Development

Conelly was a real estate broker who began developing Walton Hills in the 1930s when Maude Walton wanted to sell her formidable estate.

The much decorated general considered

his greatest achievement the development of Walton Hills.

"This community was an idea born out of the Depression," Conelly told the old Cleveland Press in October, 1961. "It was planned for people who want to get away from the city and live in a country home on rolling, picturesque land."

In March, 1951 voters determined the area would detach from Bedford Township and become the Village of Walton Hills. Two months later Virgil Allen Jr. was elected its first mayor. He was instrumental in persuading the Ford Motor Co. to locate its stamping plant on 116 acres at Northfield and Alexander roads.

For several decades in the 1900s train tracks ran along the eastern and western edges of Walton Hills. Conrail is still a busy railroad line, following a diagonal line along the eastern edge of the village. Known as the Cleveland & Pittsburgh railroad, the line went into service in 1852.

The line changed its name to Conrail in 1976 — a freight carrier for local business and industry.

Only memories of graffiti-covered bridge abutments and foundations and elevated track beds remain of the railroad line along the western side of the village.

Its long and high steel trestle spanning the Tinker Creek Valley no longer hauls

New York Central box cars laden with coal, its shrill whistle silenced forever. Faced with declining business the railway line stopped using the tracks in the 1960s and tore down the high steel trestle in 1973.

Trolley opens up area

Area residents say it was the ABC trolley that introduced them to the southwest portion of Bedford Township.

Between 1895 and 1932 the ABC trolley line cut through the section of Bedford Township that is now Walton Hills.

Elsie Wingenfield of Orchard Hill Drive recalled that her father, Anton Pinter, rode an ABC red electric trolley car from Cleveland to the Northfield and Sagamore Hills stop in the 1900's where he would pick black walnuts and mushrooms in the woods and fields where Regency, Rashell and Laurel drives are today.

But during the Depression in the 1930s ridership fell and the trolley car era in Walton Hills and Bedford Township came to a screeching halt.

But the Depression also led to a host of federal projects including the development of Gorge Parkway in the Cleveland Metroparks, complete with scenic bridges and stone walls, spruce and evergreen trees and picnic pavilions.

(over)
continued



Bits and Pieces of Village History

The Cyrus Eaton Deal

2015

First of a Series by Jean and Bob Kainsinger

The Early 1900s

This area of Bedford Township, now Walton Hills, was mostly farmland; truck farms and dairy farms. The soil was fertile and the hilly terrain provided good drainage, but this area lacked electric service, city water, gas and sewers that we now take for granted. Several farmers were aging and couldn't keep up with their acreage. Their children had left their rural homestead when they finished their schooling. They got jobs and moved into nearby urban areas. By the early 1900s, many local farms were being rented out, for sale year after year, or abandoned because of back taxes.

Our farm families ate well, but were cash poor. When possible, local farmers trucked their produce up Egbert Road Hill or Dunham Road Hill to Greater Cleveland markets, or peddled their produce from their wagons in city neighborhoods. But poor roads in this part of the Township made it difficult for farmers to get their produce and livestock to urban markets on a timely basis. Our roads were often impassable after heavy rains.

Earning enough money to pay property taxes was a major concern. If they could, local farmers took part-time jobs with Cuyahoga County, working on the roads. Some cut down chestnut and other marketable trees from their property or vacant lands, then trucked the logs to lumber yards in Bedford and Maple Heights.

Cyrus Eaton

Canadian-American investment banker and industrialist, Cyrus Eaton, owned large chunks of land in northern Sagamore Township where he built one of his favorite country estates. Eaton introduced himself to local farmers in the early 1920s.

According to old-time residents, Eaton negotiated an "Option to Purchase" plan with farmers along Alexander, Dunham, Egbert, Hicks, Sagamore and Walton Roads. The farmers allowed Cyrus Eaton to hold their deeds. In return, Eaton gave the farmers nominal initial amounts of money and yearly payments that matched their tax bills. Participants were allowed to live and work their fields until Eaton or his Summit Hunt Club exercised their options by paying in full for the properties.

Fox Hunts – Summit Hunt Club

Cyrus Eaton and a few of his friends founded the Summit Hunt Club in 1926. Eaton and club members such as the Bishops and Firestones hoped their club would entice other wealthy families to build country estates on club property or adjoining land. As the club's Master of Foxhounds, Eaton led fox hunts for his friends on "Walton Hills" land along the north end of his property - up to the Bedford Reservation boundary line. Each year one hunt was scheduled near Thanksgiving Day, but several other hunts took place during Autumn and Winter months. Dressed in formal riding attire of scarlet and black, the horsemen followed their hounds, chasing foxes which were released a day or so before the hunt. The foxes usually fled north to the Tinkers Creek Valley, through the fields and woods along Sagamore, Alexander, Dunham, Walton, Hicks and Egbert Roads. In their search for the foxes, the hounds and horses frequently ran rough-shod through farmers' planted fields.

Cyrus Eaton didn't want anything to jeopardize his fox hunts. Eaton paid for property damages (sometimes reluctantly) reported to him by farmers whose deeds he held and to others as well. Farmers were reimbursed for destroyed crops and farm animals affected by the disturbances.

Deceased Alexander Road resident Steve Romanik recalled how, when he was a boy living on an Egbert Road farm, the huntsmen raced through his farm. His mother had clothes drying on a clothesline in the back yard that day. One of the horsemen ran right into it, fell off his horse, got angry and knocked down the line and the clothes. Steve's mother was upset about her broken line and dirtied clothes, whereas the fallen rider hurt only his pride while being temporarily delayed in his fox-tracking exploits. Deceased Egbert Road resident Floyd Carr recalled Cyrus Eaton yelling at him and his friends because they chased one of the foxes, interfering with the fox hunt. The Carr farm was one of Eaton's "options."

When financial losses during the Depression forced Cyrus Eaton to restructure his monetary holdings, he stopped payments, dropped his "Options to Purchase," and returned the deeds to the farmers. Eventually fox hunting throughout our "Village" came to an end.

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the Walton Hills Owl is featuring a number of articles about issues that motivated residents to push for change from township to village. This is the first in the series.

THE CYRUS EATON DEAL

THE EARLY 1900's: This area of Bedford Township, now Walton Hills, was mostly farmland; truck farms and dairy farms. The soil was fertile and the hilly terrain provided good drainage, but this area lacked electric service as well as the city water, gas and sewers that we now take for granted. Several farmers were aging and couldn't keep up with their acreage. Many farm children left their rural homestead when they finished their schooling. They got jobs and moved into Bedford or other urban areas. Some local farms were either rented out, on the market year after year or abandoned because of back taxes.

Our farm families ate well, but they were cash poor. Poor roads in this part of Bedford Township made it difficult for farmers to get their produce and livestock to urban markets. Roads were hilly and narrow, and after heavy rains they were often impassable. Local farmers had to truck their produce up Egbert Road Hill or Dunham Road Hill to Greater Cleveland markets or peddle their produce from their wagons in city neighborhoods.

Earning enough money to pay property taxes was a major concern. If they could, local farmers took part-time jobs with the County, working on the roads. Several farmers cut down chestnut and other marketable trees from their property or vacant lands, then trucked the logs to lumber yards in Bedford and Maple Heights.

Cyrus Eaton owned large chunks of land in northern Sagamore Township where he built one of his favorite country estates. Eaton introduced himself to local farmers in the early 1920's. According to old-time residents, Eaton negotiated an "option to purchase" plan with farmers along Egbert, Hicks, Walton, Dunham, Alexander and Sagamore Roads. The farmers allowed Cyrus Eaton to hold their deeds, and in return, Eaton gave the farmers nominal initial amounts of money and yearly payments that matched their tax bills. The farmers were allowed to live and work their fields until Eaton or his Summit Hunt Club exercised their options by paying in full for the properties.

Cyrus Eaton and a few of his friends founded the Summit Hunt Club in 1926. Eaton and club members such as the Bishops and Firestones hoped their club would entice other wealthy families to build country estates on club property or adjoining land.

(continued)

THE CYRUS EATON DEAL

As the club's Master of Foxhounds, Eaton led fox hunts for his well-to-do friends on "Walton Hills" land north of his property up to the Bedford Metropark boundary lines. Each year one hunt was scheduled near Thanksgiving Day, but several other hunts also took place during the autumn and winter seasons. Dressed in formal riding attire of scarlet and black, the horsemen followed their hounds, chasing foxes which were released a day or so before the hunt. The foxes usually fled north to the Tinker's Creek Valley, through the fields and woods along Sagamore, Alexander, Walton and Egbert Roads. In their search for the foxes the hounds and the horses frequently ran rough-shod through planted fields.

Cyrus Eaton didn't want anything to jeopardize his fox hunts. He paid for property damages reported to him by farmers whose deeds he held and to others as well. Farmers were reimbursed by Eaton (sometimes reluctantly) for destroyed crops and farm animals affected by the disturbances.

Steve Romanik of Alexander Road recalls how, when he was a boy living on an Egbert Road farm that is now Metropark property, the huntsmen raced through his farm. Steve's mother had clothes drying on a clothesline in the back yard that day. One of the horsemen ran right into it, fell off his horse and knocked down the line and the clothes. Steve's mother was upset about her broken line and dirtied clothes, whereas the fallen rider hurt only his pride while being temporarily delayed in his fox-tracking exploits.

Floyd Carr, now deceased, recalled Cyrus Eaton yelling at him and his friends because they chased one of the foxes, thus interfering with the fox hunt. The Carr farm on Egbert Road was one of Eaton's "options."

When financial losses during the Depression forced Cyrus Eaton to restructure his monetary holdings, he dropped his options on the farmlands and returned the deeds to the local farmers. Local farmers no longer received cash from Eaton. Eventually fox hunting throughout our "village" came to an end.



The James Egbert house was built by the man for whom Egbert Road is named. It stood on the northwest side of Egbert, overlooking the Walton/Egbert Roads intersection. When he was a boy, Steve Romanik of Alexander Road, lived in this house. His parents rented the farm until it became part of Bedford Metropark and Shawnee Hills Golf Course. (1910 photograph reprinted by Nina Wolf)

Amos Silver built this house on Egbert Road in c.1854. In 1916 Kydan and Josephine Scarpete bought the farm. Scarpete family members, Alice Spoto and Leo and Beverly Sima, still live on some of the land. Lillian Kral bought the homestead and twenty acres in 1947. The Silver house stood back from Egbert Road, just north of Kral Drive. Today several houses on Kral Drive, Egbert and Walton Roads and Kydan Lane are on the old 100+ acre Silver farm, as are Metropark woods across from Kral Dr. and Bridal Veil Falls parking lot. (Photo prior to 1947)

THE EATON YEARS

The deeds of several local farmers were held by Cyrus Eaton for the Summit Hunt Club which he founded in 1926. If it weren't for Eaton's severe financial losses during the depression, many acres of village land might be privately owned by the club today.

In those days Cyrus Eaton owned large chunks of land and had a country estate to the south of Bedford Township. He organized, with his local friends, the Summit Hunt Club. Eaton and the club members hoped their club would entice other wealthy families to build country estates on club property or on adjoining land.

For the fox hunts he sponsored Eaton wanted to use the land north of his property to the Bedford MetroPark boundary lines. According to oldtime residents interviewed regarding Eaton, he negotiated an "option to purchase" plan with several local farmers. The farmers allowed Eaton to hold their deeds and, in return, Eaton gave the farmers nominal initial amounts of money and small yearly payments. The farmers were allowed to live and work their fields until Eaton or the club exercised the options by paying in full for the properties.

As the club's Master of Foxhounds, Eaton led fox hunts for his well-to-do hunt club friends. Each year one hunt was scheduled near Thanksgiving Day, but several other hunts also took place during the autumn and winter seasons. Dressed in formal riding attire of scarlet and black, the horsemen followed their hounds, chasing foxes which were released a day or so before the hunt. The foxes usually fled north to the Tinker's Creek Valley, through the fields and woods along Sagamore, Alexander, Walton, and Egbert Roads. In their search for the foxes the hounds and the horses frequently ran rough-shod through planted fields.

Eaton didn't want anything to jeopardize his fox hunts. Several old timers tell how Eaton paid for property damages reported to him by farmers whose deeds he held and to others as well. Eaton reimbursed them (sometimes very reluctantly) for destroyed crops and farm animals affected by the disturbances.

Steve Romanik (19749 Alexander Road) recalls how, when he was a boy living on an Egbert Road farm that is now MetroPark property, the huntsmen raced through his farm. Steve's mother had clothes drying on a clothesline in the back yard that day. One of the horsemen ran right into it, fell off his horse and knocked down the line and the clothes. Steve's mother was upset about her broken line and dirtied clothes, whereas the fallen rider hurt only his pride while being temporarily delayed in his fox-tracking exploits.

Floyd E. Carr (16455 Egbert Road) remembers Cyrus Eaton yelling at him and his friends because they chased one of the foxes, thus interfering with the foxhunt. The Carr farm on Egbert Road was one of Eaton's "options."

When financial losses during the Depression forced Eaton to restructure his monetary holdings, he dropped his options on the farmlands and returned the deeds to the local farmers. Eventually fox hunting throughout our village came to an end.

Tracing Our Heritage
c. 1986

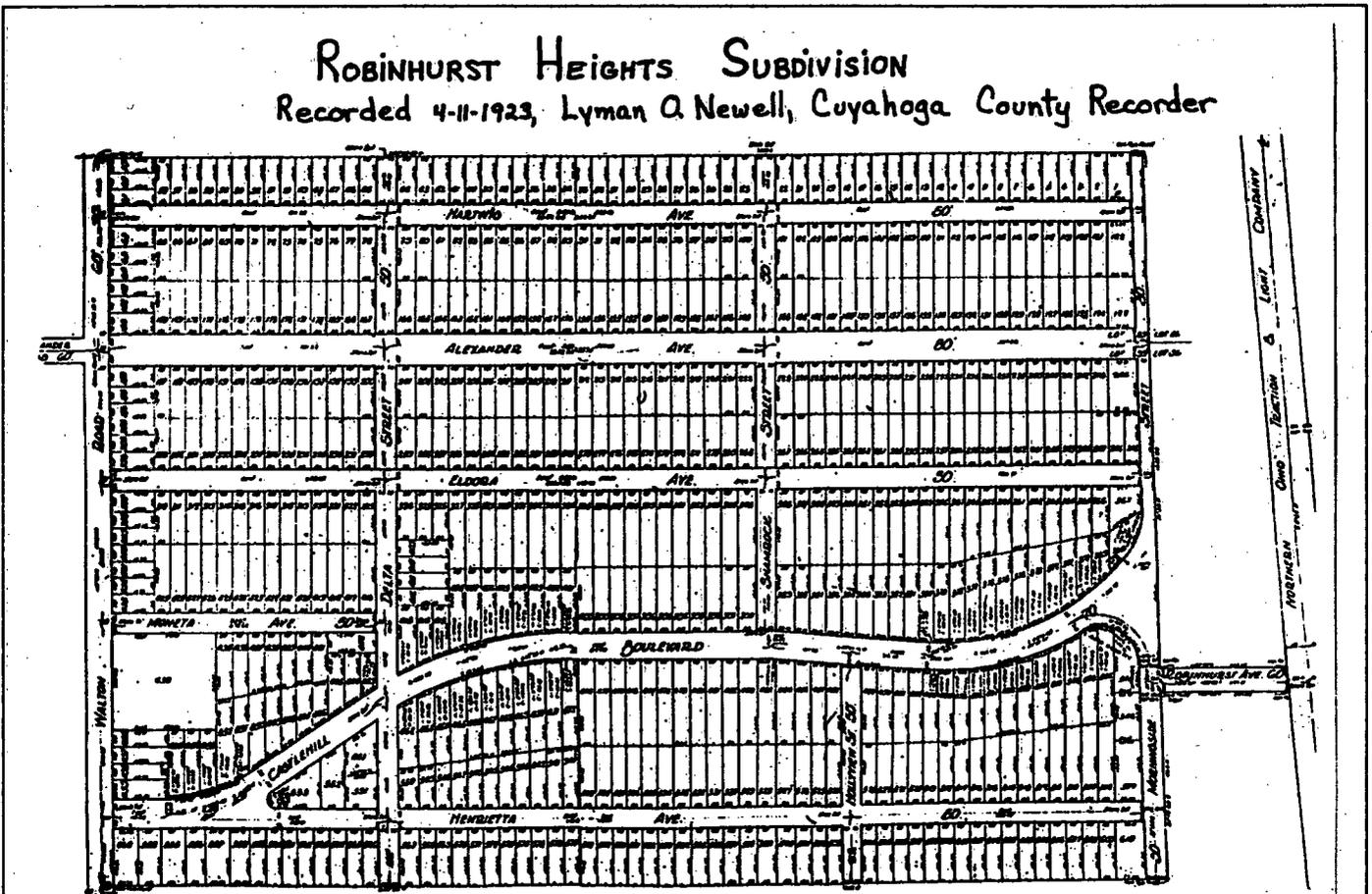
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ROBINHURST HEIGHTS

However, the stock market crash of October 29, 1929 altered the plans for the subdivision. The Guardian Savings & Trust Company held the mortgage for R. B. Hartwig's land. A month and a half after the Wall Street panic the allotment was vacated.

In 1930 another realtor named Donald C. Dunlap acquired the Hartwig acreage. By 1936 a group of realtors who formed the Sagamore Hills Company were making plans to develop the original 430 acres plus another 37 acres they acquired in this southeast corner of Bedford Township.

Several local citizens in the 1940's were concerned about small lot sizes in these proposed housing developments and began to discuss the need for township zoning ordinances which would regulate how land could be used.



ROBINHURST HEIGHTS SUBDIVISION, a housing development which never materialized, was planned in 1922. Of the 610 city-sized lots, most were 40' wide.

At that time Walton Road was the only existing dedicated road.

The portion of Alexander Road pictured here was only a narrow dirt lane.

At the right is a right-of-way for a spur of the N.O.T.&L. Trolley Line which ran along Northfield Road.

Robinhurst Avenue was a planned access road connecting the housing development with the trolley line spur.

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the Walton Hills Owl is featuring a number of articles about issues that motivated residents to push for change from township to village. This is the second in the series.

ROBINHURST HEIGHTS

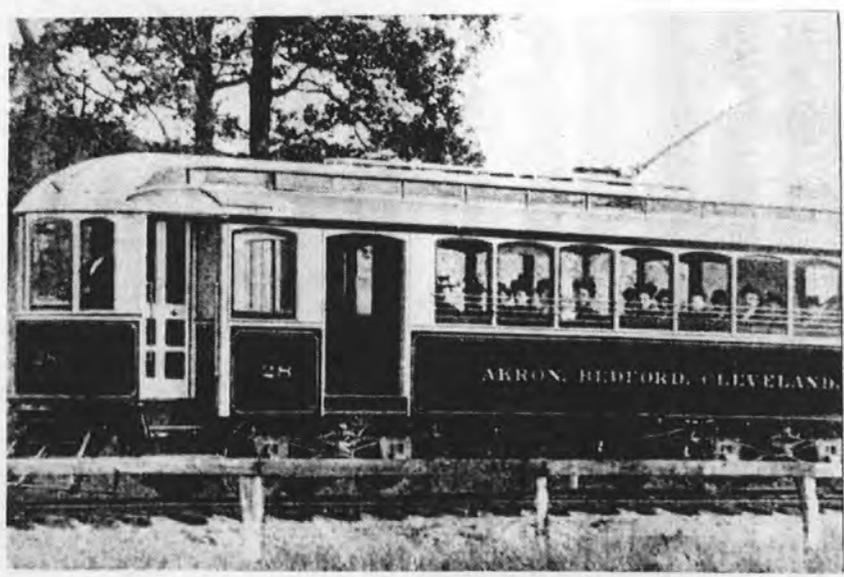
At the same time when Cyrus Eaton and the Summit Hunt Club claimed part of Bedford Township that makes up our Village of Walton Hill, another section of what is now our village was being prepared for development under the name of Robinhurst Heights. R. B. Hartwig was a real estate investor who owned over 430 acres of local land from 1922 until December 17, 1929.

- Hartwig's land extended east to west from Northfield Road to Walton Road, and from north to south from approximately Jefferson Drive to Sagamore Road. The only parcel of land not included was the Orchard homestead at 7715 Walton Road. Most of the land would have been a low-cost housing project, with the strip of land along Northfield Road planned for business or industry. The Robinhurst Heights development included a spur of the trolley line, to attract low income families who would require public transportation to get to their place of employment.

The N.O.T.&L. Trolley Line ran along Northfield Road. Between 1895 and 1932, residents could take the trolley to downtown Cleveland or to Cuyahoga Falls, and then when the line was extended, to Uhrichville.

Locally, the tracks ran along the east side of Northfield Rd. until 1930 it became a divided highway. At that time the interurban tracks were laid down the center strip of the road.

In 1906 The Northern Ohio Traction and Light Company was formed by the merger of the A.B.&C. and other electric interurban lines. No matter what the official name, people called it the ABC, the Red Car, or Red Trolley.



The bulk of Hartwig's realty holdings were platted into 610 small city-sized lots, most of which were 40 feet wide. Planned in 1922 by the Hartwig Realty Company, and recorded by Cuyahoga County in 1923, it was called the Robinhurst Heights Subdivision.



Bits and Pieces of Village History

ROBINHURST HEIGHTS

10-2015,

Second of a Series by Jean and Bob Kainsinger

At the same time when Cyrus Eaton and the Summit Hunt Club claimed part of our area of Bedford Township, another section of what is now Walton Hills was being prepared for development under the name Robinhurst Heights.

R. B. Hartwig was a real estate investor who purchased over 430 acres of local land in 1922. That year Hartwig platted his acreage into 610 small city-sized lots, most lots being 40 feet wide. The Robinhurst Heights Subdivision, as it was titled by the Hartwig Realty Company, was recorded by Cuyahoga County in 1923.

Hartwig's land extended East to West from Northfield Road to Walton Road, and North to South from approximately Jefferson Drive to Sagamore Road. The only parcel of land not included was the Orchard homestead at 7715 Walton Road. Most of the land would have been a low-cost housing project, with the strip of land along Northfield Road planned for business or industry. The Robinhurst Heights Development included a spur of the ABC Trolley Line, to attract low

income families who would require public transportation to get to their place of employment.

The Stock Market Crash of October 29, 1929 altered Hartwig's subdivision plans. The Guardian Savings & Trust Company held the mortgage for Hartwig's land. A month and a half after the Wall Street Panic, on December 17, 1929, the Robinhurst Heights Subdivision allotment was vacated.

In 1930 another realtor, named Donald Dunlap, acquired the Hartwig acreage. By 1939 his group of realtors formed the Sagamore Hills Company. This company was making plans to develop the "Hartwig" 430 acres, plus another 37 acres they acquired nearby, to the north on Northfield Road.

Several local citizens in the 1940s were concerned. They opposed the small lot sizes in the housing development. Residents began to discuss the need for Zoning Ordinances, laws that would regulate how land in our part of Bedford Township could be used.

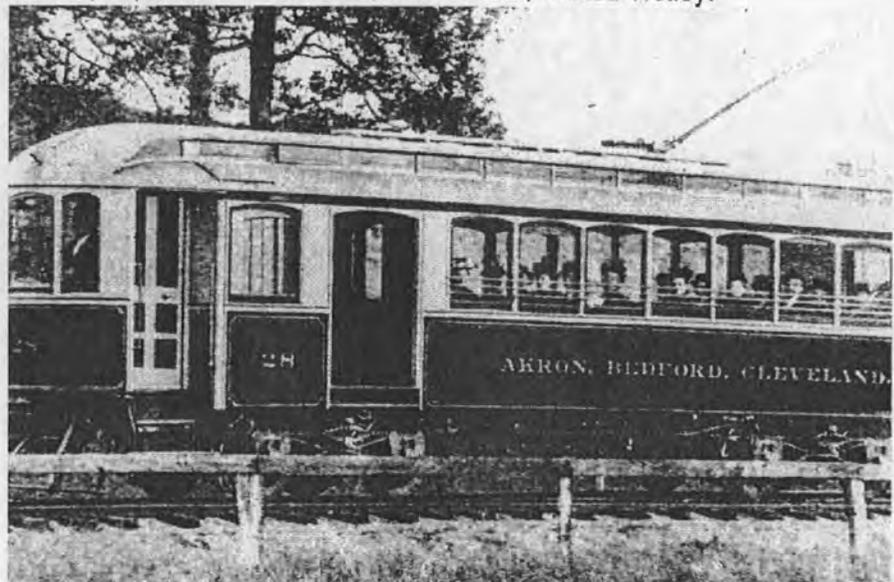
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Between 1895 and 1932, residents could take the trolley to downtown Cleveland or to Cuyahoga Falls, and then when the line was extended, to Uhrichville.

In our area, the Trolley Line ran along Northfield Road.

Until 1930, trolleys ran along the east side of Northfield Road.

When Northfield Road became a divided highway in 1930, the interurban trolley traveled down the center strip of the road.



Bits and Pieces of Village History

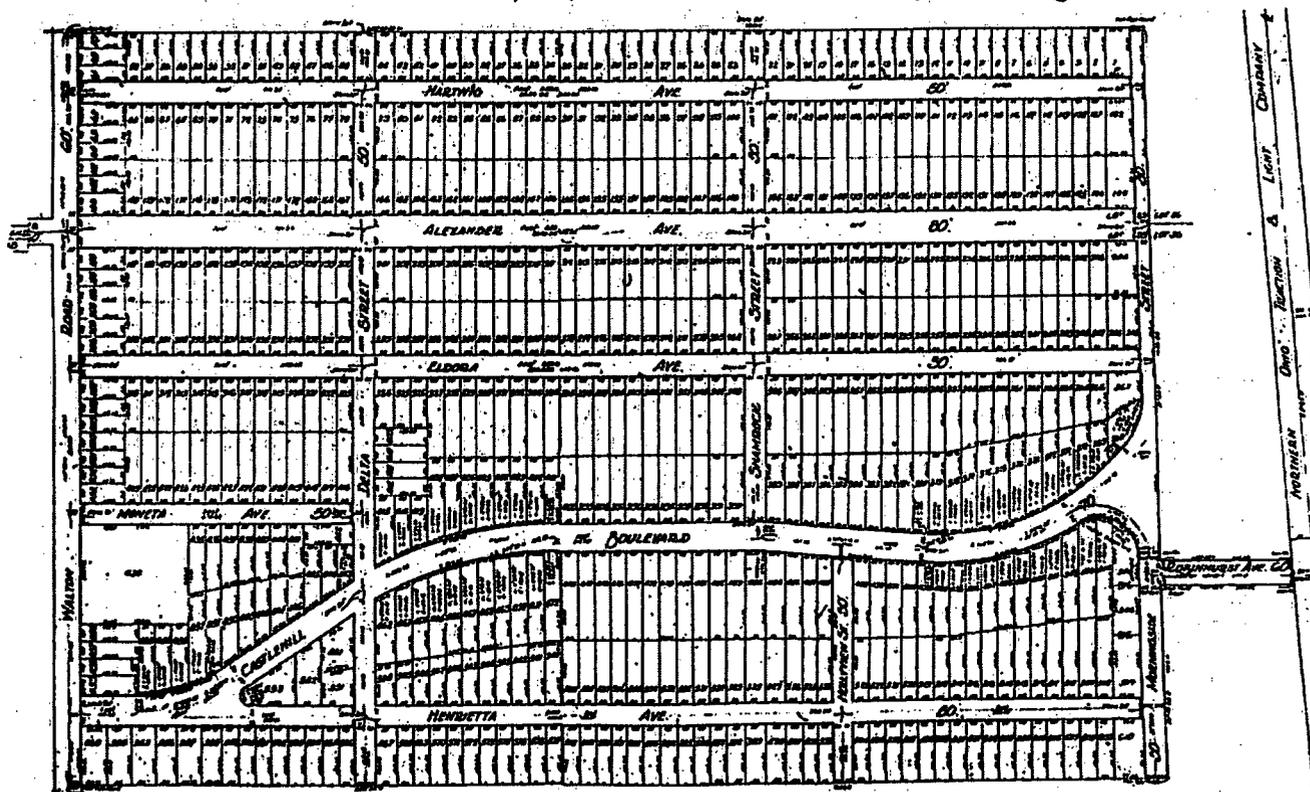
ROBINHURST HEIGHTS

10-2015
continued, page 2



ROBINHURST HEIGHTS SUBDIVISION

Recorded 4-11-1923, Lyman O. Newell, Cuyahoga County Recorder



ROBINHURST HEIGHTS SUBDIVISION, a housing development which never materialized, was planned in 1922.

Of the **610 city-sized lots**, most were 40 feet wide.

At that time, Alexander Road did not exist, it was a narrow dirt path running through the old Burns/Means farm.

To the right of the map - a right-of-way for a road and a spur of the ABC Trolley Line.

This spur was to connect the housing development with the trolley line as it ran down Northfield Road.

Robinhurst Avenue was an access road that would parallel the trolley line spur.

The Subdivision would have included houses on these streets of today:

Jefferson Drive, Alexander Road, Orchard Hill Drive, Logan Drive, Fern Lane, Sagamore Road, Colonial Court, Laurel Drive, Rashell Drive, Walton Road, West Lake Drive, East Lake Drive, McLellan Drive, Morningside Drive, Regency Drive, Northfield Road

ROBINHURST HEIGHTS

At the same time when Cyrus Eaton and the Summit Hunt Club claimed part of the land that makes up the Village of Walton Hills, another section of the village was being prepared for development under the name of Robinhurst Heights, by R. B. Hartwig, a real estate investor who owned over 430 acres of local land from 1922 until December 17th, 1929.

The bulk of Hartwig's realty holdings along the east side of Walton Road and today's Alexander Road were platted into 610 small city-size lots, most of which were 40' wide. Planned in 1922 by the Hartwig Realty Company, and recorded by Cuyahoga County in 1923, the Robinhurst Heights Subdivision extended north to south between today's Jefferson and Orchard Hill Drives and east to west from today's Morningside Drive to Walton Road. The only parcel of land not included in the subdivision was the old Orchard homestead at 7715 Walton Road. The development bordered a planned spur of the ABC trolley line running from Cleveland, through Bedford, and south past Canton. Robinhurst Heights was planned to attract low income families who would require public transportation to get to their place of employment.

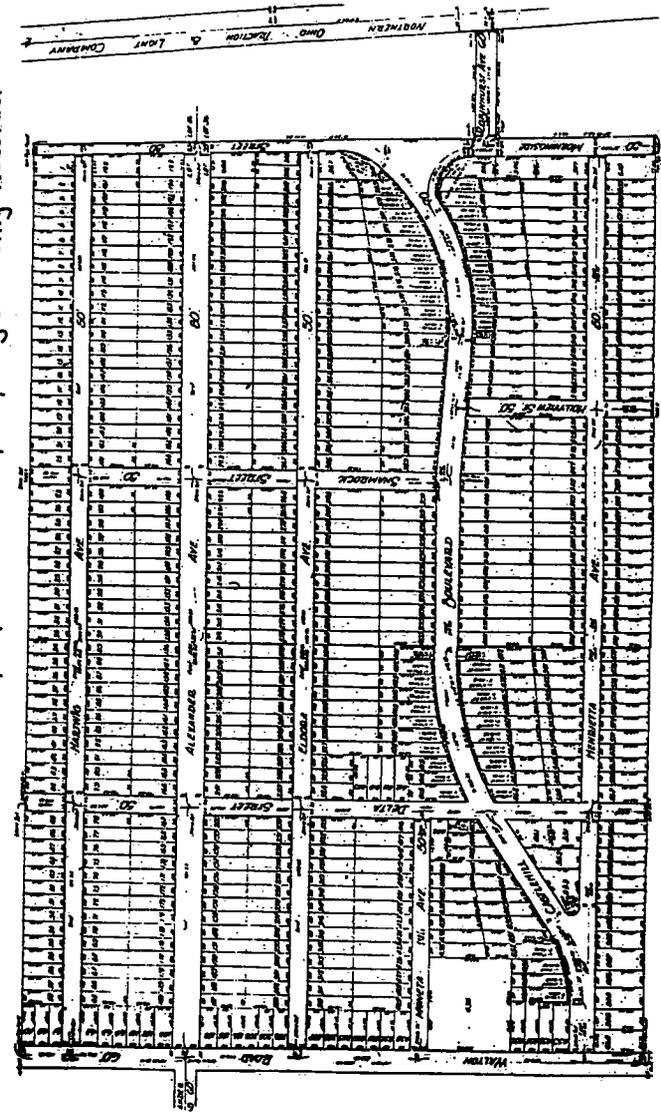
However, the stock market crash of October 29, 1929 altered the Robinhurst Heights Subdivision plans. The Guardian Savings & Trust Company held the mortgage for R. B. Hartwig's land. A month and a half after the Wall Street panic the allotment was vacated.

In 1930 Donald C. Dunlap, another realtor, acquired the Hartwig acreage, and by 1936 a group of realtors who formed the Sagamore Hills Company were making plans to develop the 467 acres of land they owned in the southeast corner of today's Village of Walton Hills.

THE PUSH FOR TOWNSHIP ZONING

Several local citizens in the 1940's were concerned about small lot sizes in proposed housing developments and discussed the need for township zoning ordinances which would regulate how land could be used. Virgil D. Allen, Jr. (16535 Egbert Road), Ted Graves (7312 Walton Road), Thomas Young (current address 16575 Egbert Road), Joe Burns (lived in Bedford but owned land here), and others took steps to create township zoning laws for this area. Tom Young wanted a three acre minimum put on lot size whereas Ludwig S. Conelly — a local real estate developer who supported this group's efforts — would have preferred to sell one-half acre lots. They both willingly accepted the group's compromise of one acre minimum lot size.

ROBINHURST HEIGHTS SUBDIVISION
Recorded 4-11-1923, Lyman A. Newell, Cuyahoga County Recorder



here was only a narrow dirt lane. At the right is a right-of-way for a spur of The N. O. T. & L. Trolley Line which ran along Northfield Road. Robinhurst Avenue was a planned access road connecting the housing development with the spur.

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*Tracing Our Heritage:
The Village of Walton Hills
c. 1986*



Bits and Pieces of Village History

The 1930s

Third of a Series by Jean and Bob Kainsinger

A 1930s Overview of our Rural Area

Few people lived in our rural section of Bedford Township in the 1930s. An early 1930s topographical map of our area, made from a Geological Survey conducted by the U. S. Department of the Interior, indicate there were only 47 houses. Seven of those houses faced Northfield Road, where electricity was available.

The other forty houses faced Alexander, Button, Dunham, Egbert, Hicks, Walton or Sagamore Roads, where electric service was not available. The Alexanders, who lived on Alexander Road, had generators which provided electricity to their family and the families living in their two tenant houses.

Most of our residents were cash-poor, aging farmers who had trouble paying their yearly property taxes, and whose children had moved into Bedford or other nearby suburbs where they found jobs and had city conveniences. Some farm houses were abandoned, rented out, or for long periods of time were up for sale. A Realtor had a hard time finding a home buyer for a big tract of land with an old farmhouse, well, water pump, out-house and no electricity.

Changes Await: From Rural to Suburbia

The creation of suburban "Walton Hills" occurred when idle, hard-to-sell farmland was transformed into picturesque acre lots on rolling hills near the city, but in a country setting. It is the story of how, in the 1940s, these lots caught the attention of young, white-collar and blue-collar, middle class couples who were looking for property.

Once their lots were fully paid for, many of these couples purchased pre-cut houses from Lincoln

or Majestic Homes, became their own contractor, and began to build their houses by themselves, with little or no help from professionals. Many of the wives played a major role in the construction of their homes.

A Realtor, General Ludwig Shaner Conelly, Entered the Picture

L. S. Conelly, a real estate broker, saw the opportunity to develop rural subdivisions in the section of Bedford Township commonly called "Walton Hills." Conelly's main office was in his residence, at the SW corner of Wandle Avenue and Center Road in Bedford.

His land development ventures began in the mid 1930s with his friend, Maude Walton, who at the time lived on Woodrow Avenue in Bedford, caring for her aging parents, Jefferson and Julia Spafford Walton. When her parents died, Maude inherited the family homestead at 7228 Walton Road with its 3-acre parcel of land, as well as additional acreage on the other side of Walton Road. Conelly divided Maude Walton's land into lots and put them up for sale.

Conelly sold the lots as unimproved property. Buyers could obtain electricity at their own expense. They also had to dig their own well, put in their own septic tank, and do without other services we enjoy today, such as gas, sanitary and storm sewers and weekly trash pick-up.

He sold his first lot (7270 Walton Road) in 1936, two lots (7195 and 7242 Walton Road) in 1938, and one in 1939 at 7157 Walton Road. By 1939 Conelly had mapped out his first subdivision that included Walton Road and the cutting of two new streets, Carmany and Allen Drives.

...more to come

GLIMPSES INTO THE PAST

The Village of Walton Hills: Tracing Our Heritage

by Jean and Bob Kainsinger

This is the first in a series of articles in the *Walton Hills Owl*. Future articles will discuss:

- * 1940-1945 The World War II Years
- * 1945-1950 After World War II, and
- * 1936-Early 1960's Connelly Repaints the Landscape

1935 - 1940 AFTER THE DEPRESSION

AN OVERVIEW

Few people lived in our part of Bedford Township during this span of years. The farmers were getting on in years. The younger generation didn't want to stay on the farm. They moved into urban areas where they could find jobs and have city conveniences.

Some farms became idle fields, abandoned because of back taxes. Some farm houses were vacant, occupied by a widow/widower, rented, or up for sale. Few home buyers looked for a big tract of land with wells, water pumps, out-houses, and no electricity.

COTTAGES ALONG DUNHAM ROAD

In those years it was popular for middle-class urban families to have a get-away cottage in the countryside, beyond the city limits. The occupants of the cottages lived and worked in the city, and came out here on weekends and for vacations.

Along both sides of Dunham Road, from the Astorhurst southward, and even south of Alexander Road, there were several summer cottages. A cluster of these cottages were on a dirt lane appropriately called Dunham Lane. Some of the cottages were individually owned and some were rented out by Mae Chvatal.

Mae Chvatal's parents were the Rezaks, who had a truck farm along the northwest corner of Dunham and Alexander Roads. Mae's husband was Dr. Frank Chvatal, who's office was near St. Alexis Hospital, on Broadway Avenue.

In the 1940's, Mae Chvatal and her son, Bob, prepared to sell their cottages. They converted some of them into year-round houses. They even relocated a few of them from one spot to another along Dunham Road. The Chvatal's knew their cottages would sell faster if they had electricity and phone service. After years of trying, finally near the end of World War II, Bob Chvatal was instrumental in getting CEI lines and telephone lines installed along Dunham Road, between Alexander and Sagamore Road.

A few of the summer cottages still stand today, although it takes a close look to identify them. They have been enlarged and renovated.

GLIMPSES INTO THE PAST -- -- 1935 - 1940 AFTER THE DEPRESSION (cont. p.2)

In 1935 Joseph and Anna Kaderabek, converted their summer cottage on Dunham Road into a permanent residence after their daughter, Albe, married Joe Klukan. Four generations of Klukans live in the village today: Joe Klukan and his son and daughter-in-law, Ron and Dolly Klukan, have houses on Stuble Lane. Ron and Dolly's son, Joe, lives on Dunham Road, and one of their daughters and son-in-law, Kathy and Brian Spitznagle and their children, Daniel and Alyssa, live on Spanghurst Drive.

Joe Klukan's house at 7350 Dunham Road started out as a summer cottage owned by his GREAT-GRANDPARENTS, the Kaderabeks.

Joan Wills' house, at 7257 Dunham Road, was once a summer cottage.



Both of these houses were originally summer cottages:
7715 Dunham Lane

7775 Dunham Road

GLIMPSSES INTO THE PAST --

-- 1935 - 1940 AFTER THE DEPRESSION (cont. p. 3)

ONE WOMAN'S STRUGGLES TO KEEP HER LAND

In 1916 Kydan and Josephine Scarpete bought fifty-two acres of the old Silver farm. The acreage fronted Egbert and Walton Roads and the homestead and barn faced Egbert Road, just to the north of today's Kral Drive. Six years later, Josephine was a widow with six children to raise.

Earning money to pay the property taxes, especially during the depression years, was a major problem for Mrs. Scarpete. For a few summers she rented the hilltop back acreage to Tuberculosis patients and their families who camped there. Then, for five Spring seasons she rented her land to a band of gypsies.

GOLDEN GLENS

Another of her ventures was Silver Creek Park, which she named after Amos Silver. A few years later the park was renamed Golden Glens Picnic Grove. Golden Glens was on Egbert Road, across the street from the Bedford Metropark Bridal Veil Falls parking lot. Golden Glens operated as a business from the 1920's through the 1950's.

Josephine Scarpete built a pavilion in the lowland along the creek and called it Golden Glens Dance Hall. This large, closed-in pavilion sat close to Egbert Road, and had two small concession stands.

In front of the buildings, were the well and pump, and western-style ranch entry gates. There was an open dance area and a wooded hillside across the stream where customers sat and listened to the music. Most of Mrs. Scarpete's customers were church and social groups.

MONEY PROBLEMS CONTINUED

By 1937 Josephine Scarpete was about to lose her property because of back taxes. To keep the land within the family, five of her six children, who were adults by then, had jobs and lived away from home, paid the back taxes for their mother. In exchange, Josephine had them divide up 32 of her 52 acres, each taking ownership of their share.

Josephine and her youngest son, Carl, continued to live in the old Silver house and the remaining twenty acres that faced Egbert Road.

In 1947, Carl Scarpete sold the old house and the twenty acres along Egbert Road which included Golden Glens, to Lillian Kral and her husband, Ronald.

For a number of years, Lillian Kral kept Golden Glens open. She sponsored dances, advertised in local newspapers and rented out the park to groups who used it for clambakes and picnics.

Kral razed the buildings just before she began to develop Kral Drive with L. S. Conelly of Conelly Realty, in 1960.

A third generation of Scarpetes continue to live in the village: Bev and Leo Sirna, 18171 Kydan Drive and Al's widow, Alice Spoto, who lives at 7060 Walton Road.

GLIMPSES INTO THE PAST

(cont. p. 4)

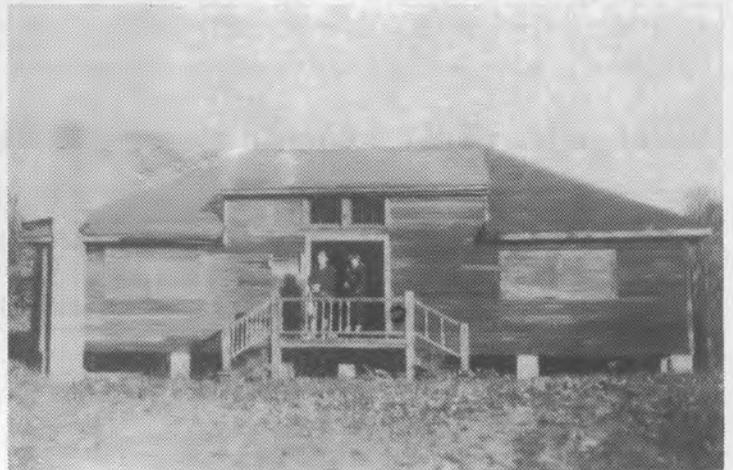
The SILVER HOUSE and BARN have been razed.
The house was located where a new house stands at 17900 Egbert Road.

The barn was close to Egbert Road, north side of Kral Drive.
(Barn: 1986 photo by Nina Wolf)



GYPSIES AT SCARPETE CAMP,
a 1929 sketch by Joe Jesensky

SITE OF GOLDEN GLENS DANCE HALL
Egbert Road: south of Kral Drive, north of Conelly Dr.



GOLDEN GLENS and GOLDEN GLENS DANCE HALL (photos reproduced by Nina Wolf)

NOTES

Electricity and Electric Lines

1940s: It wasn't until the 1940s that electric poles and electric wires were installed in our part of Bedford Township. Up to then, only small pockets had electrical service.

The new land owners were OK with well water, propane gas or oil, but electricity was a must.

General Conelly arranged for electric lines for his lot buyers.

But, other home owners had to act on their own and negotiate with either CEI or Ohio Edison to get electricity.

Here are a few of their stories:

Walton Road:

1945-47 After WW II: John Sedensky (7500 Walton) and Johnny Allen (7307 Walton) brought electric lines northward along Walton Road from where the Ohio Edison lines ended at Sagamore Road. They persuaded residents along the road to sign a petition, promising to purchase electric stoves/ranges/hot water tanks and use them for at least 5 years if Ohio Edison would run electric lines along the road.

Dunham Road:

Mid 1930s The NYC had electric lines at their maintenance junction on Alexander Road, just west of Dunham Road. But, neither of the 2 railroad houses were connected to electricity.

In the mid 1930s Edward Long (7345 Dunham), the NYC Section Foreman, wanted electricity.

The NYC would not pay, so the Longs paid all costs to install electric lines to their house.

Mid 1940s: Bob and Hazel Chvatal got electricity and telephone lines installed on Dunham between Sagamore and Alexander. He paid for 6 poles on Dunham Road plus one on his property.

Egbert Road:

1941-45 During WWII: Norm Pearce (15777 Egbert) Even though elec. supplies were scarce, CEI provided enough wiring to stretch from the NYC Section Foreman House on Dunham Road to the nearby Pearce house on Egbert.

Norm Pierce paid for 4 CEI poles.

Pearce was a Constable for Bedford Township and later Chief Deputy Marshal for the new Village of W.H.

Alexander Road:

Mid 1940s In the 1940s, James Rizer (14229 Alexander) divided up his 56 acres (from Valley View line to the Gospel House) into narrow lots. He sold the lots in order to get elec. along his stretch of Alexander Road.

Rizer paid CEI to install the line. Then he was reimbursed as houses hooked up to the poles and line.

In the early 1940s John Means (Burns family) cut a street (Alexander Road - from Morningside to Northfield Road, where there had been a narrow gravel drive through the abandoned family farm.

He divided the land into deep, multi-acre lots that faced Alexander Road.

Lot buyers: In 1945 Victor Podgurski and Mike Romanik petitioned CEI for Electricity along their stretch of Alexander Road.

B. GETTING ELECTRICITY in Our Part of Bedford Township

Electric wires were installed throughout our part of Bedford Township until the 1940's. Up to then, only pockets had electrical service.

New land owners were OK with well water, OK with propane gas or oil, but electricity was a must.

If the couple bought a Conelly lot, they had access to electricity.

But other home owners had to act on their own and negotiate with either CEI or Ohio Edison.

Here are a few of their stories:

Electricity along Dunham Road:

1. Edward Long was the Section Forman for the N. Y. C. from 1904 until he retired in 1936. He and his family lived in the Railroad's Section Forman House at 7345 Dunham Road until 1939.

The NYC Railroad maintained the house, but would not pay for major improvements.

In the mid 1930's the Longs wanted the house wired for electricity, so they bore the installation cost of running wires to their house.

They could do this because the NYC had electric lines at this maintenance junction.

2. In 1940 Norm Pearce and his wife, Elizabeth, bought the boarded-up NYC Camphouse at 15801 Egbert. Pearce had the house wired for electricity.

No electric lines ran along that part of Egbert Road when the Pearces moved into the house.

Even though electrical supplies were in short supply during World War II, CEI was able to get enough wiring to stretch from Dunham Road to their house.

The Pearces had to pay for 4 CEI electric poles.

Norm Pearce was a Constable for Bedford Township

and later Chief Deputy Marshal for the newly-founded Village of Walton Hills.

3. In the early 1940's Jack Willing and his wife, Kathleen, inherited a Railroad house, at 14800 Button Road. Because of the railroad lines, they could get electricity, but had to pay for several poles and the line.

4. In the 1940's, near the end of World War II,

Bob and Hazel Chvatal, 7755 Dunham Road, were instrumental in getting CEI and telephone lines installed along Dunham Road, between Alexander and Sagamore Road.

CEI charged Chvatal for 6 poles on Dunham Road, plus one on his property.

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the Walton Hills Owl is featuring a number of articles about issues that motivated residents to push for change from township to village. This is the fourth in the series.

MID 1930's RURAL FARMLAND BECOMES RESIDENTIAL BUILDING SITES

In the mid 1830's Walton family members started to settle along both sides of the road which bears their name. A hundred years later most of this farmland stood idle, and the last of a series of renters were moving out of the Walton farmhouses. Maude Walton Belquist, who lived in Bedford, owned the bulk of the Walton estate. She was eager to sell this acreage which she had inherited some years earlier from her parents.

The creation of suburban Walton Hills occurred when idle, hard to sell farms became sought after picturesque acre lots on rolling hills, near the city but in a country setting. It is the story of how these lots caught the attention of young, blue-collar/middle class couples with growing families, who were eager to move away from the city. Once their lots were fully paid for, many of these couples purchased pre-cut houses from Lincoln or Majestic Homes, became their own contractor, and began to build their houses by themselves, with little or no help from professionals. Many of the wives played a major role in the construction of their homes.

General Ludwig Shaner Conelly was a real estate broker who realized his dream of developing rural subdivisions in this part of Bedford Township. Conelly's land development ventures began in the mid 1930's with his friend, Maude Walton's acreage. Hers was the first of several parcels of land developed by the Conelly Realty Company. Over the years more than 400 houses were built in Walton Hills on Conelly lots.

Initially, Conelly concentrated on selling lots facing Walton Road. He sold his first lot in 1936 (7270 Walton Road). In 1938 he sold two lots (7195 and 7242 Walton Road), and in 1939 the lot at 7157 Walton Road. Conelly worked with a series of land owners over the years. He planned developments, cut and readied the roads and marketed the lots. As individual lots sold, the owners received proceeds from the sales.

By 1939 Conelly had mapped out his first subdivision. This subdivision of home sites centered around Walton Road and included plans for cutting six new streets. Carmany Drive was the first street he cut through and graveled; next was Allen Drive. Gradually the Conelly roads were improved sufficiently to qualify for dedication. In 1949 McLellan, Jefferson, Dellwood and Morningside Drives were completed, dedicated and recorded as roads by the Regional Planning Board. Conelly roads were, for the most part, graveled drives which later had to be built up and improved by the Village of Walton Hills.

(continued, pg. 2) **MID 1930's: RURAL FARMLAND BECOMES RESIDENTIAL BUILDING SITES**

After the Village of Walton Hills was incorporated, Conelly's Realty Company continued to develop subdivisions along Conelly Blvd., Rotary, Spanghurst, Deeridge, Woodlake, North Meadowpark, Kral and Shaner Drives, and Linda and Stuble Lanes, and he had lots for sale along existing roads such as Egbert, Hicks, Walton and Alexander Roads. Conelly also sold lots south of Alexander Road, on East Lake, West Lake, McLellan, Orchard Hill and South Meadowpark and Logan Drives and Fern Lane.

In May of 1938 The Conelly Realty Company put its first full-page ad in *The Cleveland News*, advertising "Exclusive Walton Road Estates, 2 to 10 acres, New Homes for \$4000 and up, Information at Conelly Offices." In those days Conelly had three offices; the main office was his home on Wandle Avenue in Bedford. In 1946 he opened an office on land he purchased at the southeast corner of Alexander and Walton Roads. Conelly's office was in a World War II Quonset hut, a prefabricated corrugated steel shelter he bought from the government and moved to his lot.

Between 1938 and the early 1960's Conelly advertised his Walton Hills lots in *The Cleveland News*, *Cleveland Press*, *Plain Dealer* and *Bedford Times-Register*.

Although General Conelly served for a total of eight years with the 37th Division in both World War I and II, was a Major in World War I and a Brigadier General in the Ohio National Guard in World War II, he considered the development of Walton Hills his most important achievement. In a 1960 interview with a *Cleveland Press* columnist, Conelly stated, "This (referring to his Shaner Drive development) is one more step in making Walton Hills my dream of a village of country homes."

AT THE CONELLY BLVD./ROTARY DR. JUNCTION is a large boulder with an inscribed bronze plaque: "Dedicated to Brig. Gen. Ludwig S. Conelly, founder of Walton Hills, whose vision, intensity of purpose and profound belief in the American Home, inspired him to transform some 500 acres of waste abandoned farmland into a model community of fine homes, picturesque drives and parks, unlimited in recreational possibilities. Presented in observance of Gen. Conelly's 66th birthday, Aug. 29, 1949, by Walton Hills Club, G. T. Graves, President."

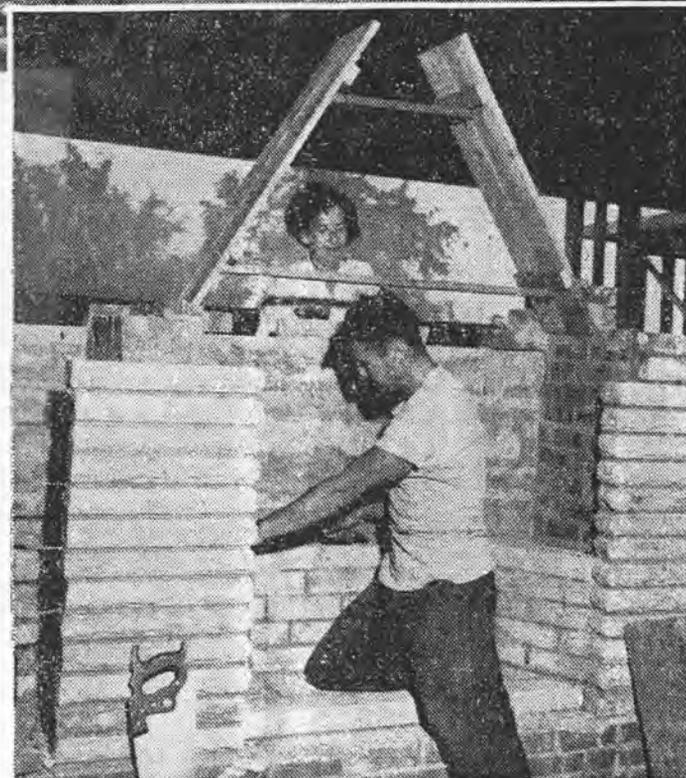
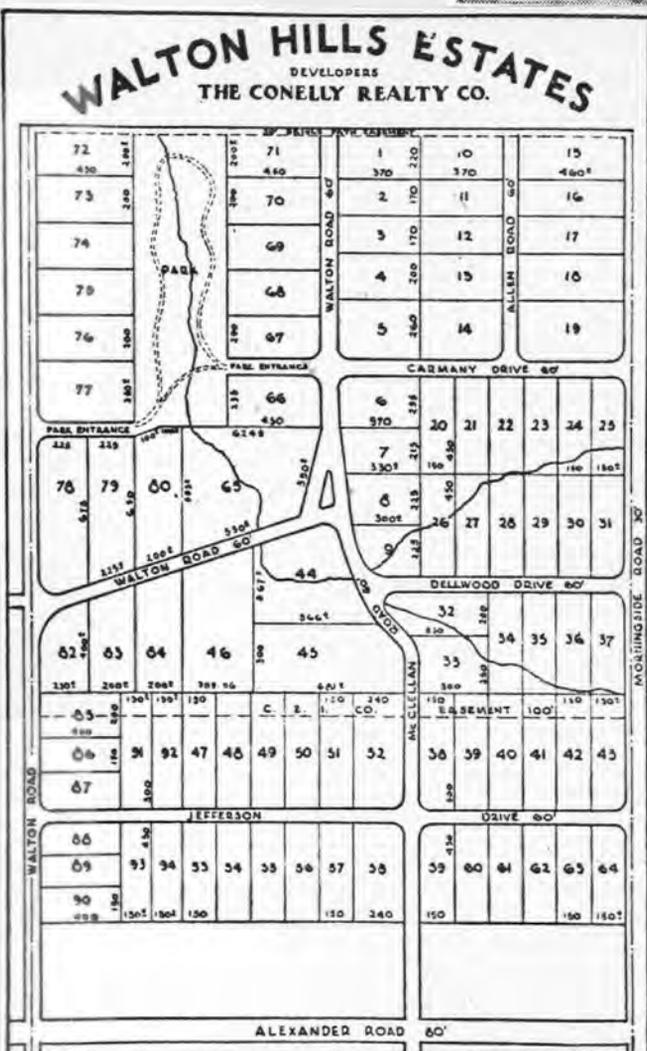
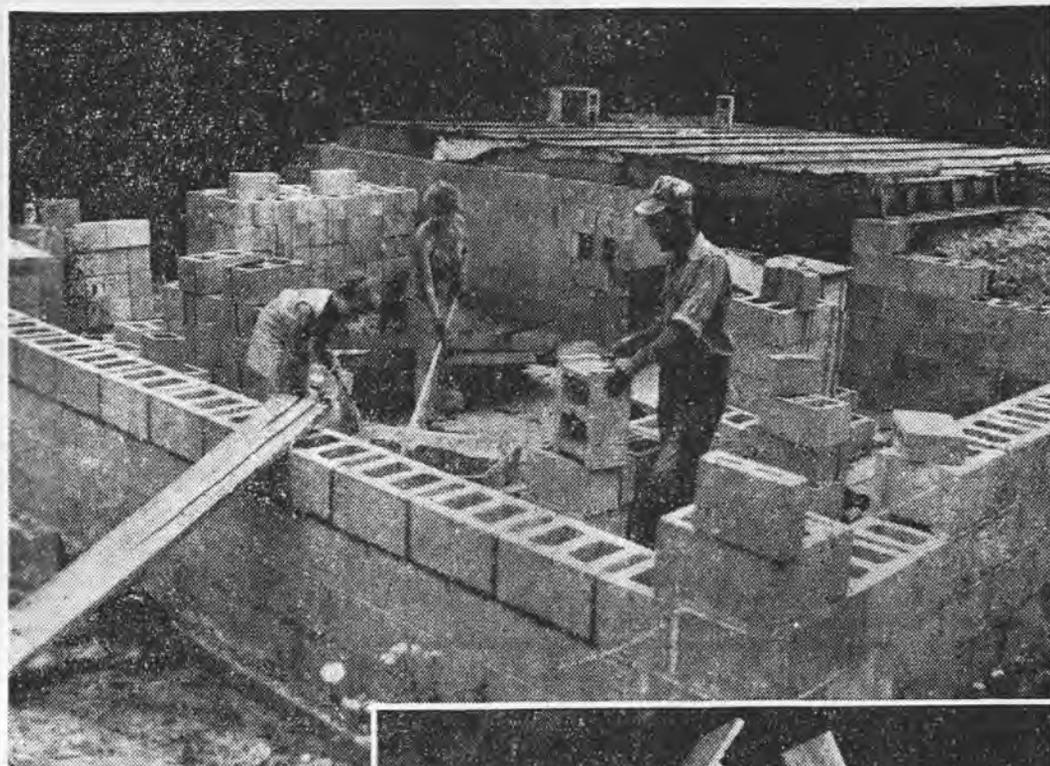
In 1950 L. S. Conelly built this house for himself and his wife, Sadie, on the crest of a hill at 7181 Conelly Blvd. Conelly lived there from 1951 until he died in 1963 at the age of eighty.



GENERAL LUDWIG SHANER CONELLY
(Photograph reproduced by Nina Wolf)

(continued, pg. 3) from FARMLAND to RESIDENTIAL BUILDING SITES

THIS CONELLY REALTY CO. AD featuring 1 to 5-acre home sites appeared in the *Bedford Times-Register* in October, 1939. As seen, Morningside "Road" was planned to extend north past Jefferson Drive. A second entrance to Walton Hills Lake was planned off Walton Road, opposite Carmany Drive. At the top and sides of the map, is an easement for a bridle path. (Map reproduced by Nina Wolf)



"SPUNKY AMATEURS BUILD OWN HOMES"
 TOP: GEORGE and GERALDINE FURST with daughter, DARLYN, work on the foundation for their house, 18383 ORCHARD HILL DR. Mrs. Furst is mixing a batch of cement.
 BELOW: JAMES and MARY PIWONKA cut their own stone and build a fireplace for their house, 7699 EAST LAKE DR. (Cleveland Plain Dealer quote and photos, 7-4-1952)

GLIMPSES INTO THE PAST

The Village of Walton Hills: Tracing Our Heritage 6-2002

by Jean and Bob Kainsinger

This is the third of a series of articles in the *Walton Hills Owl*.

1936 - EARLY 1960'S

CONNELLY REPAINTS the LANDSCAPE

AN OVERVIEW of the MAN

Brigadier General Ludwig Shaner Conelly had two parallel careers during his lifetime; the military and Real Estate. His military career started with the Cleveland Grays in 1903, which was about the same time he started his Real Estate business.

During World War I he commanded a battalion which fought several battles in France. From Captain, he was promoted to Major in 1918. Conelly was promoted to Brigadier General in 1928 while he served in the Ohio National Guard. He held that rank through World War II. During World War II he was the Commanding Officer on the Fiji Islands in the Southwest Pacific. He reluctantly accepted his forced retirement from the service because of age, in 1945.

Once he became Brigadier General, Conelly wanted people to address him as General Conelly, and only close friends and family members were excepted from addressing him as General Conelly.

L. S. Conelly, the Real Estate broker, owned The Conelly Realty Co. Conelly's main office was in his residence at the southwest corner of Wandle Avenue at Center Road in Bedford. He also had branch offices on Turney Road in Garfield Heights and on Broadway Avenue in Bedford, and in 1946-1947 opened an office at the southeast corner of Alexander and Walton Roads. His Walton Hills office was in a World War II Quonset hut Conelly bought at a Cleveland Home and Garden Show.

FARM FIELDS BECOME RESIDENTIAL LOTS

Conelly played a major role in changing the makeup of our land between 1936 and the early 1960's. During those years more than 400 houses were built in "Walton Hills" on lots sold by his Conelly Realty Co. Topographical maps of our area indicate there were only 47 houses in our part of Bedford Township in the early 1930's, 7 of which faced Northfield Road. The other 40 houses faced either Alexander, Button, Dunham, Egbert, Egypt, Hicks, Sagamore or Walton Road. At least a couple of those 40 houses were tenant houses, built by large land owners such as the Alexanders, for their tenant farmers. So, this was a very rural area before Conelly subdivided farmland into residential lots.

Conelly sold the lots as unimproved property. Buyers could obtain electricity at their own expense, they had to dig their own well, put in their own septic tank, and do without other services we enjoy today, such as gas, sanitary and storm sewers and weekly trash pick-up.

GLIMPSES INTO THE PAST:

(cont. p.2)

1936 - EARLY 1960'S

CONELLY REPAINTS the LANDSCAPE

Beginning in 1936, L. S. Conelly approached large land owners in our part of Bedford Township, offering to help them sell off their acreage. His early clients were Maude Walton, and the Koberna, Makronsky, Orchard and Carr families. Conelly personally worked with these large tract owners. He helped develop their real estate, by drawing up plats for dividing up their acreage and then selling the lots for them. He never purchased property from the owner if he did not have to, and the only houses he sold around here were the old homesteads.

MAUDE WALTON'S ACREAGE

Conelly's first venture was with his friend, Maude Walton. At the time, Maude's home was on Woodrow Avenue in Bedford. It was there that she cared for her aging parents, Jefferson and Julia Spafford Walton. When her parents died, Maude inherited the family homestead along Walton Road. She was eager to sell the house and acreage. L. S. Conelly divided her parcel of land into lots. He found buyers for the lots and the 3-acre parcel that included the house.

In May of 1938 The Conelly Realty Company put its first full-page ad in *The Cleveland News*, advertising:
 "Exclusive Walton Road Estates, 2 to 10 acres, New Homes for \$4000. and up,
 Information at Conelly Offices."

Between 1938 and the early 1960's, many Conelly advertisements for Walton Hills lots appeared in *The Cleveland News*, *The Cleveland Press*, *The Cleveland Plain Dealer*, and several local papers such as the *Bedford Times-Register*.

We can credit Conelly for coining the name "Walton Hills" for our part of Bedford Township. Before Conelly's ads appeared in Cleveland and suburban newspapers, only the land along Walton Road was informally referred to as "Walton Hills." Land along Egypt Road (Dunham Road) was called "Little Egypt" and the rest of our area was simply called The Township.

At first Conelly sold lots along the existing County roads of Walton, Egbert, Hicks and Alexander Roads. Soon he began planning developments. Conelly created 15 subdivisions between 1940 and the early 1960's, all with lots at least one acre in size.

A LIST of the CONELLY ROADS

These are the roads Conelly cut for development, listed in historical order:

Carmany, Allen, McLellan, Jefferson, Dellwood, Morningside, Conelly Blvd., Rotary, Spanghurst, Deeridge, Woodlake, North Meadowpark, Linda Lane, East Lake, West Lake, McLellan, Orchard Hill, South Meadowpark, Stuble Lane, Kral and Shaner Drives.

GLIMPSES INTO THE PAST:

(cont. p.4)

1936 - EARLY 1960'S

CONELLY REPAINTS the LANDSCAPE

CONELLY CONTACTS OTHER LARGE LAND OWNERS

In January of 1950 Conelly sent a 2-page letter to most owners of large plots of land in our part of Bedford Township, telling them how they would benefit from letting him sell their property. He wrote, "I will do everything to help owners of farms in this area to properly market their land to the best advantage as you know I have already done with the Walton, Koberna, Makronsky, Orchard and Carr farms." He sent his letter to:

William Kitson - Alexander Rd.

John Rada - Alexander Rd.

Virgil Allen - Egbert Rd.

Floyd Carr - Egbert Rd.

Lillian Kral - Egbert Rd. (Kral Dr.)

John Bolazs- W Walton Rd., S of Alex. Rd.

Raymond Brown - NW Walton/Sagamore

Henry Dzikowski - Dunham Rd.

Henry Hadden - Dunham Rd.

Clarence Shull - SW Dunham Rd./Alexander Rd.

George Timko - NE Dunham/Alexander Rd.

Charles Clark, Jr. - W Dunham Rd. near Sagamore

Charles Spieth - Upper Dunham Rd.

Charles Vlasek - Upper Dunham Rd.

V. Durback - Northfield Rd.

J. Ward - Northfield Rd.

Thomas Young - Northfield Rd.

Joe Burns - Northfield Rd.

James Rees - Northfield Rd.

Ward Heck - Walton Rd. (Logan Dr., Fern)

Only a few of these land owners were interested in Conelly's offer.

ABOUT THOSE CONELLY ROADS

To quote a *Bedford Times-Register* feature article on Conelly's Walton Hills developments:

"With an old tractor and his son, Chester, doing most the work, Conelly opened a couple new slag streets, sold lots, and homes were built on them."

Several Conelly streets had been prepared and dedicated during the Township days when requirements were minimal. Some of his streets were laid and dedicated by Village officials soon after the village was incorporated in 1951, but before the Mayor and Council had a chance to strengthen the Village Ordinances.

The Conelly roads were in poor shape, many were not passable all 12 months of the year. The Village was responsible for their upkeep once they became dedicated streets.

Tom Young became Mayor of Walton Hills in 1958. Mayor Young went to the Chief County Engineer for advise on how to build up the village streets. Then he, Council and the Service Department followed through on the Chief County Engineer's suggested procedures. The extensive street project was undertaken during a period of time when the Village was receiving large tax revenues from the Walton Hills Ford Motor Plant. Village officials decided to make the improvements to the Conelly streets without cost to the homeowners.

In 1950 L. S. Conelly built a house for himself and his wife, Sadie, at 7181 Conelly Blvd. Conelly lived there until he died in 1963 at the age of 80. His son, Ray, youngest of the four Conelly children, lives at 7313 Walton Road.

THE CONELLY STREETS

General Ludwig S. Conelly was a local real estate broker who realized his dream of developing rural subdivisions in the southwest section of Bedford Township. Conelly's land development ventures began in the mid 1930's when his friend, Maude Walton, wanted to sell her considerable Walton Hills acreage. This was the first of several parcels of land purchased by the Conelly Realty Company. Over the years more than 400 houses were built on land Conelly developed.

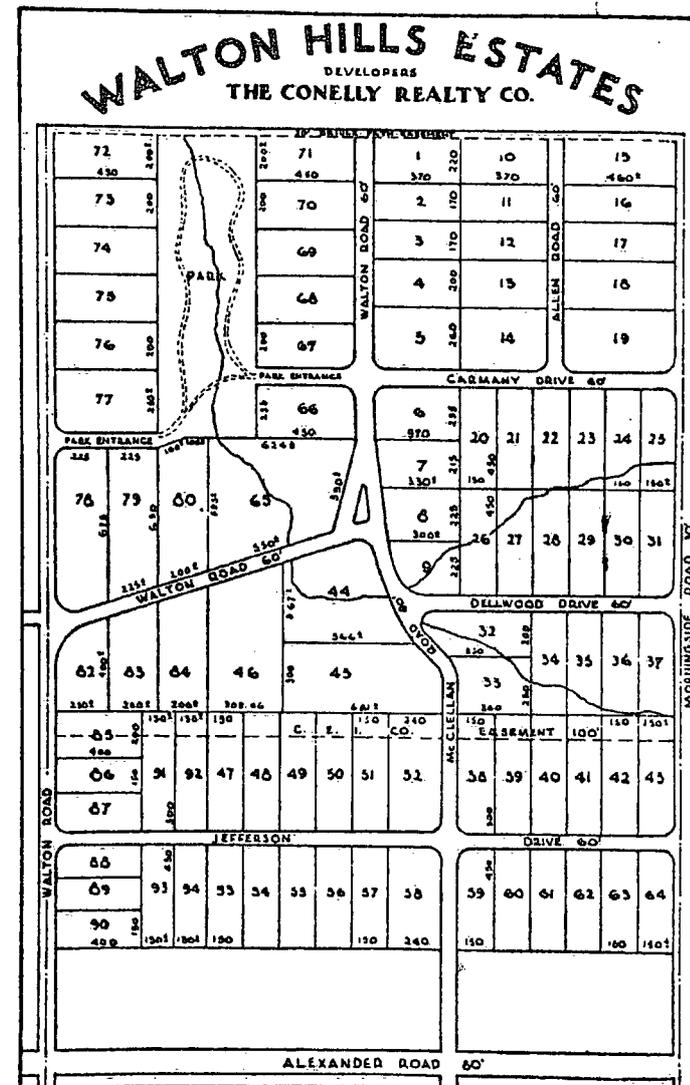
In May of 1938 The Conelly Realty Company put its first full-page ad in *The Cleveland News*, advertising "Exclusive Walton Road Estates, 2 to 10 acres, New Homes for \$4000 and up, Information at Conelly Offices." In those days Conelly had three offices: branch offices in Garfield Heights and Maple Heights, and the main office at his residence on the southwest corner of Wandle Avenue at Center Road, in Bedford.

Between 1938 and the early 1960's many Conelly advertisements about the Walton Hills lots appeared in *The Cleveland News*, *The Cleveland Press*, *The Plain Dealer*, and local papers such as the *Bedford Times-Register*. Conelly's advertising efforts and salesmanship resulted in his selling fifteen subdivisions over the years all with lots at least one acre in size.

Conelly first concentrated on selling lots facing Walton Road. He sold his first lot in 1936 to his friends, the Delmer Mitchells (7270 Walton Road). His next buyer, in 1938, was the Otis Carmany family (7195 Walton Road). The Merlin Bements also bought a lot from The Conelly Realty Company that same year (7242 Walton Road). The fourth Conelly buyers were the Hyrmers, in May of 1939. Charles and Julia Hyrmer still enjoy living in the house they built at 7157 Walton Road. "The woods and the country atmosphere attracted us to Walton Hills and this lot," stated Julia Hyrmer.

By 1939 Conelly had mapped out his first subdivision for the sale of home sites. This subdivision, which centered around Walton Road, included plans for cutting six new streets; Carmany, Dellwood, Jefferson, McLellan, Allen, and Morningside Drives. As one can see from the plat plan, Morningside Drive was to extend north of Jefferson Drive toward the north end of the development.

Carmany Drive was the first street he cut through and graveled; next was Allen Drive. Gradually the Conelly roads were improved sufficiently



to qualify for dedication. In 1949 McLellan, Jefferson, Dellwood, and Morningside Drives were completed, dedicated, and recorded as roads by the Regional Planning Board.

In the 1950's Conelly Blvd., Rotary, Spanghurst, Deeridge, Woodlake, North Meadowpark Drives, and Linda Lane were developed by the realty company, as well as lots along existing roads such as Egbert, Hicks, Walton, and Alexander Roads, and McLellan and Morningside Drives. Streets south of Alexander Road included East Lake, West Lake, McLellan, Orchard Hill, and South Meadowpark Drives. The Conelly roads were, for the most part, graveled drives which later had to be built up by the village.

Besides his own ventures which were the Walton Hills Estates Subdivisions, Conelly also assisted some land owners sell their acreage. For example, by developing the first section of Stuble Lane, he paved the way for Carl Stuble to develop his land. He also helped Lillian Kral sell her lots on Kral Drive.

The last street Conelly cut was Shaner Drive, in 1961. The twenty-seven lots faced either Walton Road or Shaner Drive. The five lots at the Shaner cul-de-sac were privately sold, however.

As sales incentives Conelly deeded a ten acre park to the cooperatively-owned Walton Hills Estates Club and, by retaining easements on some of his lots, allowed for a continuous twenty-mile bridle path that included existing paths in Bedford MetroPark.

Although General Conelly served with the 37th Division in both World War I and II, and was a Major in World War I and a Brigadier General in the Ohio National Guard in World War II, he considered the development of Walton Hills his most important achievement. In an interview with Bob Brennan of *The Cleveland Press* in October of 1961, Conelly said, "This (the Shaner Drive development) is one more step in making Walton Hills my dream of a village of country homes. This community was an idea born of the depression. It was planned for people who want to get away from the city and live in a country home on rolling, picturesque land."

In 1950 L. S. Conelly built a house for himself and his wife, Sadie, on the crest of a hill at 7181 Conelly Blvd. Conelly lived there from 1951 until he died in October of 1963, at the age of eighty.

The Ray Conellys reside in the village at the present time at 7313 Walton Road. Ray is the youngest of four children of Ludwig and Sadie Conelly.



GENERAL L. S. CONELLY was a local realtor who developed 15 subdivisions in Walton Hills. Over 400 houses were built on Conelly lots. (Date of photograph unknown)



1950'S AERIAL VIEW showing Walton Road from the lower left corner to the upper right. Carmany Drive runs parallel to the top of the picture and Allen Drive is at the upper left.

THE NAMING OF THE CONELLY STREETS

Allen Drive — for his friend, Johnny Allen, who bought then lived in old Walton School, at 7307 Walton Road.

Carmany Drive — for the second lot buyer and friend, Otis Carmany.

Conelly Blvd. — for General Ludwig S. Conelly.

Dellwood Drive — for his friend, Delmer Mitchell, who had a Franklin Oil service station on the lot next to Conelly's Bedford house. Del and Jessie Mitchell bought a Conelly lot and built a house (7270 Walton Road). They sold to the Freys in 1948.

Deeridge Drive — for the many deer in the area.

East Lake, West Lake, and Woodlake Drives — for their settings and lakes developed by the Conelly Realty Company.

Hicks Road — for old Hicks Lane.

Jefferson Drive — for Jefferson Walton who built a log cabin along the east side of Walton Road. The cabin sat far back from the road, on today's property at 18136 Jefferson Drive.

Linda Lane — for his granddaughter, Linda, who was his daughter Jeanne's girl.

McLellan Drive — for friends of the family. The McLellans, before the mid 1940's, lived at 7285 Walton Road.

Morningside Drive — for its eastern position in the Walton Hills Estates Subdivisions.

North and South Meadowpark Drives — for the fields and park-like atmosphere.

Orchard Hill Drive — for the Richard Orchards who had owned the farmland for several decades beginning in the 1870's.

Rotary Drive — for the Bedford Rotary Club, of which Conelly was an active member. Originally he planned to reserve the lots for Rotary members.

Shaner Drive — Ludwig S. Conelly's middle name was Shaner.

Spanghurst Drive — for his son-in-law, Carl W. Spang.

THE CONELLY BUSINESS CENTER

by Jean and Bob Kainsinger

Brigadier General Ludwig Shaner Conelly was a career soldier, a local realtor and a former mayor of our village.

CONELLY the SOLDIER

His military career started with the Cleveland Grays in 1903, which was about the same time he established his Real Estate business. During World War I he commanded a battalion that fought several battles in France. From Captain, he was promoted to Major in 1918. He was promoted to Brigadier General in 1928 while he served in the Ohio National Guard. He held that rank through World War II. During World War II he was the Commanding Officer on the Fiji Islands in the Southwest Pacific. He reluctantly accepted his forced retirement from the service because of age, in 1945.

Once he became Brigadier General, Conelly wanted people to address him as General Conelly, and only very close friends and family members were excepted from addressing him that way. He could easily be spotted around the village wearing his World War I military helmet. Old timers say their only memory of Conelly without his helmet was during Bedford's Memorial Day Parades when, marching in full uniform, he wore his military dress hat. Conelly's World War I helmet is on display at the Walton Hills Historical Resource Center. Grandson Brady Conelly donated the helmet, photos and a copy of his grandfather's book, *Major Conelly's Front Line Fighters: France and Belgium*, c. 1919. One of his daughters, Jean Conelly Carter, donated additional Conelly family photos. All these items can be seen in the Community Building display cases.

CONELLY the POLITICIAN

Conelly was the third mayor of Walton Hills, serving a 2-year term that started in January 1956. The Conelly family lived most of their years in Bedford, at the northeast corner of Warrensville Center Road and Wandle Avenue. In 1950 Conelly built a house for himself and his ailing wife, Sadie, on the crest of a hill at 7182 Conelly Blvd. He lived in Walton Hills for thirteen years, until he died in 1963 at age 80.

CONELLY the REALTOR-DEVELOPER

At the junction of Conelly Blvd. and Rotary Drive is a large boulder with an inscribed bronze plaque: "Dedicated to Brig. Gen. Ludwig S. Conelly..., whose vision, intensity of purpose... inspired him to transform some 500 acres of waste abandoned farmland into a model community of fine homes... Presented in observance of Gen. Conelly's 66th birthday, Aug. 29, 1949, by Walton Hills Club. G.T. Graves, President."

As a realtor, he developed 15 subdivisions in Walton Hills during a span of years starting in the late 1930s and continuing into the early 1960s. Over 400 houses were built on Conelly lots. Conelly named 17 of our village streets; two of them after himself. His central office was in Bedford, with branches in Garfield Heights, Maple Heights and lastly Walton Hills.

General L. S. Conelly

Date of photo unknown. Photo reproduced by Nina Wolf



THE CONELLY BUSINESS CENTER

(continued, page 2)

The CONELLY BUSINESS CENTER

In his role as real estate broker, General Conelly felt there was a need for a store at the intersection of Alexander and Walton Roads. Years earlier there had been a small general store at the NE corner of the crossroads, but the store had closed.

QUONSET HUT

In 1946 Conelly purchased two acres of land at the SE corner of Alexander and Walton Roads for a business center. Soon afterwards he saw a surplus World War II Quonset hut displayed at the Cleveland Home and Flower Show. He bought a Quonset hut and had the prefabricated corrugated steel shelter moved to his lot.

Part of the building he used for his realty office, the other section he arranged into a small grocery store. James Petras, a friend of Conelly's, opened his Community Grocery store in the Quonset hut in April of 1953, carrying a complete stock of staple groceries, dairy products and deli foods. Walton Hills again had a grocery store in the heart of the village.



2-UNIT to 6-UNIT COMMERCIAL BUILDING

In 1954 Conelly built a brick 2-unit commercial building in back of the Quonset hut for the grocery store and realty office. When he tore down the Quonset hut, there was ample parking space at the front and side of the new building. Four years later, in 1958, he built a 4-unit air conditioned addition, with space for a doctor's office, dentist's office, beauty parlor and barber shop.

The MESTNIKS

The Mestniks were involved with the Conelly business center in various capacities from 1956 until 1981. Steve and Alberta Mestnik owned and operated the grocery store business from 1956 to 1967, renaming it the "Walton Hills Delicatessen." Next they opened a tavern they called "The Villager" – a business they owned and operated for 10 years.

Top Photo: Conelly's 2-Unit Commercial Building, at the SE corner of Walton and Alexander Roads, built in 1954. Sign above the delicatessen reads, "First unit of 10-store Walton Hills Shopping Center. See the Conelly Realty for space."

Bottom Photo: The 4-Unit addition, built in 1958.



THE CONELLY BUSINESS CENTER

Conelly felt there was a need for a store at the intersection of Alexander and Walton Roads. Years previously there had been a store at the north-east corner of the crossroads.

In 1946 Conelly purchased two acres at the southeast corner of Alexander and Walton Roads on which he intended to build a business center. Soon afterwards he saw a Quonset hut displayed at the Cleveland Home and Flower Show. Conelly bought a Quonset hut and had the prefabricated corrugated steel shelter moved to his lot. Part of the building he used for his realty office; the other section he arranged into a small grocery store.

James Petras, a friend of Conelly's, opened his Community Grocery store in the Quonset hut in April of 1953, carrying a complete stock of staple groceries, dairy products, and deli foods. Walton Hills again had a grocery store in the heart of the village.

Conelly, in 1954, built a two-unit commercial building in back of the Quonset hut for a new grocery store and his realty office. The facility allowed for added space in the grocery business, and when he tore down the old structure, there was ample parking space at the front and side of the new building. Four years later, in 1958, he built a four-unit air conditioned addition, with space for a doctor's office, dentist's office, beauty parlor, and barber shop.

The Mestniks were involved with the Conelly business center in various capacities from 1956 until 1981. Steve and Alberta Mestnik owned and operated the grocery store business from 1956 to 1967, renaming it the "Walton Hills Delicatessen." Next they opened a tavern they called "The Villager" — a business they owned and operated for the next ten years. The Mestniks then purchased the commercial building from the Conelly estate, owning it from 1966 until 1981.

In the late 1950's the Mestniks were instrumental in procuring a United States Mail collection box at the Walton/Alexander crossroads. This took some doing, according to Alberta Mestnik. The mailbox was set up in front of their grocery store, remaining there for a number of years. Today two permanent collection boxes are on Village property, along the Village Hall parking lot exit drive.

Steve (now deceased) and Alberta Mestnik moved to the village and into their home at 7300 Spanghurst Drive in 1952.



CONNELLY'S TWO-UNIT COMMERCIAL BUILDING, pictured above, at the southeast corner of Walton and Alexander Roads was constructed in 1954. The sign above the delicatessen reads: "First unit of 10 store Walton Hills Shopping Center. See the Connelly Realty for space." Below: The 4-unit addition was built in 1958.



Our village dentist, Dr. Richard Charsanko, whose original office was at East 112th and Miles Avenue, opened a second practice in the Walton Hills complex in 1958. As the years went by he closed his Miles Avenue office. Shortly after opening the Walton Hills office, Richard and Rita Charsanko moved into the home they built at 18060 Alexander Road. In July, 1986 Charsanko was appointed Councilman to fill the unexpired term of Harry Mackey, Jr.

Gus Vosgerichian had his barber shop at East 114th and Miles Avenue. He relocated the shop in the Walton Hills business center in July of 1959, and practiced his trade at that location until 1975. Gus and his wife, Mary built a house and moved to the village when Gus opened his local barbershop. The Vosgerichians live at 18477 Alexander Road.

OTHER BUSINESSES AT THE WALTON AND ALEXANDER CROSSROADS

The village service building at the southwest corner of Walton and Alexander Roads had been a Gulf Service Station for several years before the village purchased it in 1974. Ronald Duffy owned and operated the station from 1963 until 1966. Ron and his wife, Arlene, were both attracted to the village, and since 1965 have lived in the house they purchased at 7197 Conelly Drive.

The service station at the northwest corner of the crossroads was originally a Sunoco gas station first owned by Jack Rada, from 1965 to 1967. Rada grew up on the old Alexander farm, and he and his wife, Mary, live in the house they built on family land at 14800 Alexander Road.

In 1971 Richard Wolinski took over the Sunoco station business, which he operated until he took ownership of the property in 1986. At that time he changed over to handle Marathon gasoline. Wolinski and his wife, Adele, moved into their new house at 17820 Rauland Drive in 1981.

*Tracing Our Heritage
The Village of Walton Hills
c. 1986*

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the Walton Hills Owl is featuring a number of articles about issues that motivated residents to push for change from township to village. This is the third in the series.

THE WEST END OF WALTON HILLS DURING THE 1940'S

When our village founders met with Bedford Township Trustees, both parties agreed that should the Village of Walton Hills incorporate, Walton Hills would include, not only the part people called "Walton Hills," but also township land west of the now defunct New York Central Freight line and the upper Dunham Road area leading into Maple Heights.

THE NORTH STRETCH OF DUNHAM ROAD — TOWARD MAPLE HEIGHTS

Not only was this rich farmland, the area was easily accessible to urban markets. From the early 1800's one large farm was on the west side of Dunham Road and another big farm was on the east side of the road. Beginning in 1865, Tonsing brothers and their descendants purchased farms and acreage on both sides of the road. Although they sold acreage from time to time, for 85 years generations of Tonsings farmed the land along upper Dunham Road.

Bedford Township, as surveyed in 1797, encompassed what is today Maple Heights, Bedford, Bedford Heights, Oakwood Village and Walton Hills. Bedford became a village in 1837, and in 1915 Maple Heights was the second community to split off from Township jurisdiction.

We can only speculate why Maple Heights leaders did not include this section of land within their boundaries. They excluded the upper Dunham Road Tonsing farm properties.

As years passed, this section of Dunham Road lacked young people who were interested in farming the family lands, and by the 1940's properties were parceled off into buildable lots; smaller lots on the west side of the road, larger parcels to the east.

A Cemetery

From 1935 to 1954 acreage abutting Maple Heights, along the east side of Dunham Road, was owned by Greenlawn Park, Inc. It was a consecrated cemetery for the Cleveland area Black community. That venture did poorly. The one and only grave was removed, and the land was sold at a public auction.

THE SOUTH STRETCH OF DUNHAM ROAD

Three drinking establishments flourished in the tucked-away corner of Cuyahoga County by Tinker's Creek Road, where there was little interference from the law.

Tinker's Creek Tavern located at 14000 Tinker's Creek Road just inside the township border and still in operation today, was frequented by locals.

The Astorhurst, a country club type of bar and restaurant owned by Philip and Mary Astor, was a favored gathering place for Cleveland area politicians and businessmen. Today's Astorhurst Restaurant and Picnic Grove are on that same property.

(continued) THE WEST END OF WALTON HILLS DURING THE 1940'S

Sagamore Hills Beer Garden, now a private home (7100 Dunham Road) was primarily a summer attraction. Young men and women from nearby urban areas flocked to the Beer Garden on warm nights for an evening of fun. There was moonlight dancing on the large inside dance floor. Patrons were served at tables on the porch and also under the grape arbor in the back. The family who owned and managed the establishment lived in the back rooms of the house.

Black Beauty Riding Academy

This was a favored area for horseback riders during those years. The popular Black Beauty Riding Academy was first on the west side, then on the east side of the road at approximately 7125 Dunham Road. The livery usually had from twenty to twenty-five horses that were mostly standard bred, along with some pintos and a few thoroughbreds. Black Beauty used about sixteen miles of Metropark bridle paths, including the oxen lanes created by the Wager Quarry. Black Beauty's business suffered when the main horse barn burned down in 1942 and thirteen of the horses perished in the fire.

World War II Pig Farms

During the World War II years meat for civilians was scarce and rationed. Great efforts were taken by our government to provide adequate meat to our armed forces. Local farmers were encouraged to raise pigs, thus helping with the pork supply.

Along the western section of Alexander Road and Dunham Road from the Astorhurst south, full-time farmers and part-time farm families raised pigs as well as cows, chickens, ducks, etc., for their own family, for profit, and in part to aid the war efforts. Some farmers had smokehouses where they cured and smoked their own sausages, ham and bacon.

To help provide food for farmers raising pigs, local governments set up collection areas where farmers could pick up food scraps. Restaurants and residents were encouraged to take their garbage to these centers. A few of our farmers collected garbage from nearby centers and dumped the slop over fields they set aside for pig farming. The Kitsons, who owned a large farm on the south side of Alexander Road, took their dump truck and made two trips a day to Shaker Heights restaurants and garbage deposits, to collect enough feed for the pigs they raised.

Winds carried the odor from the pig farms to nearby homeowners, and the smells must have been pungent. In the 1940's a number of urban couples were buying lots, building houses, and moving into our area of the township. They put up with the smell of pig farming during World War II, but after the war ended, they were voicing their disapproval of pig farming in the area. These people favored stronger ordinances, which meant incorporation into a village.



EAST SIDE VIEW OF THE ALEXANDER HOUSE built c. 1854. For a span of years this house, no longer standing, at about 14880 Alexander Road was a haven for runaway slaves. (1940's photograph) (Both of these photographs reprinted by Nina Wolf)



STARTING IN 1911 New York Central freight trains crossed Tinker's Creek Valley on this trestle-supported steel bridge. The NYC stopped using the tracks in the 1960's and tore down the trestle in 1973.

Dunham Road in the 1940s

1. The Howard Careys
2. 1940s-1958 Arthur and Mary Dolejs Hadden (Pat Featherstun)
3. The Hesouns Family - Yaro Hesoun, Helen Eglit
4. George and Ann Timko
5. In 1941 Joseph and Anna Kolis bought farm and house
6. Kaderabeks: city people who spent weekends here, farmed
7. Bob and Hazel Chvatal
8. 1944: Wachtel family bought the Hungerford house, 1950 Donald and Dorothy Benjamin bought the house
9. Arthur Tonsing house
10. 1949: Jerry and Pearl Vlach bought 13 acres from Arthur Tonsing

Walton Road in the 1940s

1. Waltons: Last to leave- Maude Walton sold lots in 1936
1949 Sterling and Betty Walton built house, moved here
2. In 1941: Harold and Anna Athey bought farm and farmhouse - Woolsey farm bought in 1924 by Clara Toth and son Louis 1999: John and Anna Sedensky bought land (John's mother was a Toth)
3. 1930s: Sedensky bought some of the Koberna farms
4. In 1951: Johnny and Anna Allen - now Helen Sopko
5. The Orchard family (old Brown farm)
6. Kelly family farm in mid 1950s became S. Meadowpark Drive

Egbert Road in the 1940s

1. 1940: Charles and Gena Balogh bought house & acreage from the Rusnaks (Part of the Egbert farms)
2. 1916-1947 Scarpete family (old Silver farm) 1947; Lillian Kral
3. Abandoned Leonard and Kovac farms
4. Carr farmland
5. In 1940: Norm and Elizabeth Pearce - Jake and Eleanor Senchur bought place in 1958
6. (Wight Oaks) Virgil and Margaret Allen Jr. Elmer Wight died in 1943, Allens made it permanent home in 1946
7. Renters: Reese family and the Romanik family rented and lived in 3 different farm houses and farms

Northfield Road in the 1940s

1. In 1930 the Means house burned down. John and Gertrude Means moved to Tinkers Creek Road- her parent's house. John sold the old farmland, including the land N and S of today's Alexander Road
2. Rees house and acreage
3. 1941: newlyweds Marge Edwards Young and Tom Young bought farm near CEI lines.
The Young family owned Puritas Poultry Farm.
In mid 1950s Tom and Marge Young bought acreage on Wight Oaks Drive and built house
In 1951, when the village was incorporated, Tom and Marge Young still lived on Northfield Road.
(so they were not members of the Walton Hills Estates Club)

NOTES

Alexander Road up to the 1940s

1. 1922: John and Elsie Rada bought part of the Alexander acreage and Alexander House
Bought 66 acres, house, 2 barns
2. 1922: Willis and Linda Kitson bought part of the Alexander farm. Pig farm during WW II
In 1933 they built a new house, near the Rada House
Bought 30 acres N of road (Gospel House) and 33 acres S of the road
3. Rick farm along S side of Alexander, from Dunham to S. South Meadowpark and
on N side of Alexander along today's N. Meadowpark
Late 1930s: Jim Salamon built his in-laws, the Ricks, a new house at 16700 Alex.
In 1941 Jim Salamon finished house-2 - for his own family at SE corner Dunham/Alexander
4. Koth bought the Rick "N. Meadowpark" house and farm
5. James Rizer owner house at 14229 Alex. , 56 acres In 1940s he divided 56 acres into lots: for electricity
6. The Black farm
7. Carl and Violet Podgurski bought lot from Means
7. Mike Romanik and in 1951 Steve and Mary Romanik bought lots from Means and built houses

Brigadeer General Ludwig Shaner Conelly:

Conelly sold lots on existing roads of Egbert, Hicks, Walton, Alexander

1936: 1st buyer: Delmar Mitchell 7270 Walton 1938: 2nd buyer: Otis Carmany 7195 Walton

1938: 3rd buyer : Merlin Bement 7242 Walton 1939: 4th buyer: Charles and Julia Hymer 7157 Walton

1939 Conelly mapped out 1st subdivision: first roads: Walton, Carmany, Morningside, Dellwood, Jefferson,
McLellan, Allen

In 1949: Only these Conelly roads were dedicated: McLellan, Jefferson, Dellwood, Morningside

In the 1950s most of the other Conelly roads were cut, completed and dedicated:

GLIMPSES INTO THE PAST

The Village of Walton Hills: Tracing Our Heritage

by Jean and Bob Kainsinger

This is the second in a series of articles in the *Walton Hills Owl*.
Future articles will discuss: 1936-Early 1960's----Conelly Repaints the Landscape

1940 - 1945 The WORLD WAR II YEARS

AN OVERVIEW

More people started moving into this part of Bedford Township. But the newcomers weren't farmers as in the past. They probably had defense-related jobs. These men most likely had deferments or were past the draft age.

Our new residents had moved away from the city, thinking living in the country offered their family more safety. They didn't want to rely on war-time food rations. Rather, they wanted to be able to provide their own food for their family. Many of the children were eager to move out here because they could have horses on their large-sized lots, and they could ride them on the numerous horse trails in nearby Bedford Metropolitan Park.

ONE FAMILY'S STORY

One such family was the Kolis family. In August 1941 Joe and Anna Kolis bought an old farm house on 27 acres of land along Dunham Road.

Like most of the other old farmhouses in the area, there was no inside plumbing nor central heating. The only water going into the house was cranked from a pump in the kitchen. The Kolises tackled the job of modernizing the house and made it their permanent residence.

Kolis worked full-time at Cleveland Pneumatic Tool. With the help of his wife and children, he also farmed his acreage, cared for horses, and raised cows, pigs, chickens, ducks, turkeys, rabbits and pigeons.

Kolis rebuilt an old smokehouse that sat on the property. The family cured and smoked their own sausages, ham and bacon. On the outside of the smokehouse was an oven the Kolis family members regularly used to make bread.

In the 1950's Joseph started using some of his acreage for a nursery that is still in evidence today.

Anna Kolis, who is now 92, still lives in the house today. Her son Ray, and his wife Esther, live next door. Anna's daughter, Joan Wills, lives across the street.

GLIMPSES INTO THE PAST --

(cont. p.2)

-- 1940 - 1945 The WORLD WAR II YEARS

WORLD WAR II PIG FARMS

During the World War II years, meat for civilians was scarce and rationed. Great efforts were taken by our government to provide adequate meat for our armed forces. Farmers were encouraged to raise pigs, thus helping with the pork supply. To help provide food for farmers raising pigs, local governments set up collection areas. Restaurants and residents were urged to take their food scraps to these dump centers. In turn, farmers collected the garbage from a nearby center and dumped the slop over fields they set aside for pigs.

Along the western section of Alexander Road and along Dunham Road from the Astorhurst south, families raised pigs as well as other animals for their own family, for profit, and in part to aid the war efforts.

Linda and Willis Kitson owned a large 66-acre truck farm on both the north and south sides of Alexander Road, where three churches are located today. Twice each day, Linda Kitson drove her dump truck to Shaker Heights' restaurants and garbage deposits. She collected enough feed for the pigs she and Willis raised.

Winds carried the odor from the pig farms eastward, and the smells must have been pungent. Our residents put up with the smell during World War II, but after the war ended it was a different story. New home owners, especially people who had bought lots in the Walton Road area and had recently moved into their new houses, weren't willing to put up with odors they considered offensive. They confronted the Bedford Township Trustees, seeking legislation to ban pig farming. There wasn't much the Township Trustees could legally do to help them.



ANNA KOLIS' HOUSE at 7250 Dunham Road is renovated and modernized. Joe and Anna Kolis bought the farmhouse and 27 acres in 1941. The homestead dates back to c.1854 when William Black built the house on 100 acres he purchased in 1837. (2002 photo)

The KITSON HOUSE at 14660 Alexander Road was built in the early 1930's. This 1986 photo views the house after it was enlarged and remodeled. Now it is the home of The Reverend Zygmunt and Halina Tujaka of the Sacred Heart of Jesus Polish National Catholic Church.

Bits and Pieces of Village History

The Story of the Individuals whose Spirit, Optimism and Determination Molded this Community to Fit their Dreams

Fourth of a Series by Jean and Bob Kainsinger

The building boom in Walton Hills started in 1946, some months after the end of World War II.

Who were the people who bought lots and built their houses in our southwest section of Bedford Township?

Most were Veterans who returned to the Cleveland area after their discharge from service. Paired with the Vets were their War Brides or the women they married after returning home.

What Attracted World War II Veterans to Buy Here

Brigadeer General L. S. Conelly, President of Conelly Realty Co., created ads which were a regular fixture in the *Cleveland Press*, *Cleveland Plain Dealer* and local newspapers. The ads featured maps of the company's current subdivisions, with notations of lots sold, lots still available, and photos of homes built on lots the company had previously sold.

After the emotional stress and physical rigor of being in combat, the pastoral setting of the rolling hills in our section of Bedford Township had great appeal to local War Veterans. They felt the physical exertion and accomplishment of building a house for themselves on an acre or two of rural land would help them cope with their war memories.

They Had Money to Buy Land and Build

Veterans who bought here had been accumulating money during their years in service, and could have used their severance pay from the military to pay for their "Walton Hills" lot. The wives, who had worked during the war years, saved money, too. They purchased U. S. Savings Bonds and made regular deposits to their bank accounts.



World War II Created a New Kind of Woman

There was something unique about the women who moved to our southwest section of Bedford Township after World War II ended.

These women played a major role in jump-starting our village's community spirit and citizen involvement.

During the War years working women gained leadership and managerial skills, and learned how to work with others for a common cause. They gained the confidence that they could accomplish anything they set out to do.

Many couples built most of their new homes by themselves. The women made a point of getting to know one another. They also got their husbands to meet each other. The couples shared their construction knowledge and skills, and basically, one neighbor assisted another through the building process.

With the support of their husbands, the women got General Conelly to fulfill his promise of creating a lake. In May of 1949, several women and their children started meeting at Walton Hills Lake. The women organized play sessions, story time and swim lessons.

The women established and sponsored a Brownie and Girl Scout Troop, and girls' ball teams.

Perhaps with nudges from their wives, the men organized and sponsored local Cub Scout and Boy Scout Troops. The men also formed and sponsored boys' and men's ball teams.

In 1951 the women made arrangements for a Cuyahoga County Bookmobile to make weekly visits to the Walton Hills Village Hall. They planned activities that made Bookmobile Day fun and educational for the youth of the Village. They established the Walton Hills Women's Club. And, they organized and sponsored the Walton Hills Cooperative Nursery School.

GLIMPSES INTO THE PAST:

(cont. p.3)

1945 - 1950: NEW BEGINNINGS AFTER WORLD WAR II

AN OVERVIEW

The population in our part of Bedford Township increased monthly. Who were these newcomers?

The men were veterans who just returned from the war. The women were war brides or recently married after their husbands were discharged from the service. The men had jobs, as did their wives until they had children and chose to become homemakers.

Upon leaving the service veterans were issued severance pay from the government. They may have used the money to buy their lot. This was their opportunity to own a house on an acre or more of land just outside city limits. "Walton Hills" had the appeal of a pastoral setting, the kind of place they wanted to raise their family after their war years.

After paying for their lot in full, many of these veterans got loans and purchased precut house packages from Albee, Lincoln or Majestic Homes. Only a few of the new lot owners hired contractors to build their houses. With little or no prior experience, most of these men proceeded to build the houses by themselves, or with some help from others. An October 1962 *Cleveland Press* feature article about the housing boom in Walton Hills stated, "Many of these homes were built entirely by the owners or with the help of the wives." The title of a July 1952 *Cleveland Plain Dealer* feature article, was "SPUNKY AMATEURS BUILD OWN HOUSES." Among the Do-It-Yourselfers were engineers, welders, security guards, chemists, sales reps, machinists and a baker.

IN A JUNE 1952 *Cleveland Press* feature article about Walton Hills, eight year old CATHY PEKAR was pictured on her pony, Brownie. The first property Joseph and Agnes Pekar bought in Walton Hills was the Jefferson Walton house with 3 acres of land at 7228 Walton Road, after World War II, a couple years after Pekar was discharged from the service. Pekar had always wanted a pony when he was a child, but could not have one. Soon after Joseph, Agnes and their daughter Cathy moved into their Walton Hills home, Pekar built a horse stable roomy enough for two horses and a pony. The Pekars now reside on Woodlake Drive. Cathy Pekar Cowen lives next door to her parents.



Bits and Pieces of Village History

The Story of the Individuals whose Spirit, Optimism and Determination Molded this Community to Fit their Dreams 2016

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Bits and Pieces of Village History

(continued, page 2)

2016

The Story of the Individuals whose Spirit, Optimism and Determination Molded this Community to Fit their Dreams

World War II Created a New Kind of Woman

(continued)

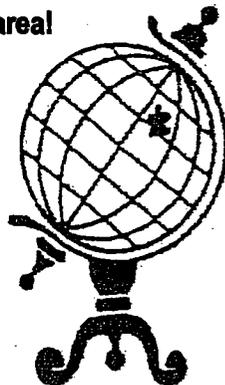
Before January of 1950, residents had to go to the corner of a near-by intersection to get their mail. The women were instrumental in getting the Bedford Post Office to deliver mail to the front yards of Walton Hills houses.

Next, the women solved the problem of getting mail box posts properly situated in front of the houses. General Conelly agreed to provide and erect new mail box posts. But he only provided this service for home owners who bought lots from his company. Several of the new residents helped Conelly and his work crew complete the task. And, as a goodwill gesture, the local men offered the same service to residents Conelly ignored.

The Couples were Dissatisfied with the Status Quo They became activists for change

The post-war new residents moved here because of its rural atmosphere. However, within a short period of time they became dissatisfied with the lack of services a Township in Ohio could provide, and the lack of powers entrusted to its Township Trustees.

In opposition, most longtime residents in our section of Bedford Township favored little governmental interference. The newcomers knew they far exceeded the number of longtime residents, and they aimed to make changes in the politics of our area!



Digressing...

How These Women Gained Leadership and Managerial Skills during World War II

When the United States entered World War II in December of 1941, the local work force changed. Many working-age men enlisted or were drafted into service.

Women were hired to replace the men.

When they were hired, the women understood that once the war was over, returning veterans would get their jobs back, and women might be let go. But it was the 1940s and wartime, and everyone thought that was fair.

Let us relate a few impressive stories Walton Hills wives told us about their jobs during the war years.

Soon after graduating from high school one lady became a Supervisor, then Department Manager at Ohio Bell.

One woman, hired to work on an assembly line, rose to Foreman, then Supervisor in a manufacturing plant. During her years at the company, she helped the plant switch from manufacturing peacetime goods to bombs, which was a dramatic transition.

Another got a job as a tailor at a Cleveland Worsted Mills plant. She helped her company transition into making coats and jackets and other warm clothing for the troops who trekked through Europe, fighting battles along their way.

One lady, hired as an entry level Bookkeeper at a large company, rose to Manager of the Bookkeeping Department.

One woman quickly rose up the corporate ladder to become the head Buyer of a large plant located on Broadway Avenue.

...more to come

Bits and Pieces of Village History

3-2016

The Push for Township Ordinances and Zoning

Fifth of a Series by Jean and Bob Kainsinger

By the late 1940s, this section of Bedford Township had changed. Acres of idle farmland became side streets with lots. Lots became building sites. Houses became homes. Passersby would see cars coming and going, children playing, new lawns, pet dogs, and youngsters as well as adults on horseback. Several of the new families had a horse barn and at least one horse.

New home owners outnumbered long-time residents. They had little in common with each other. Long-time residents liked things the way they were. Transported city-folk wanted good roads and services the township didn't provide, and they were organized and demanding.

Walton Hills Lake – originally Walton Hills Estates Club

Back in 1946, as a sales incentive for people to buy lots, the Conelly Realty Company advertised that L. S. Conelly reserved about ten acres of his development acreage off Rotary Drive for a park with a lake. At the time, this land was little more than a low-lying depression with a creek running through it.

The new homeowners were anxious to see Conelly make good on his promise. They formed the Walton Hills Estates Club, and by 1948, they owned a deed stating that this common property would be cooperatively owned, managed and maintained by its members.



From Estates Club Members to Political Activists

Although procuring recreational facilities was a high priority for Estates Club members, in its formative years the membership actively participated in political affairs that they felt affected them. They wanted ordinances to limit what farmers along Alexander and Dunham Roads could do on their land. They wanted Bedford Township to approve building plans for all new houses, issue occupancy permits, correct building code violations, arrange for rubbish collection, establish residential zones, industrial zones, and buffer zones, and get L. S. Conelly to upgrade his streets which they said were in a deplorable condition.

Seeking Help from Bedford Township Trustees

Estates Club members went to the Bedford Township offices at Bedford Commons, to the building that now houses the Bedford Historical Society. They found out that a Township in Ohio is only responsible for:

1. Its roads.
2. Schooling its children grades 1-8.

However, Bedford Township had been paying tuition to the Bedford City Schools for any of its children who wanted to continue their education at Bedford High School.

3. Fire protection.
4. Police protection. Two constables patrolled the entire area that now makes up Bedford Heights, Oakwood Village and Walton Hills. Then in the early 1940s, Bedford Township hired Norm Pearce of Egbert Road to be part-time Constable for the hard to traverse area of "Walton Hills." Pearce used his own car, and worked for wages and mileage.

5. A cemetery. Bedford Township purchased land for use as Bedford Cemetery in 1857.

The Push for Township Ordinances and Zoning continued, page 2

How Township Trustees Resolved the Issue

When the residents took their political issues to the Bedford Township Trustees, the Trustees told them their demands were beyond the jurisdiction of a Township. The "Walton Hills" activists must have given the Trustees a major headache, because shortly, in 1948, the Trustees came up with the following suggestion that satisfied all parties.

If "Walton Hills" residents formed an official committee of locally respected persons who were accepted by the Township Trustees, the Trustees would work with the committee, and give them the power to handle the following "Walton Hills" issues:

1. approve plans for all new houses
2. correct building code violations
3. arrange for rubbish collection
4. make a plan to upgrade the Conelly streets

Official "Walton Hills" Committee Members

Bedford Township Trustees appointed these men to be on the Official "Walton Hills" Committee:

1. **Virgil Allen, Jr.** – Allen was a banker. After years of attending evening classes at Cleveland Law School, he received his law degree 1948 and was admitted to the Bar a couple months later. He lived on Wight Oaks Lane, off Egbert Road. Allen was very scholarly, and was an impressive speaker. In 1951, Allen would become the first Mayor of Walton Hills.

2. **Ted Graves** – Graves, who was also an impressive speaker, was President of the Walton Hills Estates Club and lived on Walton Road. He was General Manager and Chief Engineer of the Farval Corporation.

3. **Thomas Young** – Young had a farm on Northfield Road near today's CEI power lines and owned the Puritan Poultry Farm which had been on south side of Alexander Road near the Conrail tracks. A few years later, Young would live on Wights Oaks Lane and become the fourth Mayor of Walton Hills.

4. **Joseph Burns** – Burns lived in Bedford but owned land along Northfield Road, south of Alexander Road. A few years later, in 1953, Burns would sell his acreage to the Ford Motor Company.

Winning their Case in the Ohio Supreme Court

It may or may not have been strictly legal, but this Committee took over the affairs of this section of Bedford Township.

The Official "Walton Hills" Committee didn't stop there. They took steps to make it legal in the State of Ohio for an area within an Ohio Township to create Zoning Ordinances. Virgil Allen, basically by himself, wrote the zoning ordinances. Allen and Saul Danaceau, Bedford Township's Legal Representative, pleaded the case to the Supreme Court of the State of Ohio.

They won the case, and township zoning in "Walton Hills" went into effect in 1948. The minimum residential lot size was set at approximately one acre, industrial zones were laid out, and buffer zones were established to separate and protect residential areas from industrial areas.

Yes, all this happened during one Year - 1948.
... more to come



TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

1-2001

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the Walton Hills Owl is featuring a number of articles about issues that motivated residents to push for change from township to village. This is the fifth in the series.

THE PUSH FOR TOWNSHIP ZONING

Last month's *Owl* feature article addressed the sudden change within this part of Bedford Township that began in the late 1930's and continued through the next decades. Farmland along Walton Road was converted to lots. Farm acreage became developments, side streets were cut and lots were sold along these new roads. The person who spearheaded this undertaking was General L. S. Conelly, who lived in Bedford at that time and owned the Conelly Realty Company. He worked with the local land owners to develop and sell their land.

People who bought the "Walton Hills" sites were mostly young, enthusiastic, hard-working couples who, after paying for their lots, built houses for themselves. Many of the owners acted as their own contractor and did much of the labor themselves. They chose this country atmosphere, which they considered to be a good and healthy environment to raise their children.

As a sales incentive to sell his Walton Hills Estates homesites, in 1946 L. S. Conelly reserved about ten acres for a park to be cooperatively owned, managed and maintained by people who bought his lots. At the time the land was little more than a low-lying depression with a creek running through it.

Soon Walton Hills Estates home owners outnumbered long-time residents. They had little in common with each other. Most of the long-time residents liked things the way they were. The transported city-folk wanted good roads. They wanted services a township didn't provide. Many of them became dissatisfied with their well water and septic tanks. They inquired, "Are city water and sewers a possibility in our future? Could we get gas piped into our homes?" Many of the new residents wanted the comforts of the city while living in the country.

The Walton Hills Estates Club, now known as the Walton Hills Lake Club, was formed by interested Conelly lot owners. Procuring recreational facilities was a high priority; however, in the club's formative years the membership actively participated in political affairs affecting the Estates Subdivisions.

The members formed a committee recognized by the Bedford Board of Township Trustees, to approve plans for all new houses in Walton Hills Estates. They also worked together to correct building code violations, arrange for rubbish collection and upgrade their streets. The membership elected Ted Graves their first president.

(continued, pg. 2) **THE PUSH FOR TOWNSHIP ZONING**

1-2001

The following article appeared in the February 24, 1950 issue of the *Bedford Times-Register*: "Up in Walton Hills with Country Jane," by Florence Wagner who lived at 7450 McLellan Drive.

"There's lots of discussion in Walton Hills (..Mrs. Wagner is referring to the Walton Hills Estates..) these days about the plan to incorporate Walton Hills (..Walton Hills Estates..) and some of the adjacent territories (..the rest of the area that makes up our village..) as a village and about how to best carry it out.

"Contradictory as it seems, the reason for incorporating is not to make this area more citified but to keep it how it has been, an area of pleasant country living. Many of us have lived here long enough to know that there are certain realities that must be faced with such country life. One of those is that you can't have country homes with their own sewage disposal systems and wells, too close together or there will be pollution from the septic tanks and lack of water because there are too many wells. Another is that putting in water and sewage lines, with their assessments of so many dollars a front foot, can be an impossibly large expense for people who have frontages running into hundreds of feet. Because these problems are so important -- and so different from what they are in towns with smaller lots -- we have come to the conclusion that the proper step is to incorporate so that the handling of all these problems will be in the hands of country residents who understand them and the way they affect our particular mode of living."



WARD'S AIRPORT opened in 1944 along Krick Road. For a few years in the 1940's small private planes and a few post-war aircraft could be seen taking off and landing from the James Ward Flying Field. (Photo reproduced by Nina Wolf)



POTENTIAL BUILDING SITES IN 1945 Looking west toward Walton Road, this was the north side of Alexander Road, between Walton and Northfield Roads

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

PART II

by Jean and Bob Kainsinger

The Southwest section of Bedford Township, the community we know as Walton Hills, was for many years an area at the edge of Cuyahoga County where people lived with few restrictions. Many residents were farm families who lived off the land, and sold lumber or did odd jobs for cash and to pay taxes. During World War II, as a patriotic gesture, some farmers raised pigs. Pig farming was profitable but the odor was offensive to neighbors.

In the mid 1940's, after World War II, there was an influx of young families who bought an acre or more of land and built homes for their growing families. These couples sought land away from the city; they wanted the comforts and privileges of living in the suburbs. The new residents pushed for electric lines, better roads and zoning restrictions.

Several newer citizens discussed the need for township zoning ordinances which would regulate how people could use their land. Developers had been scanning the area and residents were also concerned about the small lot sizes in the proposed housing developments.

THE PUSH FOR TOWNSHIP ZONING

A committee was formed to take steps to create zoning laws for this area of the township. After hearing requests for three-acre minimum and requests for half-acre minimum lot size, the group's compromise of one-acre minimum lot size was accepted.

The group relied on the legal assistance of one of its members, Virgil Allen, Jr., a lawyer who lived on Wight Oaks Drive. It was Allen who was instrumental in designing the township zoning ordinances that eventually became law. Allen and Bedford Township's legal representative, Saul Danaceau, pleaded for township zoning before the Supreme Court of the State of Ohio. They won the case, and township zoning went into effect in 1948. Minimum residential lot size was set at one acre and industrial zones were laid out. Buffer zones were established to separate and protect residential areas from industrial areas.



GOLDEN GLENS DANCE HALL was part of Silver Creek Park, or as it was later called, Golden Glens Picnic Grove. The park, which was in use from the 1920's through the 1950's, was on Egbert Road, across the street from today's Bridal Veil Falls parking area.
(Date of photograph unknown)



WARD'S AIRPORT OPENED IN 1944. It was along Krick Road. (1948 photograph)

(Tracing our Heritage continued from previous page)

Real estate developers wanting to sell small lots along the Alexander/Northfield Roads area did not give up easily. Twice they petitioned to hold elections to incorporate part of the township into an independent town and thus avoid township zoning regulations. The first time the petition included a larger chunk of "Walton Hills" for their new town than the second attempt, but in both instances their efforts were in vain.

Local leaders felt the urgency to incorporate into a village. A meeting was held at the Bedford Township Hall (now the Historical Society building) to discuss procedures for forming a new community. Ted Graves, a Walton Road resident who was president of the Walton Hills Estates Club at the time, was the spokesman at the meeting. It was he who filed papers with the State of Ohio for Walton Hills to be incorporated as a village; and once again Virgil Allen was the legal advisor for the group.

Why did the men choose to name the village "Walton Hills" rather than "Little Egypt?" In general, the citizens pushing for incorporation lived in or around the Conelly Realty Co.'s Walton Hills Estates Development. (More information about Little Egypt, the Walton Family Story and the Conelly Streets is in the book The Village of Walton Hills: Tracing Our Heritage.)

THE INCORPORATION OF THE VILLAGE OF WALTON HILLS

In March of 1951 "Walton Hills" voters went to the polls in a special election to determine whether the area would detach from Bedford Township and become the Village of Walton Hills. The boundaries for the proposed village were the Bedford and Maple Heights city lines to the north, Bedford and the Pennsylvania Railroad (Conrail) to the east, the Summit County line to the south, and the Village of Valley View line to the west. The voting took place at the southeast corner of Alexander and Walton Roads, in a Quonset hut which housed the Conelly Realty Co. and a grocery store. As a result of that election, the Village of Walton Hills became a reality.



THE JAMES AND EDITH REES HOUSE, built c. 1895, was on the west side of Northfield Road, just north of Sagamore Road. The large, elaborate house sat so far back from the road, it was in the vicinity of today's Regency and Rashell Drives. The house stood on 108 acres of farmland. (Date of photograph unknown)

THIS IS A TYPICAL FARMHOUSE of our area, built c. 1874. If standing today the house would be deep in Hannon Industrial Park, west of Tower and Young Drives. (Date of photograph unknown)

Bits and Pieces of Village History

The Push for Incorporation

4-2016

Sixth of a Series by Jean and Bob Kainsinger

Creating Township Zoning Ordinances

In the second half of the 1940s, after World War II had ended, plans for housing developments were being presented to the Bedford Trustees. These plans included small lots with 40-foot frontage.

Several local residents were concerned. They didn't want small-sized lots in our section of Bedford Township. They wanted the Township Zoning Ordinances rewritten, specifying minimum lot sizes for specific areas in the township.

Virgil D. Allen, Jr. (who lived on Wight Oaks Lane), Ted Graves (President of the Walton Hills Estates Club, living at 7312 Walton Road), Thomas Young (who at that time lived in the Oakwood section of Bedford Township), Joe Burns (who lived in Bedford but owned land along Northfield Road), L. S. Conelly (who owned the Conelly Realty Co. and lived in Bedford at the time), and others took steps to rewrite zoning laws for Bedford Township.

Tom Young wanted a 3-acre minimum put on lot size, whereas Ludwig S. Conelly, preferred to sell $\frac{1}{2}$ acre lots. They all agreed to compromise to a 1-acre minimum lot size for the Walton Hills area of Bedford Township.

The group relied on the legal assistance of Virgil Allen. It was Allen who was instrumental in designing new Zoning Ordinances that eventually became law. Allen in those days was a banker who attended evening classes at Cleveland Law School. In 1948 he received his law degree and was admitted to the bar. His first case was pleading for new Bedford Township Zoning Ordinances before the Supreme Court of the State of Ohio. He won.

Zoning Problems Continue

Some real estate developers who wanted to sell small lots in the Alexander/Northfield Roads area did not give up easily. Twice they petitioned to hold elections to incorporate their development into an independent town and thus avoid the new regulations. The first time the petition included a larger chunk of "Walton Hills" for their new town than the second attempt, but in both instances their efforts were in vain.

Should Bedford Township be Broken Apart?

In the late 1940s and 1950, the Bedford Heights and Oakwood sections of Bedford Township were discussing steps they needed to take to incorporate. Should Bedford Heights and Oakwood become villages, what would become of the remaining land in the township? The Bedford trustees were urging that all land within the township would become incorporated.



Before they built their new home in Walton Hills, Jack and Mary Bell took this photo of their building site at 17455 South Meadowpark Drive. (early 1950s photo)

1948

HOW ZONING OF BEDFORD TOWNSHIP
(Unincorporated Area)

WILL BENEFIT YOU!

1. IF YOU ARE A HOME OWNER, your property investment will be protected against depreciation or nuisance of additional retail stores, factories, junk yards, trailer camps and sundry business and industrial enterprises which may seek to locate in your residentially zoned neighborhood. Without zoning, such business enterprise is privileged to locate in any residential neighborhood.
2. IF YOU ARE A HOME OWNER occupying your residence in the residentially zoned area of the Township when zoning is put into effect, you may restore, extend, substitute and reconstruct buildings and structures incident to a single family dwelling use of your premises without limitation under zoning.
3. IF YOU ARE A HOME OWNER, all newcomers seeking to build in your neighborhood will be required to provide themselves with adequate pure water supply and adequate sewer and drainage facilities. Unless there are special reasons to justify location of newcomers on a smaller parcel of land, the minimum size of lot for a dwelling will be 100 feet frontage and 400 feet depth, giving you added assurance that the sunshine, air and living space, which you prefer to the crowded conditions of city living, will not be taken from you, and giving you further assurance that your water supply from wells will not be diminished or polluted.
4. IF YOU ARE A HOME OWNER, your real estate taxes in the unincorporated area of the Township will be less likely to be increased if the Proposed Zoning Plan is put into effect. Your Township will become even more attractive to self-helping home owners, of pioneer spirit, who prefer the rural life to the congested living conditions in the city. They will appreciate the protection of the investment in home ownership afforded by zoning. As such new residents buy and build in your Township, thereby increasing by such improvements the value of real property on the tax duplicate, existing or lower tax rates may reasonably be expected to provide more revenue for improved Township facilities for public service.
5. IF YOU ARE A HOME OWNER and own an established business or industry in any part of the unincorporated area of the Township, you may continue to operate that business or industry as a non-conforming use. New business enterprise and industry, however, will be required by zoning to establish itself in Zone Districts along highways and railroads set apart for such development.
6. IF YOU ARE A HOME OWNER and farm your land and are engaged in agriculture, you are not subject to the regulations of zoning as to the use of your land, buildings or the construction of buildings or structures incident to agricultural uses.

ANYONE DESIRING MORE INFORMATION REGARDING THE PROPOSED ZONING PLAN WILL BE WELCOMED AT THE MEETINGS OF THE BEDFORD TOWNSHIP ZONING COMMISSION HELD EACH FRIDAY NIGHT AT 8:00 P. M. AT THE BEDFORD TOWNSHIP HALL. TRUSTEES OF THE TOWNSHIP WILL BE PRESENT. TEXT OF THE PROPOSED ZONING RESOLUTION AND MAP CAN BE EXAMINED THERE, AND THE COMMISSION WILL BE PLEASED TO DISCUSS THE ZONING PLAN IN DETAIL.

1948

How ZONING of

BEDFORD TOWNSHIP

Unincorporated Area

Will Benefit YOU

2/20/50

PROPOSED INCORPORATION OF THE WESTERN SECTION OF
BEDFORD TOWNSHIP AS A VILLAGE OF WALTON HILLS

2-20-1950

In order to fully inform you as to the steps being taken to protect your interests, we place in your hands the following facts.

- (1) For the past ten years there has been few extended periods of time when individual selfish interests have not created a turmoil to upset our present form of township government in Bedford Township. This has been costly to you as a taxpayer.
- (2) Some three years ago the State of Ohio passed legislation empowering the township trustees to zone the use of land in an unincorporated area, and since that time there has been a continual fight at the election polls and in the courts to enforce this act. This has all been at your expense as a taxpayer.
- (3) Developments in some sections of the township have been poorly planned and as a result are desperately in need of costly roads, water and sanitary improvements. We, in the western section of the township, have planned well and do not need these costly services and improvements.
- (4) Sections needing relief in the form of costly improvements, not being financially able to support such a program, are seeking relief through one of the three following channels-
 - (a) By annexation to the City of Bedford.
 - (b) Force Bedford to withdraw from the township, thus making it possible to bond the entire township to the extent of \$400,000.00.
 - (c) Incorporate the whole of Bedford Township into a Village, bond the Village and raise taxes to provide the improvements required, in the eastern and central areas.

Let us consider what these proposals have to offer to those of us who own homes and farms in the western portion of the township -

- (a) Bedford has nothing to offer us but higher taxes which would be spent as dictated by the Bedford city council, who would have superior voting strength over what is now the unincorporated area.
- (b) \$400,000.00 raised by bonding the whole of Bedford Township would not begin to provide roads, water and sewers necessary to relieve conditions in the eastern and central sections of the township. Only a partial solution of the problem would be arrived at, and this at your expense.
- (c) The township now has a population of approximately 4600.

people, a great portion of whom live in the eastern and central sections. Incorporation of the township as a whole into a village, would give these areas control of such a setup, and those of us living in the western section of the township, nothing but higher taxes. Assuming the whole township forms a village, with 4600 population, we could remain as a village only a short time, because when an incorporated area or village reaches a population of 5000, the law requires that a city form of government be adopted, which would add greatly to the cost of government.

If the whole of Bedford Township were to incorporate under proposal (c), taxes and bonded indebtedness would be forced upon us and due to the concentration of population in the eastern and central sections of the township, these sections would be the only ones to benefit.

As the President of Walton Hills Club, I have been approached by many people in the western section of Bedford Township, with a request that some action be taken to prevent our being involved in some costly setup not of our own choosing.

I have been serving as a director of the Bedford Township Civic League, and for ten years have been fighting for unification and betterment of Bedford Township. I have set in on the Bedford city council meetings when annexation of the whole of Bedford Township has been discussed, and I do not believe this, or either of the other two proposed solutions are in the interest of the home owners of our area.

I think, as do many of my neighbors, that we can solve our own few problems in a less costly manner than can outsiders, and we do not propose to stand idly by and see our right of self-government usurped.

Many of you signed petitions to incorporate the western section of Bedford Township into a Village, to be known as Walton Hills. These petitions are now filed with the Township Board of Trustees and we are protected from any move by outsiders until such time as you express your choice by ballot.

A meeting of all residents in the area covered by the petition on file will be called shortly and you will be notified well in advance. Please come to these meetings and help us and yourself to keep our section the same clean, well-planned community it has been in the past, and at a cost we can all afford.



President of Walton Hills Club

2-20-1950

3/1/50

WALTON HILLS VILLAGE
INCORPORATION COMMITTEE

3-1-1950

Residents of the Proposed
Village of Walton Hills:

On Friday evening March 2nd, a meeting of the residents living in the southwest portion of Bedford Township was held at the Black Beauty Riding Academy in order that the committee handling the petition for incorporation of this area into a village might explain the history back of the movement and the steps which had been taken.

We hope you were one of those present at this meeting at which time unanimous approval of the move to incorporate this area into a village was expressed. Since this meeting certain developments have indicated the advisability of getting quick action on our petition and therefore your committee during the past week has secured the necessary approval of the County Engineering office and the County Prosecutor's office to the end that on Monday night, March 5th, the Bedford Township trustees passed our petition and set an election date of March 20th.

Please keep this date in mind, as we want every registered voter in the area to go to the polls and help us, through democratic processes established by law, assert our right of self-government.

This will be a long step forward in the control and development of our community, and we are sure you appreciate how much it can mean to each and every one of us residing in the territory. Certainly, we have the right to determine what taxes we are able to pay and what regulations shall govern the use of property located in this area.

It is proposed that we enact as a zoning ordinance, the same zoning restrictions now in force within the township.

In order to make this forthcoming village a success, we are all going to have to pitch in and work. All of the committee handling this matter have expressed their willingness to serve in the village government at no expense to the tax payers, and therefore we should be able to set up and maintain an economical governmental structure which will reflect the needs and desires of every resident.

The writer, as agent for the petitioners and as your direct representative in initiating and carrying out the execution of this petition, would like at this point to express a few personal views with which we believe you will all agree.

This village can be established and can be operated in an economical manner to the entire satisfaction of all of the residents of this area, if all of the people will help. It will be imperative that individual politics be kept out of this village setup and all matters be approached from the standpoint of a group of friends and neighbors attacking a common problem.

The election booth will be at the corner of Walton Road and Alexander Road. The date of the election, and do not forget it, will be March 20th.

If any of you have moved into the community since you voted at the last election, you may transfer your registration by post card, and we would suggest you get in touch with Mrs. D.V. Flora, who will handle your transfer of registration for you.

If there are any of you who did not vote at the last election and who are not registered and therefore unqualified to vote, we suggest that you get in touch with Norman Pierce our constable, who will make arrangements to have you registered, in fact, will provide transportation to Bedford for any who do not have transportation available.

You may register up to five days before the election date. Please be sure of your position and let us have a big turnout, indicating universal approval of this village movement.



Agent for the Petitioners

3-1-1950

2-2001

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the Walton Hills Owl is featuring a number of articles about issues that motivated residents to push for change from township to village. This is the sixth in the series.

THE PUSH FOR INCORPORATION

The past five feature articles addressed a number of people's concerns about what was happening in this section of Bedford Township -- farmland turning into housing developments, the sudden growth in population, transplanted city-folk outnumbering long-time farm residents. New residents wanted stricter township ordinances, adequate enforcement of ordinances and additional services. Many of these new residents were organized and demanding. They formed the Walton Hills Estates Club (the Walton Hills Lake Club). In the club's formative years the membership actively participated in political affairs affecting the Estates Subdivisions. The members formed a committee recognized by the Bedford Board of Township Trustees, to approve plans for all new houses in Walton Hills Estates. They also worked together to correct building code violations, arrange for rubbish collection and upgrade their streets.

CREATING TOWNSHIP ZONING ORDINANCES

Several local citizens in the 1940's were concerned about small parcels in proposed housing developments and discussed the need for township zoning ordinances which would specify minimum lot sizes and regulate how land could be used.

Virgil D. Allen, Jr. (who lived on Wight Oaks -- 16535 Egbert Road), Ted Graves (who was the first president of the Walton Hills Estates Club and lived at 7312 Walton Road), Thomas Young (who was then an Oakwood resident), Joe Burns (who lived in Bedford but owned land here), and others took steps to create township zoning laws for this area.

Tom Young wanted a three-acre minimum put on lot size whereas Ludwig S. Conelly, the local real estate developer who supported this group's efforts, preferred to sell one-half acre lots. They both willingly accepted the group's compromise of one-acre minimum lot size.

The group relied on the legal assistance of one of its members, Virgil Allen, Jr. It was Allen who was instrumental in designing the township zoning ordinances that eventually became law. Allen in those days was a banker who attended evening classes at Cleveland Law School. In 1948 he received his law degree and was admitted to the bar. His first case involved pleading for township zoning before the Supreme Court of the State of Ohio. Allen assisted Saul Danaceau, a County Prosecutor at the time who was officially representing Bedford Township. Because Allen was so knowledgeable about the issue and was an impressive orator as well, Danaceau gave Allen the first fifteen minutes of the half-hour allotted for verbal argument. Danaceau, with Allen's able assistance, won the case.

(continued, pg. 2) **THE PUSH FOR INCORPORATION**

Thus, in 1948, zoning ordinances for this area of Bedford Township went into effect. Minimum residential lot size was set at one acre and industrial zones were laid out. Buffer zones were established to separate and protect residential areas from industrial areas.

OUTSIDE REAL ESTATE DEVELOPERS DIDN'T GIVE UP

Some real estate developers who wanted to sell small lots in the Alexander/Northfield Roads area, did not give up easily. Twice they petitioned to hold elections to incorporate part of the township into an independent town and thus avoid township zoning regulations. The first time the petition included a larger chunk of "Walton Hills" for their new town than the second attempt, but in both instances their efforts were in vain.

PLANS ARE MADE TO INCORPORATE THE VILLAGE OF WALTON HILLS

In the late 1940's-early 1950's, the Bedford Heights and Oakwood sections of Bedford Township were taking steps toward incorporation. Should Bedford Heights and Oakwood become villages, only our area would remain in the township.

Our village founders met with Bedford Township Trustees. Both parties agreed that if the Village of Walton Hills incorporated, Walton Hills would include not only the part people called "Walton Hills," but all remaining township land; i.e. land west of Northfield Road that was not part of Bedford, land west of the now defunct New York Central Freight line and the upper Dunham Road area leading into Maple Heights.

With the support of many residents, local leaders and Township Trustees felt the urgency to incorporate Walton Hills. A meeting was held at the Bedford Township Hall (now the Historical Society Building) to discuss procedures for forming a village. Ted Graves was the spokesman for the Walton Hills Estates Club. It was he who filed papers with the State of Ohio for Walton Hills to be incorporated as a village; and once again, Virgil Allen was the legal advisor for the group.

In 1951, Bedford Township as a government ceased to exist. The villages of Bedford Heights, Oakwood and Walton Hills were formed from its remaining areas.

LUDWIG SHANER CONELLY'S TWO-UNIT COMMERCIAL BUILDING, at the southeast corner of Walton and Alexander Roads was constructed in 1954. The sign above the delicatessen reads: "First unit of 10 store Walton Hills Shopping Center. See the Conelly Realty for space." (1955 photo reproduced by Nina Wolf)



Bits and Pieces of Village History

The Incorporation of our Village of Walton Hills

Seventh of a Series by Jean and Bob Kainsinger

Last month's article was about the Special Election of March 20th, 1951, when voters in our area of Bedford Township voted to separate from Bedford Township and incorporate into the Village of Walton Hills.

In 1951 three new villages were formed from Bedford Township territory, and Bedford Township ceased to exist. In February of that year, "Bedford Heights" voters split from Bedford Township, and a few weeks after Walton Hills residents went to the polls, voters in "Oakwood" did the same thing.

It was understood that sometime in the future, when Bedford Township finances were officially audited by the State of Ohio, Township assets would be distributed among the three new communities.

Another Special Election Day – May 22, 1951

The first task confronting our new Villagers was to get a slate of individuals who were willing to run for the offices of Walton Hills Mayor, Walton Hills Clerk, Walton Hills Treasurer and the six Council seats.

Two months later, on May 22, 1951, Villagers went to the polls to elect their first Walton Hills Officials. Once again voting took place in L. S. Conelly's World War II Quonset hut, a prefabricated corrugated steel structure that stood at the SE corner of Alexander and Walton Roads.



Our First Village Officials

Mayor - Virgil Allen, Jr.

Allen ran unopposed and was elected Mayor of Walton Hills. In November of 1951, he ran again for Mayor of Walton Hills and was re-elected for a full 2-year term.

Village Clerk - Betty Walton

Walton ran unopposed and was elected Village Clerk. Betty soon resigned for health reasons.

Village Clerk - Merlin Bement

To replace Betty Walton, Bement, of 7242 Walton Road, was appointed Clerk. In November of 1951, Merlin Bement was elected for a 2-year term.

Village Treasurer - Charles Clark

Clark ran unopposed and was elected Treasurer. In November, Clark was re-elected for a two-year term.

Councilmen elected in May, 1951 were:

Raymond Brown - 7880 Walton Road
Howard Carey - 7065 Dunham Road
Otis Carmany - 7195 Walton Road
George "Ted" Graves - 7312 Walton Road
Paul Pojman - 17401 Egbert Road
Frank Wolf - 6650 Dunham Road

Councilmen elected in November, 1951 were:

Otis Carmany
Ferd Fisher - 18575 Dellwood Drive
Ted Graves
Henry Hadden - 7229 Dunham Road
Clarence Rizer - 14229 Alexander Road
Thomas Young - who then lived on Northfield Road by today's CEI power lines

Bits and Pieces of Village History

The Incorporation of our Village of Walton Hills (continued, page 2)

Swearing-In and First Council Meeting

On Tuesday June 5, 1951, our first Village Officials were sworn in at the Black Beauty Riding Academy Pavilion at 7125 Dunham Road. After the Swearing-In Ceremony, they commenced the first Walton Hills Council Meeting. The next few months numerous meetings were conducted at the Pavilion and at the Mayor's home.

Those first Village Officials had their work cut out for them. Our fledgling Village started out with no office, no police force, no local ordinances, no bank account and no cash. The Village Officials had just become responsible for a newly-formed Village with no money. What did they do? They dug into their own pockets and contributed sufficient money to open a manageable bank account for the Village, with hopes of getting paid back.

Per Ohio law at the time, individuals elected at this Special Election held office for only a few short months - from June 5, 1951 through December 31, 1951. In November, at the General Election, residents voted for Village Officials who would hold office for 2-year terms.

Cameo of our First Mayor – Virgil D. Allen, Jr.

Virgil Allen, Jr. married Margaret Wight after he graduated from Western Reserve University School of Business. They were childhood friends, both born of well-to-do Cleveland families. Allen worked for a bank in downtown Cleveland. The young couple built a house for themselves on Lake Shore Boulevard, next to Margaret's parents. When Virgil was offered a promising banking opportunity in 1926, the Allens moved to Utica, New York.

The Depression interfered with Allen's career plans, and in 1933, Virgil, Margaret and their children, John, Betsy and Johanne, returned to their Lake Shore home. Allen became a successful investment counselor in Cleveland while attending evening classes, working toward a degree in law.

The Allens remodeled and enlarged one of the cottages on the Cleaveland Hill property for their weekend home. As years went by, the family spent more and more time at the cottage, until in 1946, 3 years after Margaret's dad, Elmer Wight died, they moved into the Cleaveland Hill homestead. The house was on the west side of Wight Oaks Drive, far back from Egbert Road, but its address was 16535 Egbert Road.

In 1948 Virgil Allen graduated from The Cleveland Law School and was admitted to the bar that same year. He opened his office in the Union Commerce Building. The many hours of time he devoted to Village matters were at a personal sacrifice to his new law career.

After considerable arm twisting, Allen finally agreed to run for the office of Mayor of Walton Hills. At first he said he would only accept office for the first short term, but realizing how badly the fledgling community needed his services, he agreed to run again for a full 2-year term.

Besides being Mayor, he served as the Village Law Director. Allen drew up all the original Village Ordinances, a monumental task. After his years as Mayor, he continued to provide all legal services to the Village. All his years of work for the Village of Walton Hills were provided au gratis – Allen would not accept money from the community he called home. In 1963, at age 65, Virgil Allen suffered a stroke and died a few days later.

Bits and Pieces of Village History

The Incorporation of our Village of Walton Hills (continued, page 3)

Virgil D. Allen, Jr. (continued)

Virgil Allen's influence throughout the Greater Cleveland area was an asset to our village. For instance, on one of his business trips for the Cleveland Chamber of Commerce, Virgil Allen learned that the Ford Motor Company was looking for a new location for a stamping plant. It was Allen who persuaded the Ford Motor Company to build its stamping plant here.

About Virgil and Margaret's Fathers

Virgil and Margaret's fathers, **Elmer Wight** and **Virgil Allen, Sr.**, were close friends, sharing an interest in the Native Americans who had lived in our area, and the documentation of the early history of NE Ohio. **Wight and Virgil Allen, Sr.** composed a map of Indian Trails in Ohio, noting Indian camps and forts that had been in the Cuyahoga Valley area.

When Elmer Wight had his family tree traced, he learned his step-grandfather was James C. Cleveland, grand-nephew of Moses Cleaveland. Further research indicated the residents of the Cleaveland Hill Farm and Quarry had died and the property was for sale. He had to have that property. In 1917 Wight purchased the Cleaveland Hill Estate as a weekend get-away for him and his family. Now this property is part of Bedford Reservation.

Cameos of our First Village Clerks

Village Clerk Betty Walton married **Sterling Walton**, whose family were early settlers of this section of Bedford Township. As a child, Betty lived on a farm at 7095 Walton Road and was a student at Walton School. In 1950 Sterling and Betty moved into their new house at 7215 Walton Road. Their house sat on the site of Jefferson Walton's barn.

The full-time responsibilities of Village Clerk proved too much for Betty. She relinquished her position. Betty became a volunteer dispatcher from 1952-1960, handling police and emergency phone calls from her home – be it day or night. Betty was a part-time employee at the Village Hall from 1960 - 1974.

Village Clerk Merlin Bement and his wife, **Clarice Bement**, built a home for themselves and their son, Terry, at 7242 Walton Road. Bement served as Village Clerk from 1951 through 1969. Bement enjoyed being with the youth of the Village, he was continually asked to attend and judge contests at Dellwood Park, and special Bookmobile events.

Cameo of our First Treasurer

Charles Clark served as Village Treasurer for a number of years. The Clarks were longtime residents, living at the corner of Dunham and Sagamore Roads, 7880 Dunham Road. Charles Clark taught science and mathematics for the Shaker Heights Schools. He had a Master's Degree from Western Reserve University.

The Clarks were the first owners of Black Beauty Riding Academy. Their livery and riding trails were located along the west side of Dunham Road, just north of Sagamore Road. When the Dzikzkowskis purchased Black Beauty Riding Academy, they relocated Black Beauty to their land along the east side of the road, at 7125 Dunham Road.



TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the *Walton Hills Owl* is featuring a number of articles about the creation of our village. This is the seventh in the series.

THE INCORPORATION OF THE VILLAGE OF WALTON HILLS

On Tuesday, March 20, 1951 voters who lived in this southwest area of the township went to the polls in a special election to determine whether the area would detach from Bedford Township and become the Village of Walton Hills. Farmers and long-time residents from Little Egypt, Alexander, Egbert and Sagamore Roads voiced their vote, as did newer residents from the Walton Hills Estates Developments.

The boundaries for the proposed village were the Bedford and Maple Heights city line to the north, Bedford and the Pennsylvania Railroad (Conrail) to the east, the Summit County line to the south, and the Village of Valley View line to the west.

The village movement led by George T. Graves and the Walton Hills Estates Club was successful. As a result of that special election, the Village of Walton Hills became a reality.

Voting took place in an old World War II Quonset hut at the southeast corner of Alexander and Walton Roads. A couple years earlier, L. S. Conelly purchased the Quonset hut which had been displayed at a Cleveland Home and Flower Show. Conelly had the prefabricated corrugated steel structure moved to the 2-acre lot he purchased in 1946. It housed his real estate branch office and the grocery store run by Jim Petras.

In February 1951, Bedford Heights became a village, a month later The Village of Walton Hills was incorporated. Shortly afterwards when Oakwood Village was formed, Bedford Township as a government ceased to exist.

GEORGE T. "TED" GRAVES is remembered for being one of the main forces in the creation of our village. If it weren't for his unrelenting efforts and leg work, the makeup of our village might have been far different than it is today. Graves was also the second Mayor of Walton Hills, serving in 1954 and 1955. As General Manager and Chief Engineer of the Farval Corp. Graves designed hydraulic equipment for the company that made and installed lubrication systems for steamships, cranes and other large machinery. His work took him all over the world, but village concerns were always at the top of his priority list.
(Photo reproduced by Nina Wolf)



INCORPORATION OF OUR VILLAGE (continued, page 2)

ELECTING OUR FIRST VILLAGE OFFICIALS

Two months later, in May of 1951 Walton Hills residents again went to the polls to select their first village officials. Per Ohio law, the individuals elected held office for only a few short months, from June 1951 until the end of that same year. Virgil D. Allen, Jr. was elected Mayor, Betty Walton, Village Clerk and Charles G. Clark, Treasurer. Allen, Walton and Clark all ran unopposed.

Ten candidates ran for the six Council seats. The six Council winners were: Raymond Brown (7880 Walton Road), Howard Carey (7065 Dunham Road), Otis Carmany (7195 Walton Road), George T. Graves (7312 Walton Road), Paul Pojman who still lives at 17401 Egbert Road, and Frank Wolf (6650 Dunham Road).

CAMEOS OF OUR FIRST LEADERS

Mayor Virgil D. Allen, Jr.

Born in 1898, Virgil D. Allen, Jr. married Margaret Wight after they both graduated from college; he from The Western Reserve University School of Business and she from Lake Erie College. Allen became a successful investment counselor in Cleveland. In 1948 he graduated from The Cleveland Law School, was admitted to the bar that same year and opened his office in the Union Commerce Building. The many hours of time he devoted to village affairs was at a personal sacrifice to his new law career.

After considerable arm twisting Allen finally agreed to run for the office of Mayor. At first he said he would only accept office for the first short term, but realizing how badly the fledgling community needed his services during the months ahead he agreed to run again for a full two-year term.

Besides being Mayor he served as the village law director. Allen drew up all the original village ordinances -- a monumental task.

Allen was a very bright person, an independent thinker, though a bit brusque and outspoken. Nevertheless politicians and lawyers in the area considered Allen an attorney's attorney, and often sought his advice on legal matters.

Not only active in Walton Hills, Allen's influence throughout the Greater Cleveland area was an asset to our village. For instance, on one of his business trips for the Cleveland Chamber of Commerce, he learned that the Ford Motor Company was looking for a new location for a stamping plant.

The Allens moved to the Cleveland Hill Farm estate in 1946. The house was on the west side of Wight Oaks Drive, far back from Egbert Road, but its address was 16535 Egbert Road. In his later years Allen had a leg amputated, the effects of sugar diabetes. In 1963 he suffered a stroke and died a few days later.

THE YOUNG VIRGIL D. ALLEN, JR., in this early 1920's photo, in future years was to: marry Elmer B. Wight's daughter, lead the drive for township zoning ordinances, organize efforts for incorporation of the village, write all zoning ordinances for the new village, serve as First Mayor and persuade the Ford Motor Company to build its stamping plant here.

(Photo reproduced by Nina Wolf)



THE INCORPORATION OF OUR VILLAGE (continued, page 3)

CAMEOS OF OUR FIRST LEADERS

Village Clerk Betty Walton

Betty Walton was married to Sterling Walton, whose family settled the area and who accepted the part-time appointment of Police Chief of the newly-formed village. In 1950 they moved into the new house they had Harry Mackey, Sr. build for them at 7215 Walton Road. Their house sat on the site of Jefferson Walton's barn. They used the barn's stone foundation blocks on the front of the house and their fireplace.

When Betty's family lived on a farm at 7095 Walton Road, she was a student at the old Walton School (now a private residence at 7307 Walton Road.)

The responsibilities of her full-time job and her new part-time undertaking, organizing an office for a brand new village, proved too much for Betty. She soon had to relinquish her position as Village Clerk. However, Betty served as a volunteer dispatcher from 1952-1960, and a part-time employee in the village administrative offices from 1960-1974.

Treasurer Charles G. Clark

Clark served as Village Treasurer for a number of years. The Clarks were long-time residents, living at the corner of Dunham and Sagamore Roads, 7880 Dunham Road. Charles Clark taught science and mathematics for the Shaker Heights Schools. He was a graduate of Ohio State University and had his master's degree from Western Reserve University. The Clark family was the first owner of Black Beauty Riding Academy. Their livery and riding trails were located on their property along the west side of Dunham Road, just north of Sagamore Road. When the Dzikowskis purchased Black Beauty Riding Academy, they moved Black Beauty to their land along the east side of the road (7125 Dunham Road).

BETTY WALTON, wife of Sterling Walton, served as a volunteer police dispatcher from 1952 until 1960, making herself available to handle phone calls from her home -- be it day or night.

Then she was a part-time employee in the village administrative offices until 1974. Over the years Betty donated much creative craftwork to the Walton Hills Women's Club for their moneymaking projects.

(Photo courtesy of Betty's nephew, Bill Stanton)



BETTY WALTON, wife of Sterling Walton, was a friend and familiar face to longtime residents.
(Photograph courtesy of Bill Stanton)



This will acknowledge receipt of the filing for annexation of territory
for the Village of Walton Hills, Cuyahoga.....
County, Ohio.

The check in the amount of \$5.00 for filing has been received.



WITNESS my hand and official
seal at Columbus, Ohio, this...10th
day of April....., A. D. 19..51. 7

Teo W. Brown
Secretary of State.

The above is a replica of the original document annexing Walton Hills from Bedford. The Forty Fifth Anniversary of the Village of Walton Hills will be celebrated on Community Day, August 11, 1996 at Thomas G. Young Recreation Park.

VIRGIL D. ALLEN, JR.
ATTORNEY AND COUNSELLOR AT LAW
UNION COMMERCE BUILDING
CLEVELAND, OHIO

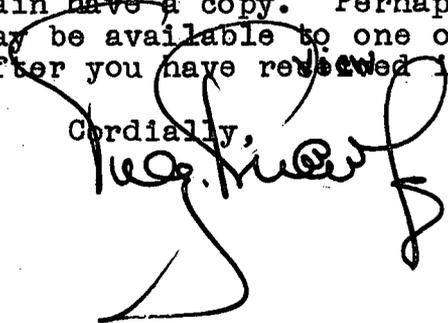
6-27-1951
1 of 17

June 27, 1951

Mr. Howard J. Carey
RD Dunham Rd.
Bedford, Ohio

Dear Mr. Carey:

Enclosed copy of proposed Zoning Plan for Walton Hills Village upon which hearing is scheduled July 24, 1951. I do not know to whom Mr. Pojman gave his copy, but Mr. Brown and Mr. Carmany are the only two members of Council whom I am not certain have a copy. Perhaps your copy may be available to one of these men after you have reviewed it.

Cordially,


VDA:S

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the *Walton Hills Owl* is featuring a number of articles about the creation of our village. This is the eighth in the series.

ORGANIZING and MANAGING the INFANT VILLAGE

To recap last month's feature article, on Tuesday March 20th 1951, residents of our area voted to detach from Bedford Township and become the Village of Walton Hills. Two months later, in May of 1951, they again went to the polls to elect a mayor and six councilmen. Voting took place at L. S. Conelly's Quonset hut at the southeast corner of Alexander and Walton Roads.

On the evening of Tuesday June 5th, 1951 Village Officials were sworn in at Black Beauty Riding Academy Hall at 7125 Dunham Road, to commence the first Council Meeting of The Village of Walton Hills.

Mayor Virgil D. Allen, Jr., Councilmen Raymond Brown, Howard Carey, Otis Carmany, George Graves, Paul Pojman and Frank Wolf, Clerk Betty Walton and Treasurer Charles Clark had their work cut out for them.

Our fledgling village started out with no money, no bank account, no police force and no local (laws) ordinances. In addition, they had no office or town hall.

THEY WORKED FOR \$1.00 A YEAR

At its June 12th Council Meeting, the Mayor and Council willingly and unanimously voted to set all salaries of all Village Officials at \$1.00 a year. Sterling Walton accepted the part-time appointment of Walton Hills Police Chief, also for one dollar a year. Planning Commissioner Thomas Young (Mayor from 1958-1981) recalls the exceptional spirit for public service exhibited by village leaders during those early years.

During the workday, our village administrators met with officers of neighboring communities to gain insight about managing a small village. Merlin E. Bement, of 7242 Walton Road, was appointed Clerk of the Village on July 10th, succeeding Betty Walton. Mayor Virgil D. Allen, Jr. created the first set of codified ordinances for the Village of Walton Hills.

ORGANIZING and MANAGING the INFANT VILLAGE (Page 2)

At its July 13, 1951 Council Meeting, Council set the Village Budget for the next year at \$21,909.

The 1952 budget of \$21,909 included:

- 1. Full time police protection
- 2. Adequate road maintenance
- 3. Fire protection
- 4. Necessary administrative expenses
- 5. Salaries for all elected city officials at \$1.00 per year for the next two years
- 6. Mayor Allen performing the duties of village solicitor, negating the need of a village attorney
- 7. Setting aside \$2300 for a town hall

THE NEED FOR A TOWN HALL

That first summer the Mayor and Council conducted numerous meetings at Black Beauty's pavilion and at Mayor Allen's home, Wight Oaks Farm on Egbert Road. At an August Council Meeting there was a general discussion regarding the urgent need for a centrally-located town hall.. Council declined General Conelly's offer of the temporary use of his realty office in the Quonset Hut.

On the property at the northeast corner of Alexander and Walton Roads sat two buildings; a partially-completed brick building near the intersection and a small unused 14' and 20' wooden shed/garage that stood nearby. The owner of the land and buildings, Vincent Shoman, agreed to lease the small wooden structure to the village at a rental of two dollars for two years. Council voted to accept the offer and temporarily used that building until a more appropriate place could be found.

The small shed/garage was made ready for Council meetings, Mayor's Court, and work space for officials and departments of the village. On September 18, 1951 the Mayor and Council held their first Council Meeting there, calling it their Town Hall.

Two active community groups provided furniture for this first Town Hall. The Walton Hills Women's Club gave Council a four-drawer filing cabinet and the use of its folding chairs. The Walton Hills Estates Club gave the Mayor and Council a desk and nine sturdy office chairs. A donated oil heater provided some warmth to those working there during cold autumn and winter days and evenings.

FOR A LITTLE MORE THAN A YEAR, this 14' x 20' wooden shed/garage, situated behind a brick store on the northeast corner of Alexander and Walton Roads, was pressed into service as the first Village Hall. On September 18, 1951 Council began to conduct its meetings there. The building housed the Mayor's Court and had work space for village employees. The village leased this building for the nominal cost of two dollars for two years.

(Photo reproduced by Nina Wolf)



ORGANIZING and MANAGING the INFANT VILLAGE (Page 3)

KEEPING THE VILLAGE ROADS PASSABLE

The young village depended on the cooperation and donations of its residents and businesses to sustain operations. Ludwig S. Conelly donated the use of his jeep. Mayor Allen and Planning Commissioner Tom Young solicited donations from area businesses for a truck and snowplow. With the money they collected the village bought a used truck chassis, an old dump body that was installed on the truck chassis, and a well-worn snowplow blade attachment.

Those first winters all village male employees and most elected officials helped to keep our roads passable. They were constantly busy. These "minute men" kept containers of cinders in the trunks of their vehicles, prepared for the next storm. The village kept piles of cinders, with a shovel on each pile, at strategic places along village roads. Drivers in need of traction for their vehicles could help themselves to cinders.

RECEIPTS AND EXPENDITURES of the NEWLY-FOUNDED VILLAGE OF WALTON HILLS

RECEIPTS	ACTUAL 1951	ACTUAL 1952	EXPENDITURES	1951	1952
General Property Tax	-0-	\$ 9910.04	General Fund	\$ 2237.86	\$ 17054.90
Vehicle License Tax	-0-	547.50	Vehicle-Gasoline Tax Fund	-0-	480.75
Gasoline Excise Tax	-0-	-0-		\$ 2237.86	\$ 17535.65
Sales Tax	1666.66	3416.49	Year End Balances	2988.30	17218.62
Liquor Permits	2200.00	2473.08		\$ 5226.16	\$ 34754.27
Building Permits	159.50	1531.43			
Fines and Costs	-0-	12610.50			
Contributions	1200.00	1102.00			
Other Income	-0-	174.93			
	\$ 5226.16	\$ 31765.97			
Prior Yr End Balances	-0-	2988.30			
	\$ 5226.16	\$ 34754.27			

ORDINANCE NO.

INTRODUCED BY

An ordinance establishing a Zone Plan
in the Village of Walton Hills.

Be it ordained by the Council of the Village of Walton
Hills, State of Ohio

SECTION 1 - FINDINGS OF FACT AND PURPOSE

The Council finds that the Village Planning and Zoning Commission has certified to the Council of the Village of Walton Hills a plan for dividing said village into Districts including limitations and regulations of the height, the bulk and location (including percentage of lot occupancy, set back building lines, and area of yards, courts and other open spaces) and, the uses of buildings and other structures and of premises in such Districts.

The Council further finds that it is the desire of the citizens of said Village and the Council thereof, to preserve the present general character of said Village to prevent congestion and the attendant danger caused thereby by reason of lack of sewer and water facilities, and that the public health, safety, convenience, comfort, prosperity and general welfare will be promoted by the restrictions and regulations hereinafter ~~enacted~~

Enacted

SECTION 2 - DEFINITIONS

Certain words and phrases used in this ordinance are defined for the purposes hereof as follows:

Section 1-1 In General. Words used in the present tense include the future, the singular number includes the plural and the plural the singular. The words "occupied" or "used" as applied to any building or premises shall be construed as though followed by the words "or intended, arranged or designed to be occupied or used." All distances are horizontal measurements unless otherwise specified. The word "shall" is mandatory, unless the natural construction of the wording indicates otherwise. This Ordinance includes all ordinances amending, explaining or supplementing the same. The Inspector of Buildings includes all persons succeeding him, by whatever title known, in the duties and powers provided for him by this ordinance.

Section 1-2 Building; Structure. A "building" is a combination of materials to form a construction that is safe and stable designed, built or occupied as a shelter or enclosure for persons, animals or property. The term "building" shall be construed under this ordinance as if followed by the words "or parts thereof" and shall also be construed to include "structure".

A "structure" is anything built or erected, including among other things, buildings, stadia, reviewing stands, band-stands, bleachers, booths, swimming pools, platforms, towers, bridges, trestles, sheds, bins, poles, tents, tanks above or below ground, and signs; and shall also mean the supporting framework or parts of a building. The term "structure" shall be construed as if followed by "or parts thereof."

A "main building" is the building or space occupied by the chief use or activity on the premises.

Section 2-3 Accessory Use or Accessory Building. An "accessory use" or accessory building" is a subordinate use or building located on the same lot with the customarily incident to the main use or main building.

Section 2-4 Dwelling. A "dwelling" is a building other than a camp car, or trailer or other car on or off wheels designed for and to be occupied exclusively for human habitation. A "one family dwelling" is a detached dwelling designed for and to be occupied exclusively by one family.

Section 2-5 Family. A "family" is a one or more persons occupying a dwelling and living as a single, non-profit housekeeping unit, as distinguished from a group occupying a boarding, lodging or tourist house, serenity or fraternity house, hotel or motel.

A "Motel" is a building or group of buildings operated as a lodging place for transients and their automobiles)

Section 2-6 Hotel; Motel; Boarding, Lodging, Tourist House. A "hotel" is a building or part thereof, ~~operated as a public inn and containing ten or more guest rooms without provision for cooking in any guest room.~~ operated as a public inn and containing ten or more guest rooms without provision for cooking in any guest room.

A "boarding, lodging or tourist house" is (a) a dwelling other than a hotel where meals or sleeping accommodations or both are provided for compensation to more than two persons, for either definite or indefinite periods, or (b) any dwelling advertised as a boarding lodging or tourist house.

Section 2-7 Garage. A "private garage" is a building or structure designed for and to be used for storage of passenger automobiles and in which no occupation, business or service for profit is carried on.

A "storage or repair ~~shop~~ garage" is a building or space other than a private garage for the storage or repair of motor vehicles with or without ordinary maintenance service and within which filling station service and/or sale of accessories is permitted.

Section 1-8 Gasoline Service Station. A "gasoline service station" is a building or part of a building or structure or space used for the retail sale of gasoline, lubricants and motor vehicle accessories, and for minor services and repairs.

Section 1-9 Grade. The "established street grade" is the roadway elevation established by construction or usage measured at the roadway center line in front of the lot. The "natural grade" is the elevation of the undisturbed natural surface of the ground adjoining the building or structure. The "finished grade" is the elevation of the finished surface of the ground adjoining the building or structure within a distance of ten (10) feet of the foundation wall.

Section 1-10 Height of Building; of Structure. The "height of a building" is the vertical distance to the highest point of the coping in the case of a flat roof, and to the mean height between the eaves and ridge in the case of a pitched roof, measured from the "finished grade."

The height of a structure other than a building is the vertical distance to the highest point of the structure measured from the "finished grade".

Section 1-11 Lot; Lot Lines. A "lot" is a parcel of land occupied or intended to be occupied by a main building or use or by a group of buildings united by a common interest or use, together with accessory buildings and uses and the open spaces belonging to the same, and having frontage on a street or road.

A "corner lot" is a lot abutting on two streets or roads at their intersection where the angle of the intersection is not more than one hundred and thirty-five (135°) degrees. An "interior lot" is a lot other than a corner lot.

The "front lot line" is the street or road line ~~designated by~~ of the lot in the case of an interior lot, and that street or road line designated by the owner as the front lot line in the case of a corner lot. The "rear lot line" is the lot line opposite the front lot line. The "side lot line" is a lot line other than a front or rear lot line.

The "depth of a lot" is the distance from the front lot line to the middle of the rear lot line measured in the mean direction of the side lot lines.

The "width of a lot" is the mean width measured at right angles to the depth.

The "area of a lot" is the total horizontal area included within the lot lines of the lot.

Section 1-12 Street or Road Lines; Setback Building Lines. A "street or road line" is the lot line dividing the lot from the street. A "setback building line" is the line on or back of the street or road line between which and the street or road line no building or portion thereof or structure may be erected above the "finished grade" except as herein provided.

Section V-13 Yard. A "yard" is space other than a court on the same lot with the main building, and extending from the lot line to the nearest wall of the main building, unobstructed from the ground to the sky except as otherwise provided herein.

A "front yard" is the yard across the full width of the lot extending from the main building to the front lot line. A "side yard" is the yard between the main building and the side lot line and extending from the front yard to the rear yard. A "rear yard" is the yard across the full width of the lot between the rear line of the main building and the rear lot line. The depth of the rear yard is the mean distance between these two lines.

Section V-14 Story; Half-Story. A "story" is that portion of a building included between the surface of a floor and the surface of the floor next above it or if there be no floor above it, then the space between the floor and the ceiling next above it.

A "half-story" is the portion of a building between the top floor and a sloping roof, with at least two opposite exterior walls meeting the sloping roof not over three (3) feet above that floor level.

Section V-15 Trailer Camps. A tract or parcel of land open to the public either free or for a consideration upon which camp cottages or space providing temporary or permanent sleeping accommodations or parking space for automobile trailers, tents or house cars for human habitation is provided is a "trailer camp".

Section V-16 Parking Lot. A "parking lot" is an open lot or plot of ground used by the public with or without a fee for standing or parking motor vehicles, no part of which is a public street.

Section V-17. Junk Yards. Premises upon which used parts of machinery, dismantled vehicles or parts thereof, rags, paper other used or salvaged material is stored or dumped and held for sale or exchange is a "junk yard".

Section V-18. Non-conforming Use. A "non-conforming use" is the use of land or of a building or structure which does not conform to the use regulations of the District in which it is situated.

Section V-19. Home Occupation. A gainful occupation conducted by members of the family only within the metes and bounds of its place of residence is a "home occupation".

Section V-20. Roadside Stand. A removable structure used or intended to be used solely by the owner or tenant of the property on which it is located for the sale of seasonal agriculture products produced on the premises is a "roadside stand".

Section ~~1~~-21 Residential Professional Offices. An office of a practitioner of a recognized profession when located in a dwelling is a "Residential Professional Office".

Section ~~1~~-22 Building Area. The "Building Area" is the aggregate of the maximum horizontal cross section area of a building on a lot, excluding cornices, gutters, one story open porches, breezeways, balconies and terraces.

Section ~~1~~-23 Rubbish Dumps. Premises upon which inorganic or organic refuse is dumped for ultimate disposal by the elements and for the convenience of the general public are "rubbish dumps".

SECTION ~~2~~ - DISTRICTS

Section 2-1 Districts. THE VILLAGE OF WALTON HILLS is hereby divided into three use districts as follows:

- A. Country Home District
- B. Business District
- C. Industrial District

Section ~~2~~-2 ZONE MAP. The locations and boundaries of said Districts are shown on the map ~~attached~~ "Zone Map of the Village of Walton Hills" on file with the Clerk of the Village of Walton Hills. This map and all notations, references, data and other information shown thereon, including set back building lines that may be depicted thereon are hereby adopted, incorporated in and made a part of this ordinance.

Section ~~2~~-3 District Boundary Lines. All boundary lines between Districts shown on the Zone Map shall be interpreted and determined as follows:

Where boundaries apparently follow lot lines and are not more than ten feet therefrom, the lot lines shall be construed to be such boundaries; where boundaries apparently follow streets or alleys, the center lines of such streets or alleys shall be construed to be such boundaries; in all other cases, the location of any boundary line, unless indicated by dimensions on said Zone Map, shall be determined by use of the scale appearing thereon.

Section ~~2~~-4 Conformity to Regulations. No land, building, or structure shall be used, and no building or structure shall be erected, moved, altered or enlarged for any purpose or in any manner except in conformity with the use, height, bulk, setback building line, area, yard and other regulations established in this ordinance or as permitted thereby. No portion of any lot, yard or area required under this ordinance for one building shall be used as any portion of required lot, yard or area for another building.

The following regulations shall apply to all Country Home Districts subject however, to such other provisions of this ordinance as are applicable

Section 2-1 Uses Permitted. [with accessory buildings

(a) One family dwellings, publicly owned parks, playgrounds, and agriculture. ~~Trailer coaches, camp cars or other cars on or off wheels, tents or similar temporary or permanent structures or any building having less than one full story above finished grade shall not be created or used for residential purposes.~~

buildings shall have side yards of at least fifty (50) feet and provide adequate parking

(b) The following buildings, to wit: buildings and structures and grounds owned or operated by the Village of Walton Hills; public libraries; schools offering general education courses; churches. Any such

(c) The following uses are permitted; home occupations; roadside stands and professional offices, all as defined and restricted in this ordinance.

(d) The following signs are permitted; real estate signs; bulletin boards; home occupation signs; residential professional office signs; roadside stand signs; all such signs to be non-illuminated. Home occupation, roadside stand and professional signs shall not be over two (2) square feet in area. Real estate signs, shall be permitted only to advertise the sale, rental or lease of the premises on which they are maintained, shall be not over twelve (12) square feet in area. Bulletin boards aggregating not over twelve (12) square feet in area may be maintained on the premises of schools or churches or other permitted public buildings

(e) Accessory buildings for live stock, stables or barns shall be located not less than one hundred (100) feet from any dwelling and to the rear of the dwelling on the premises. Accessory buildings for other purposes shall be located to the rear of the main building and not nearer than ten (10) feet to a rear lot line

Section 2-2 Height Limitations. No building shall exceed a height of two and one-half stories or thirty five (35) feet.

Section 2-3 Area Regulations. Each dwelling shall have a lot containing not less than forty thousand (40,000) square feet and the width of such lot measured along its front lot line shall be not less than one hundred (100) feet.

Section 2-4 Yard Regulations.

(a) Front Yards. Each main building shall have a front yard not less in distance than the setback building line for its lot as established under Section 2-1 of this ordinance except as provided in this paragraph. No portion of any building or structure may project in front of the setback building line as established above, provided, however, that cornices, belt courses, entrance canopies and similar overhanging roofed spaces, chimneys, porticoes, bays, unenclosed porches and steps may project not more than three feet in front of such set back line.

- (b) **Side-Yards.** Each main building shall have a side yard on each side of not less than twenty (20) feet and a combined width of the two side yards of not less than forty (40) feet. In the case of a corner lot the side yard on the street side shall be not less in width than the setback building line shown on the aforesaid Zone Map or as provided in this ordinance for that side of the corner lot.
- (c) **Rear Yards.** No building or structure excepting a fence shall be built nearer than twenty (20) feet to the rear lot line.

Section 4-5 Sanitary Regulations.

- (a) **Water Supply.** No dwelling shall be constructed unless reasonable provision be made for a dependable, pure water supply from a drilled well, cistern, spring or public water supply, in accordance with the regulations of the Cuyahoga County, Ohio District Board of Health.
- (b) **Sewerage Disposal.** In the absence of a sanitary sewer, sewerage shall be disposed of in a manner to prevent nuisance and prevent contamination of water supply, and discharged through a water-tight sewer into a septic tank constructed water-tight in accordance with the regulations of the Cuyahoga County, Ohio District Board of Health, and such provision shall be made prior to occupancy of the premises.

Section 5 - BUSINESS DISTRICTS

Section 5-1 Uses Permitted.

- (a) **Neighborhood retail stores and services as follows, provided there is no display of goods in front of the setback building line:**

Grocery stores, including fruit, vegetable, meat, dairy products and baked goods stores; drug stores; Wearing apparel stores; shoe repair shops, dress making, tailoring, pressing and dry cleaning shops in which only non-explosive and non-inflammable solvents are used. In any such shop not more than five persons shall be engaged and no work shall be done on the premises for retail outlets elsewhere;

Hardware, paint, wall paper, furniture and household appliance stores; news stands, book and stationery stores; flower shops; variety and gift shops; barber and beauty shops; banks; business and professional offices; gasoline service stations; automobile repair and storage garages not engaged in body and fender repair and spray painting; churches and public buildings;

Any other store, shop or service similar to the uses herein listed in type of goods or service, in business hours, in number of persons employed, in number of persons or vehicles attracted to the premises, and in the effects upon the adjoining residential area.

- (b) Outdoor advertising signs pertaining to a business on the premises upon which said signs are located, providing that not more than two (2) square feet of such signs per foot of frontage of said premises is erected and that not more than two (2) outdoor signs per business enterprise on the premises are erected and displayed, and that such signs be limited to advertising the name of the proprietor, goods sold and services rendered on the premises and located back of the setback building line and if illuminated, so designed and arranged as to cause no annoying glare.
- (c) Garages as accessory uses, for the storage of vehicles in connection with the main activities of the premises.
- (d) Parking lots, provided they comply with the following conditions; driveways and parking spaces shall be smoothly graded, gravel, slag, cinder or hard surfaced and adequately drained so that surface waters shall not be permitted to discharge over or onto public sidewalks or roadways or onto residence areas and the lighting so arranged as to cause no annoying glare.
- (e) One family dwellings, providing the regulations of Section 4 herein are complied with.

Section 2 Height Regulations. No building or structure shall exceed a height of two and one-half stories or thirty-five (35) feet.

Section 3 Area Regulations. Any building in the Business district shall have a lot whose total area is not less than three (3) times the ground area covered by all buildings on the premises to provide an off street parking lot, and this regulation shall apply to any building erected, altered or enlarged after the effective date of this ordinance.

Section 4 Yard Regulations.

except on North-field Road where it shall be seventy five (75) feet

- (a) Front Yards. The setback building line for Business Districts shall be fifty (50) feet and no portion of the building or structure shall project in front of the setback building line. The front yard, comprised of the area between the setback building line and the street lot line, may be used for automobile parking space, provided driveways and parking space are smoothly graded, gravel slag, cinder or hard surfaced and adequately drained, so that surface waters are not permitted to discharge over or onto public sidewalks or roadways or onto other premises; light bulbs or tubes are shielded from adjacent residence areas and the lighting so arranged as to cause no annoying glare.
- (b) Side Yards. Any building on a lot which adjoins a lot in a Country Home District shall have a side yard on that adjoining side of not less than twenty (20) feet.
- (c) Rear Yards. Each main building shall have a rear yard of a depth of not less than fifty (50) feet, and no accessory building thereon shall be nearer than twenty (20) feet to the rear lot line.

- (a) Water supply. No dwelling or business building shall be constructed unless reasonable provision be made for a dependable, pure water supply from a drilled well, cistern, spring or public water supply, in accordance with the regulations of the Cuyahoga County, Ohio District Board of Health.
- (b) Sewerage Disposal. In the absence of a sanitary sewer, sewerage shall be disposed of in a manner to prevent nuisance and prevent contamination of water supply, and discharged through a water-tight sewer into a septic tank constructed water-tight in accordance with the regulations of the Cuyahoga County, Ohio District Board of Health, and such provision shall be made prior to occupancy of the premises.

SECTION 6 - INDUSTRIAL DISTRICTS

The following regulations shall apply to all Industrial Districts subject however to such other provisions of this ordinance as are applicable:

Section 6 - 1 Uses Permitted. Within any Industrial District no buildings or structures shall be erected, used, arranged or designed to be used, in whole or in part, for any of the following specified uses, all other uses except as prohibited herein being permitted:

Residential, educational and institutional buildings, structures or uses; trailer parking; trailer camps; tourist houses; hotels; motels; boarding or lodging houses ~~and~~ tents; *restaurants, retail and mercantile* businesses.

Abattoir or slaughter houses and stockyards; fertilizer manufacture; glue, size and gelatine manufacture or process involving recovery from fish or animal offal; fish smoking or curing; hair manufacture; incineration or reduction of garbage, offal; dead animals or refuse; soap manufacture; stock food manufacture from refuse; tallow, grease or lard manufacture or refining; sewerage disposal plant except for purposes of Bedford Township, unincorporated area; distillation of bones, coal or wood; shoddy manufacture or wool scouring; cremation, except in a cemetery; raw hides or skin storage, curing or tanning; junk, scrap paper or rag storage or baling;

Steel manufacture by Bessemer or Open Hearth processes; asphalt or tar manufacture or refining or the mixing of other material for street paving purposes; tar roofing or waterproofing manufacture; rayon manufacture; petroleum refining; rubber manufacture by reclaiming process; paper and pulp manufacture by sulphide process emitting noxious vapors and fumes; sulphurous, sulphuric, picric, nitric, hydrochloric acid manufacture or their use or storage, except as accessory to a permitted industry in conformance with best modern practice for prevention of fumes, smoke, odors and vapors; carbon, lampblack or graphite manufacture; creosote manufacture; or treatment; lime, cement, gypsum or plaster or paris manufacture; coal tar manufacture or tar distillation or mineral dye manufacture ex-

cept as an accessory to a permitted industry in conformance with best modern practice for prevention of fumes, smokes, odors and vapors; emery cloth or sandpaper manufacture;

Explosive or fireworks manufacture; bronze powder manufacture; coal gas manufacture; explosive or inflammable celluloid or pyroxylene products manufacture; match manufacture; nitrating processes;

Any other trade, industry or use that will be injurious, hazardous, noxious or offensive to an extent equal to or greater than any of the enterprises enumerated in the four preceding paragraphs.

Section 5 - 2 Yard Regulations.

- (a) **Front Yards.** The setback building line shall be at least fifty (50) feet.
- (b) **Side Yards.** No side yard shall be required, except where the side of a lot in an Industrial District abuts upon the side of a lot in a residential district, then there shall be a side yard of not less than fifty (50) feet in width.
- (c) **Rear Yards.** No rear yard shall be required except where the rear of a lot in an Industrial District abuts upon the side or rear of a lot in a residential district, then there shall be a rear yard of not less than fifty (50) feet in depth.
- (d) **Parking Yard.** Off street parking facilities shall be provided on the premises in the area of one automobile parking space for each one and one-half (1½) employees computed on the basis of the greatest number of persons employed at any one period during the day or night. Such parking yards shall be smoothly graded, gravel, slag, cinder or hard surfaced, and adequately drained so that surface waters are not permitted to discharge over or onto public sidewalks or roadways or onto other premises.

Section 5 - 3 Sanitary Regulations.

- (a) **Water Supply.** No building serving to shelter employees of an industry shall be constructed unless reasonable provisions be made for a dependable, pure water supply from a drilled well, cistern, spring or public water supply in accordance with the regulations of the Cuyahoga County, Ohio District Board of Health.
- (b) **Sewerage Disposal.** In the absence of a sanitary sewer, sewerage shall be disposed of in a manner to prevent nuisance and prevent contamination of water supply, and discharged into through a water-tight sewer into a septic tank constructed water-tight in accordance with the regulations of the Cuyahoga County, Ohio District Board of Health, and such provision shall be made prior to occupancy of the premises.

SECTION 7 - SUPPLEMENTARY REGULATIONS

6-27-1951

12 of 17

The following regulations shall apply so as to modify and supplement the regulations contained in Sections 4, 5 and 6 of this ordinance to the extent specified in this Section 7:

Section 7 - 1. Height Limitations. The height regulations specified in this ordinance for Country Home Districts, and Business Districts shall not apply so as to limit any of the following to a height less than seventy-five (75) feet above the level of the "finished grade" of any public building permitted within such District: chimneys, church spires, clock towers, ornamental towers, flag poles, water tanks, elevator penthouses and other mechanical appurtenances when erected upon and as an integral part of a building.

~~Section 7 - 2. Projection of Structures Beyond Setback Building Lines.~~

~~(a) Along side lines of corner lots -~~ On a corner lot in any District, the regulations of this ordinance governing the projection of buildings and structures into the front yard shall also apply to the space between the side line of the lot which is also a street line and any setback building line on the lot parallel to such street line.

Section 7 - 3. Side Yards on Corner Lots. In any District, the side yard on the street side of a corner lot shall not be less in width than the width required in the setback building line established under subsection 7 of this Section 7 for that side of said corner lot.

Section 7 - 4. Obstruction to View. On any corner lot on which a setback building line is established by this Ordinance, no wall, fence or other structure shall be erected, and no hedge, shrub tree or other growth shall be maintained between such setback building line and the street or road line in such manner as to obstruct the view of traffic across the corner.

Section 7 - 5. Location of Gasoline Pumps. At any gasoline service station or garage, gasoline pumps shall be designed and erected to serve vehicles standing entirely inside the premises on which such pumps are located.

Section 7 - 6. Trailer Camps or House Trailers. No trailer camps or house trailers shall be permitted to occupy any land in any of the three District classifications herein set forth.

Section 7 - 7. Junk Yards. No junk yards shall be permitted to occupy any land in any of the three District classifications herein set forth.

Section 7 - 7. Setback Building Lines. The setback building line shall be seventy (70) feet from the front lot line dividing the lot from the street, provided, however, that whenever twenty (20%) percent or more of the lots on any street have dwellings existing thereon as of the effective date of this ordinance the setback building line for any such street shall be construed to be the median of the setback building lines of existing dwellings on such street, but in no event shall the setback building line be less than forty (40) feet, provided further that the setback building lines on Northfield Road shall not be less than seventy five (75) feet, and that the setback building lines in Business and Industrial Districts shall be not less than specified in Sections 4 and 5.

Section 7 - 8. Utilities. A local telephone exchange or an electric distributive substation shall be permitted use in all Districts, providing the other regulations of this ordinance are complied with.

Section 7 - 9. Minimum Size of Dwellings. Dwellings shall contain a minimum "building area" of five hundred seventy-six (576) square feet and have at least one story wholly above "finished grade".

Section 7 - 10. Rubbish Dumps. No rubbish dumps shall be permitted on land in any of the District classifications herein set forth except upon issuance of Certificate of Use Compliance.

Section 7 - 11. Home Occupation. No home occupation shall be carried on that will substantially change the residential character of the premises on which it is constructed, and no more than one unlighted sign of not more than two (2) square feet in area descriptive of such home occupation may be displayed and such sign shall be located only upon the premises of the person engaged in such home occupation.

Section 7 - 12. Roadside stands. All roadside stands shall be portable and stored back of the setback building line at the conclusion of seasonal sales of agricultural products, and during the period of use of such structure for seasonal sales such stand shall not be so located as to cause congestion on the highway and no more than two unlighted signs, each to be not more than two (2) square feet in area, may be affixed to such stand and such stand shall be located only upon the premises where agricultural products are offered for sale are produced and no more than one roadside stand shall be so located.

Section 7 - 13. Residential Professional Offices. A residential professional office shall occupy not more than twenty-five (25%) percent of the floor area of one story of a dwelling and no sign other than an unlighted one not more than two (2) square feet in area may be displayed and such sign shall be located only upon the premises of the person having such an office.

Section 8 - 1. Existing non-conforming Buildings and Uses.
 The lawful use of any building or structure or of any land existing and lawful at the time of the effective date of this ordinance may be continued although such use does not conform with the provisions of this ordinance but if any such non-conforming use is discontinued by removal of equipment, alteration of fittings or change in the essential purposes of such use, any future use of said land shall be in conformity with the provisions of this ordinance. No enlargement, expansion or reconstruction of such non-conforming use or building shall be made except upon determination by the Village Planning Commission that unnecessary hardship would otherwise be imposed, provided, however, that restoration, substitution or reconstruction of single family dwellings and/or accessory buildings thereto shall not be construed as changes in a non-conforming use.

or voluntarily discontinued for a period of one year or more,

Section 8 - 2. Buildings under Construction. No change shall be required by this ordinance in the plans, construction or designated uses of a building or structure which does not conform to the regulations of this ordinance for the District in which its premises are located, providing construction on said building or structure was begun before the effective date of this ordinance and completed within six months thereof. For the purposes of this ordinance such construction shall be deemed an existing non-conforming use.

~~Section 8 - 3. Changes in Non-Conforming Use~~

SECTION 9 - ENFORCEMENT

No building or structure shall be erected or altered or any excavation made unless a permit has been issued therefore, and no vacant land and no buildings or structures hereafter erected shall be occupied or used in whole or in part for any purpose whatsoever (except that vacant land may be used for agricultural purposes) and no change of use shall hereafter be made on any land or any building or structure or part thereof, until a Building Permit and Certificate of Use Compliance has been issued by the Inspector of Buildings stating that the building structure or use complies with the provisions of this ordinance.

(a) The Inspector of Buildings shall cause examination to be made of every application for a Building Permit and/or Certificate of Use Compliance and shall issue no such permit or certificate in violation of this ordinance. Any such permit or certificate issued in violation hereof shall be void. A Building Permit and Certificate of Use Compliance shall be issued or refused in writing by the Inspector of Buildings within fifteen (15) days after filing an application therefor. The application for a Building Permit and Certificate of Use Compliance shall be accompanied by a drawing showing the dimensions of the parcel of land to be built upon drawn to scale and clearly indicating the size of the proposed building to be erected, setback building lines, yard areas and distances to buildings on abutting premises or comparable data as to any other use of land.

- (b) The Inspector of Buildings shall cause inspection to be made of all buildings in process of construction and such other buildings and premises as he may find necessary or proper to be inspected in the enforcement of this ordinance. When the construction, alteration or repair of any building is being done in violation of this ordinance, it shall be unlawful to proceed further upon such work and such work shall be suspended forthwith. When any building, buildings or premises are being used or occupied in violation of this ordinance, it shall be unlawful to continue such use or occupancy, and such use or occupancy shall be suspended forthwith.
- (c) It shall be the duty of the Inspector of Buildings to notify the owner or his or their agent of such unlawful work, use or occupancy and to cause a written or printed notice of this suspension thereof to be posted conspicuously and as near as practicable to the scene of the unlawful work, use ~~or occupancy~~. It shall be unlawful for any person to remove, deface, cover or conceal such notice, or to do any further work on such building or to continue the use or occupancy of such building or premises until such notice shall have been rescinded by the Inspector of Buildings or the Village Planning Commission, provided however that the Inspector of Buildings may direct such covering or protection to be made as the public safety may require and the person or persons performing this suspended work, use or occupancy shall immediately make such cover and protection as directed.

SECTION 10-PLANNING COMMISSION

There are hereby delegated to the Planning Commission all powers and functions now or hereafter authorized by law to be delegated to any administrative board with respect to any planning or zoning commissions; including (without prejudice to the generality of this delegation) the following powers and functions:

Section 10- 1 APPEALS. The Planning Commission shall hear and determine all appeals from the refusal of the Inspector of Buildings, because of anything contained in this ordinance to issue Building Permits or Certificates of Use Compliance or from any decisions or action of the Inspector of Buildings in the Administration or enforcement of this ordinance.

Section 10- 2. Any person, firm or corporation may appeal from the decision or action of the Inspector of Buildings in the enforcement and administration of this ordinance to the Planning Commission within ten (10) days after date of such decision or action filing with the Planning Commission a written notice of such appeal. The Planning Commission shall hear and determine such appeals within twenty (20) days after the filing thereof.

6-27-1951
16 of 17

Section 9 - 3 VARIANCE OF REGULATIONS. The Planning Commission may in individual cases, after public notice and hearing, and subject to such conditions and safeguards as it may establish, permit exceptions to and variations from the regulations of this ordinance as will not be contrary to the public interest and so that the general purpose and intent of this ordinance shall be observed and substantial justice done.

Section 9 - 4 MEETINGS. The Planning Commission shall hold meetings subject to the call of the Mayor. All meetings shall be public and the number of all meetings shall be kept showing the attendance of members and the vote or failure to vote of each member on each subject. No action shall be taken or decision made by the Commission except by a vote of at least three of its members in the affirmative. The Commission may adopt from time to time such rules as it may deem necessary to carry into effect the provisions of this ordinance and/or to exercise its powers and functions.

SECTION 10 PENALTIES.

The owner or owners of any building or premises or part thereof, where anything in violation of this ordinance shall be placed or done or shall ~~exist~~ or any architect, builder or contractor who shall assist in the commission of such violation or non-compliance, be deemed guilty of a misdemeanor and on conviction thereof, be ~~fine~~ fined not more than Five hundred (\$500) dollars. Each day such violation or failure to comply shall exist shall constitute a separate offense.

SECTION 11 AMENDMENTS

The Council may from time to time, on its own motion or petition, after public notice and hearing, amend this ordinance. Every such proposed amendment shall be referred to the Village Planning Commission for its consideration and report thereon. Any such proposed amendment which violates, differs or departs from the plan or report submitted by said Commission shall not be passed by Council except by three-fourths of the full membership of Council.

SECTION 12 INVALIDITY OF PART

Should any section, subsection, limitation, provision or regulation of or established by this ordinance be declared unconstitutional, void or ineffective for any cause, such decision shall not affect the validity of any other section, subsection, limitation, provision or regulation of or established by this ordinance.

6-27-1951
17 of 17

SECTION 1A - WHEN EFFECTIVE.

This ordinance is hereby declared to be an emergency measure for the immediate preservation of public health, safety and general welfare of the inhabitants of the Village of Walton Hills, Ohio, for the reason that new building or use of land inconsistent with this ordinance would permanently injure the valuation of property within said village and the general welfare of the inhabitants thereof and it shall take effect and be in force from and after the earliest period allowed by law.

Mayor

Dated 1951
Attested:

Clerk.

Conelly Offers Site For Village Hall

7/19/51

General L. S. Conelly has offered to give Walton Hills village a plot of approximately two acres located at the intersection of Alexander and Walton rds. for village use. This was announced by Mayor Virgil Allen Tuesday evening at the open meeting of the Walton Hills council and villagers at the Black Beauty Riding Academy.

On the parcel there are several buildings including a barn which the village could use for housing any equipment which might be obtained. There is also a 16 x 20 foot building which might be used

temporarily for council meetings and to hold court.

Thomas G. Young and Leonard Bidlake of the village zoning commission inspected the property and reported that in their estimation it was "to good an offer to pass up". Young and Bidlake estimated that the 16 by 20 foot building could be made usable by an expenditure of \$400 to \$500.

Mayor Allen also announced
Continued on Page 8

Walton Hills Adopts Zoning

7/27/51

Essentially the same zoning ordinance as that formerly in effect in the township, was adopted for Walton Hills Village by a unanimous vote of the council at their meeting Tuesday evening at the mayor's office at Wight Oaks farm.

The ordinance will be posted at five points in the village for public inspection.

The next meeting of the council will be Tuesday evening, Aug. 7 at Wight Oaks farm.

1951

Walton Hills

Continued from Page 1

that the village clerk, Mrs. Sterling Walton, has been forced to submit her resignation because of ill health. Her resignation was regretfully accepted. The mayor appointed Merlin Bement as clerk to finish Mrs. Walton's term of office.

Mayor Allen then explained the financial problems of the village and outlined the tentative budget which council had set up as a starting point in arriving at a budget for 1952.

This budget provided for full time police protection, adequate road maintenance, fire protection, necessary administrative expense and a sum of \$2300 for town hall expense, most of which would be set aside to provide funds to build a modest town hall at some future date. Salaries for all elected city officials, including the mayor, were set at \$1 per year for the next two years. There was no amount allocated for a city solicitor, the mayor agreeing to perform these duties. The total amount of the budget was \$21,909.

Ways to Raise Funds

The mayor explained that a part of this amount must be raised by increased taxation and that the remainder might possibly be secured by a grant from the state from funds set aside to help municipalities in distress.

He pointed out that to secure this help from the state, the village must be doing all possible to help itself, which would make a tax increase necessary, as the present rate is low in comparison with most villages of similar size.

A tax increase of 15 cents per \$100 of the assessed valuation of property was proposed. The mayor explained that this raise could be put into effect by council for one year. It could be removed at the end of that time by council. Mayor Allen also explained that council could not authorize any vote at the polls of the people. He then asked what the feeling of the people was.

Vote on Tax Increase

After a very full discussion by the council and the villagers, an informal motion was made by Mrs. Armin Wagner that the group take a vote on the proposed tax increase of 15 mills for the guidance of council. Such a vote was taken; the group voting 31 in favor of the increase and 22 opposed.

Council decided to hold a further meeting Thursday evening at the home of Mayor Allen and the meeting was adjourned.

Walton Hills Budget Set At \$21,209

7/20/51

At their meeting Tuesday evening, at Mayor Virgil Allen's farm on Egbert rd., Walton Hills council approved a budget of \$21,209, stipulating a village rate, inside the 10 mill limitation, of 28c per \$100 of assessed valuation.

In order to reach a budget, Councilman Paul Pojman proposed a compromise wherein the council undertook to keep expenditures for the ensuing year at the lowest possible minimum. The council vote was a tie, the mayor casting the deciding vote. As now set up, this compromise provides for minimum road maintenance and only part time police protection.

The next meeting of council will be Tuesday evening at Mayor Allen's home at Wight Oaks farm on Egbert rd.

Appended is first draft of "General Provisions, Chapter I" of a Building Code ordinance for the Village of Walton Hills, Ohio. Will endeavor to have balance of Code in your hands for criticism and comment shortly.

Virgil D. Allen, Jr.

9/18/51

1 of 8

without alteration except as may hereafter be deemed necessary in the interests of public health, safety and welfare.

9-18-1951
3 of 8

SECTION 1-3 DEPARTMENT OF BUILDINGS

(a) PERSONNEL

There is hereby created and established an executive department of the Village of Walton Hills, Ohio, which shall be known as the Department of Buildings and the personnel of such department shall consist of an Inspector of Buildings.

(b) APPOINTMENT

The Inspector of Buildings shall be appointed by the Mayor for a term of one year. He shall give bond to the Village conditioned for the faithful performance of his duties in the sum of two thousand dollars, which bond and the surety thereon shall be approved by the Mayor. The Inspector of Buildings shall not be removed from office during his term except for cause, after full opportunity has been given to be heard on specific charges. During the temporary absence or disability of the Inspector of Buildings, the Mayor shall designate a substitute to act in matters that require prompt official attention.

(c) ELIGIBILITY

To be eligible to appointment, the Inspector of Buildings shall be an elector of the Village of Walton Hills and shall have had training and experience which should qualify him as being generally informed on the quality and strength of building materials and good methods of building construction, and good practice in fire prevention, and on proper installation of plumbing, heating equipment, electric wiring and other usual building installations. He shall not be engaged while such an officer in any building contracting within the Village, nor have any interest in the sale or manufacture of any material, process or device entering into or used in connection with building construction.

(d) COMPENSATION

The compensation to be paid the Inspector of Buildings shall be fixed by the Village Council and may be increased or diminished from time to time as the duties of the office and the time required for the performance of such duties and of other duties that may be delegated to him may change.

(e) DUTIES

The Inspector of Buildings shall be the executive head of the Department of Buildings, and shall give such time as may be necessary for the proper performance of the duties of that office, and other duties as delegated to him. He shall, when directed by the Mayor or the Village Council, or whenever the interests of the Village so require, make investigations in connection with matters within the sphere of his authority and make written reports thereon. The Inspector of Buildings shall examine all buildings and structures in the course of erection, construction, alteration, removal or demolition throughout the Village of Walton Hills as often as required to insure efficient supervision and shall be charged with the enforcement of the provisions of this ordinance. He shall pass upon

all questions relating to the strength and durability of buildings, structures and the quality of materials and workmanship so far as they affect safety, examine and approve all plans and specifications therefor before a permit shall be issued, and shall sign and issue all permits, certificates and notices required to be issued.

9-18-1951
4 of 8

When in the opinion of the Inspector of Buildings, any building or structure or any electrical equipment, heating equipment, chimneys, flues, pipes or any other equipment appurtenant and accessory to a building or structure in the Village becomes a hazard to public safety, it shall be the duty of the Inspector of Buildings to inspect same. Upon finding any of the things hereinbefore enumerated to be a hazard to public safety he shall thereupon deliver to the owner, lessee or person in possession, written instructions to remove or remedy the dangerous condition in such manner and within such reasonable time as may be necessary.

(f) RIGHT OF ENTRY

Upon presentation of proper credentials, the Inspector of Buildings may enter at reasonable times any building, structure or premises in the Village to perform any duty imposed upon him by this ordinance.

(g) RECORDS

The Inspector of Buildings shall keep suitable records, which are to be kept on file in the office of the Inspector of Buildings, and in which shall be recorded the location and character of every building, structure or other work with reference to which a permit, certificate or notice is issued and a copy of every report of inspection of each such building, structure or other work arranged so that a full history of the various inspections of each such building, structure or other work shall appear therein in consecutive order, and the date upon which any such inspection was made. All original notes or records of the Inspector of Buildings shall be dated, signed by him and properly filed with the aforesaid permanent records.

SECTION 1-4 PERMITS, CERTIFICATES

(a) PERMITS

Except as provided in (b) of this Section, no person, firm or corporation shall erect, construct, alter, repair, move or demolish a building or structure or erect, construct, install, alter or move any equipment for the operation of a building or structure which is regulated by the provisions of this ordinance, or cause the same to be done, without first making application to the Inspector of Buildings and obtaining a permit therefor unless this ordinance specifically provides that such work may be done without a permit.

(b) No permit shall be required for minor repairs or alterations to or in buildings or structures including repair of electrical, plumbing and heating equipment, provided that such minor repairs and alterations are made without violating any of the provisions of this ordinance relating to design, materials and the safeguarding of life, health, property and public welfare.

(c) CERTIFICATES OF OCCUPANCY

No building or structure for which a Permit to erect, construct, alter, repair or move is required, under the

provisions of this ordinance, shall be occupied, or shall be continued in use or occupancy, if such work was done during use or occupancy, until the Inspector of Buildings shall issue a Certificate of Occupancy therefor. Such a Certificate shall be issued following inspection and a finding by the Inspector of Buildings that the work done is in compliance with the provisions of this ordinance.

(d) APPLICATIONS FOR PERMITS, CERTIFICATES

An application for a Permit or Certificate as required herein shall be signed by the owner or his authorized agent and shall be filed with the Inspector of Buildings on a form providing such information as may be reasonably required by the Inspector of Buildings for an intelligent understanding of the project.

(e) PLANS AND SPECIFICATIONS

All applications for Permits shall be accompanied by two copies of plans drawn to scale with sufficient clarity to indicate the nature and extent of the work proposed, and two copies of specifications shall accompany each application. Such plans and specifications together shall contain information sufficient to indicate that the work proposed will conform to the provisions of this ordinance and all other applicable laws, ordinances, rules and regulations. Each set of plans and specifications shall give the address of the work and the name and address of the owner and of the person, who prepared them.

When the plans contemplate structural changes or work affecting public health and safety, the Inspector of Buildings may require that they shall be prepared by and bear the seal of a registered architect or registered professional engineer, and he may require that they be accompanied by an affidavit of such registered architect or registered professional engineer, stating that he has supervised the preparation of the plans and that to the best of his knowledge and belief the building or structure, if built in accordance with the plans, will conform to this ordinance.

(f) ACTION ON APPLICATIONS

Without unreasonable or unnecessary delay, the Inspector of Buildings shall upon payment of the fee, if any, prescribed in this ordinance, issue a Permit or Certificate of Occupancy when he is satisfied that the work described in the application conforms to the requirements of this ordinance and all other applicable laws, ordinances, rules and regulations.

If the application, plans and specifications describe work which does not conform with the requirements of this ordinance or other applicable laws, ordinances, rules and regulations or does not contain sufficient information or in the case of application for Certificate of Occupancy, upon inspection, the work done does not conform with the requirements of this ordinance or other applicable laws, ordinances, rules and regulations, the Inspector of Buildings shall not issue a Permit or Certificate of Occupancy. He shall retain one copy of any plans and specifications filed with any application refused. When requested by the applicant such refusal shall be in writing and shall contain the reasons therefor.

Introduced by Councilman:

An ordinance providing regulations governing the construction, alteration, repair, equipment, use and occupancy, maintenance, removal and demolition of buildings and structures and to be known as the Building Code of the Village of Walton Hills, Ohio.

Be It Ordained by the Council of the Village of Walton Hills, State of Ohio:

Chapter I.

GENERAL PROVISIONS.

SECTION 1-1. TITLE AND PURPOSE

The title of this ordinance shall be known and may be cited as the Building Code of the Village of Walton Hills, Ohio, and within the scope of this ordinance as hereinafter defined, its purpose shall be to provide minimum standards to safeguard life or limb health, property and public welfare.

SECTION 1-2. SCOPE

The provisions of this ordinance shall apply to the design, materials, construction, alteration, repair, equipment, use and occupancy, maintenance, removal and demolition of every building or other structure and to any appurtenances connected or attached to such buildings or structures, except insofar as such matters are otherwise specifically provided for under other ordinances of the Village of Walton Hills.

The provisions of this ordinance shall supplement any and all laws of the State of Ohio and any and all rules and regulations promulgated by authority thereof, applicable to buildings and structures in the Village of Walton Hills. If in any specific case there is an apparent difference in the materials, methods of construction, or other requirements specified in different sections of this ordinance, or between the requirements of this ordinance and any other applicable law, ordinance, rule or regulation, the more restrictive shall govern, provided however that no provision of this ordinance shall be interpreted to modify or change any provision of ordinance 1951-4 relating to Zoning.

No building or structure shall hereafter be erected, constructed, altered, repaired, moved or demolished, nor shall equipment for the operation of a building or structure be erected, constructed, installed, altered or moved, except in conformity with the provisions of this ordinance, and it shall be unlawful to maintain, use or occupy a building or structure, or part thereof, that has been erected, constructed, altered or moved in violation of the provisions of this ordinance, provided however, that buildings and structures, or parts thereof, lawfully existing, used or occupied on the effective date of this ordinance may be continued in such use or occupancy

SECTION 1-5 FEES

(a) PAYMENT

A Permit shall not be issued until the fee prescribed therefor has been paid to the Inspector of Buildings who shall issue a receipt therefor to the applicant and pay over such fee to the Treasurer of the Village. The fees prescribed in this Section shall be additive and separate fees shall be paid for each of the items listed:

9-18-1951
6 of 8

(b) SCHEDULE OF FEES
BUILDING PERMITS

The minimum Permit fee shall be two dollars for a permit to construct a building or structure, to which shall be added one dollar for each one thousand dollars or fraction thereof of estimated construction cost of each separate building or structure that exceeds two thousand dollars estimated total construction cost:

The Inspector of Buildings may at any time after application for a Permit is filed, up to three months after completion of the work, require submission of actual cost data to substantiate the estimated cost stated in the application for a Permit, and the payment of additional fees when it is demonstrated that actual cost of the work is in excess of the estimated cost on which Permit fees were based.

ELECTRICAL PERMITS

The minimum Permit fee shall be two dollars for a Permit to install electric wiring and fixtures to which shall be added ten cents for each lighting outlet and each receptical outlet.

PLUMBING PERMITS

The minimum Permit fee shall be two dollars for a Permit to install plumbing to which shall be added ten cents for each water control valve. An additional two dollars fee shall be required when a drilled well is necessary for water supply and an additional three dollars fee shall be required when a septic tank sewage system is required.

HEATING PERMITS

The minimum Permit fee shall be two dollars for a Permit to install heating equipment to which shall be added fifty cents for each room of a building to which heat is directly supplied by such equipment.

MOVING BUILDING

The Permit fee for moving any building or structure which requires passage in, along, upon or across any public highway or street shall be ten dollars, provided however, that the owner of the building or structure to be moved shall have made proper provision with the owners of other premises whose property might be liable to be damaged by moving operations, and with the owners of any telephone or electric wires or cables, or other impediments, for their proper protection.

The Inspector of Buildings shall also require that a bond in an adequate sum and approved by the Mayor, shall be given by the owner of the building to be moved to the Village and conditioned to indemnify and save it

harmless for damages and any claim therefor, and also to indemnify and reimburse the Village for any damage to streets and other public facilities or property caused by such moving operations.

9-18-1951

7 of 8

CERTIFICATES OF OCCUPANCY

No fee shall be charged for Certificates of Occupancy.

SECTION 1-6 VIOLATIONS

(a) STOP ORDERS

Whenever the Inspector of Buildings determines that a building or structure, or any work in connection therewith, the erection, construction, alteration, moving, removing or demolition of which is regulated, permitted or forbidden by this ordinance, is being erected, constructed, altered, moved, removed or demolished in violation of the provisions or requirements hereof, or in violation of any detailed statement or plan submitted and approved hereunder, he may serve a written notice or order upon the person responsible therefor, directing discontinuance of such illegal action and the remedying of the condition that is in violation of the provisions or requirements of this ordinance.

In case such written notice or order is not promptly complied with, the Inspector of Buildings shall report such fact to the Mayor, who may institute an appropriate action or proceeding at law or in equity, to restrain, correct or remove such violation, or the execution of work thereon, or to restrain or correct the erection, construction, alteration, moving, removal of or demolition; or to require the removal of, or to prevent the use of the building structure, the work in connection with which, or the use whereof is in violation of, or not in compliance with the provisions of this ordinance; or with respect to which the requirements thereof, or any Permit or order made pursuant to the provisions thereof, shall not have been complied with.

Whenever, in the judgment of the Inspector of Buildings, by reason of defective or illegal work in violation of any provision or requirement of this ordinance, the continuance of a building operation is contrary to public welfare, he may order in writing, all further work to be stopped, and may require suspension of the work until the condition in violation has been remedied.

(b) PENALTIES

The owner or owners of any building or structure who shall permit the same to be or remain, or to be used in violation of any provision or requirement of this ordinance, or in or upon which anything in violation of the provisions or requirements of this ordinance shall be placed or shall exist, and any architect, builder, plumber, electrician, carpenter, mason or any other person, firm or corporation that may be employed to perform, or to assist in or on said work, and any person, firm or corporation who shall violate any of the provisions or requirements of this ordinance, or fail to comply therewith, or who shall build or install anything in violation of any detailed statement of specifications or plans submitted and approved hereunder, shall, for each and every such violation, or non-compliance, be guilty of a misdemeanor and upon conviction thereof, shall be fined not less than five dollars nor more than five hundred dollars, and shall pay the costs of prosecution, and may stand committed until such fine and costs are paid, or until otherwise

discharged by due process of law; and each day during which any such violation shall continue with knowledge thereof, or after notice or order of the Inspector of Buildings to correct or remove such violation, shall constitute a separate offense.

9-18-1951

8 of 8

The Mayor of the Village of Walton Hills, Ohio, shall have final jurisdiction in all cases arising for violation of the provisions of this ordinance.

The imposition of any fine or penalty prescribed in this ordinance shall not preclude any appropriate action or proceeding at law or in equity to prevent any unlawful erection, construction, alteration, moving, removal or demolition, maintenance, or use of any building, structure or premises, or to restrain, correct or abate any violation, or to prevent the illegal use or occupancy of any building, structure or premises, or to prevent any illegal act, conduct, business or use in or about any premises.

SECTION 1-7 SEVERABILITY

All Sections of this ordinance and each part of such Sections are hereby declared to be independent Sections and parts of Sections and, notwithstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that if any provision of said Sections or parts of Sections, or the application thereof to any person or circumstance, is held invalid, the remaining Sections or parts of Sections, and the application of such provisions to any person or circumstance other than those as to which it is held invalid, shall not be affected thereby, and it is hereby declared that this ordinance would have been passed independently of such Section, or part or parts of a Section so held to be invalid.

10-11-1951
1 of 6
letter from Mayor Allen
to Council Member

October 11, 1951

Memo to:

Mr. Carey

Appended is the revision of Building Code ordinance conforming to suggestions made by Mr. William D. Guion, Building Commissioner of Cleveland, Ohio.

Tuesday last, the Village Planning Commission and our Inspector of Buildings reviewed this proposed ordinance and of course all will have an opportunity to review the appended revisions before Council Meeting, Tuesday, October 16 next.

With the thought the Council may deem this ordinance in form for passage as emergency legislation next Tuesday, it is suggested each one who has a copy of the ordinance bring it to Council meeting together with the separate printed codes adopted therein by reference and exhibit. We will then be assured of enough copies for posting at once, if the legislation is passed.


Virgil H. Allen Jr.
10/11/51.

SECTION 1-8 FEES

(a) PAYMENT

A Permit shall not be issued until the fee prescribed therefor has been paid to the Inspector of Buildings who shall issue a receipt therefor to the applicant and pay over such fee to the Treasurer of the Village. The fees prescribed in this Section shall be additive and separate fees shall be paid for each of the items listed:

(b) SCHEDULE OF FEES

BUILDING PERMITS

The minimum fee shall be two dollars for a permit to construct a building or structure, to which shall be added one dollar for each one thousand dollars or fraction thereof of estimated construction cost of each separate building or structure that exceeds two thousand dollars estimated total construction cost.

The Inspector of Buildings may at any time after application for a Permit is filed, up to three months after completion of the work, require submission of actual cost data to substantiate the estimated cost stated in the application for a Permit, and the payment of additional fees when it is demonstrated that actual cost of the work is in excess of the estimated cost on which Permit fees were based.

ELECTRICAL PERMITS

The minimum Permit fee shall be two dollars for a Permit to install electric wiring and fixtures to which shall be added ten cents for each lighting outlet and each receptical outlet.

PLUMBING PERMITS

The minimum Permit Fee shall be two dollars for a Permit to install plumbing to which shall be added fifty cents for each plumbing fixture as defined herein. An additional two dollars fee shall be required when a drilled well is necessary for water supply and an additional three dollars fee shall be required when a septic tank sewage system is required.

HEATING PERMITS

The minimum Permit fee shall be two dollars for a Permit to install heating equipment to which shall be added fifty cents for each room of a building to which heat is directly supplied by such equipment.

MOVING BUILDING

The Permit fee for moving any building or structure which requires passage in, along, upon or across any public highway or street shall be ten dollars, provided however, that the owner of the building or structure to be moved shall have made proper provision with the owners of other premises whose property might be liable to be damaged by moving operations, and with the owners of any telephone or electric wires or cables, or other impediments, for their proper protection.

The Inspector of Buildings shall also require that a bond in an adequate sum and approved by the Mayor, shall be given by the owner of the building to be moved to the Village and conditioned to indemnify and save it

harmless for damages and any claim therefor, and also to indemnify and reimburse the Village for any damage to streets and other public facilities or property caused by such moving operations.

CERTIFICATES OF OCCUPANCY

No fee shall be charged for Certificates of Occupancy.

SECTION 1-6 VIOLATIONS

(a) STOP ORDERS

Whenever the Inspector of Buildings determine that a building or structure, or any work in connection therewith, the erection, construction, alteration, moving, removing or demolition of which is regulated, permitted or forbidden by this ordinance, is being erected, constructed, altered, moved, removed or demolished in violation of the provisions or requirements hereof, or in violation of any detailed statement or plan submitted and approved hereunder, he may serve a written notice or order upon the person responsible therefor, directing discontinuance of such illegal action and the remedying of the condition that is in violation of the provisions or requirements of this ordinance.

In case such written notice or order is not promptly complied with, the Inspector of Buildings shall report such fact to the Mayor, who may institute an appropriate action or proceeding at law or in equity, to restrain, correct or remove such violation, or the execution of work thereon, or to restrain or correct the erection, construction, alteration, moving, removal of or demolition; or to require the removal of, or to prevent the use of the building structure, the work in connection with which, or the use whereof is in violation of, or not in compliance with the provisions of this ordinance; or with respect to which the requirements thereof, or any Permit or order made pursuant to the provisions thereof, shall not have been complied with.

Whenever, in the judgment of the Inspector of Buildings, by reason of defective or illegal work in violation of any provision or requirement of this ordinance, the continuance of a building operation is contrary to public welfare, he may order in writing, all further work to be stopped, and may require suspension of the work until the condition in violation has been remedied.

(b) APPEALS

The Planning Commission of the Village of Walton Hills, Ohio shall hear and determine all appeals from the refusal of the Inspector of Buildings, because of anything contained in this ordinance, to issue Permits or Certificates of Occupancy or from any decision or action of the Inspector of Buildings in the administration of this ordinance.

Any person, firm or corporation may appeal from the decision or action of the Inspector of Buildings in the enforcement and administration of this ordinance to the Planning Commission within ten (10) days after date of such decision or action by filing with the Planning Commission a written notice of such appeal. The Planning Commission shall hear and determine such appeals twenty (20) days after filing thereof.

The Planning Commission when so appealed to and after public notice and hearing, and subject to such conditions and safeguards as it may establish may vary the application of any provision of this ordinance to any particular case when,

in its opinion, the enforcement thereof would do manifest injustice, and would be contrary to the spirit and purpose of this ordinance or public interest. The Inspector of Buildings shall act in accordance with the decision of the Planning Commission in any particular case after the hearing thereof on appeal.

The Planning Commission shall hold meetings subject to the call of the Mayor. All meetings shall be public and the minutes of all meetings shall be kept showing the attendance of members and the vote or failure to vote of each member on each subject. No action shall be taken or decision made by the Planning Commission except by a vote of at least three of its members in the affirmative. The Planning Commission may adopt from time to time such rules as it may deem necessary to carry into effect the provisions of this ordinance and/or to exercise its powers and functions.

(c) FEES

The owner or owners of any building or structure who shall permit the same to be or remain, or to be used in violation of any provision or requirement of this ordinance, or in or upon which anything in violation of the provisions or requirements of this ordinance shall be placed or shall exist, and any architect, builder, plumber, electrician, carpenter, mason or any other person, firm or corporation that may be employed to perform, or to assist in or on said work, and any person, firm or corporation who shall violate any of the provisions or requirements of this ordinance, or fail to comply therewith, or who shall build or install anything in violation of any detailed statement of specifications or plans submitted and approved hereunder, shall, for each and every such violation, or non-compliance, be guilty of a misdemeanor and upon conviction thereof, shall be fined not less than five dollars nor more than five hundred dollars, and shall pay the costs of prosecution, and may stand committed until such fine and costs are paid, or until otherwise discharged by due process of law; and each day during which any such violation shall continue with knowledge thereof, or after notice or order of the Inspector of Buildings to correct or remove such violation, shall constitute a separate offense.

The Mayor of the Village of Walton Hills, Ohio, shall have final jurisdiction in all cases arising for violation of the provisions of this ordinance.

The imposition of any fine or penalty prescribed in this ordinance shall not preclude any appropriate action or proceeding at law or in equity to prevent any unlawful erection, construction, alteration, moving, removal or demolition, maintenance, or use of any building, structure or premises, or to restrain, correct or abate any violation, or to prevent the illegal use or occupancy of any building, structure or premises, or to prevent any illegal act, conduct, business or use in or about any premises.

SECTION 1-7 SEVERABILITY

All Sections of this ordinance and each part of such Sections are hereby declared to be independent Sections and parts of Sections and, notwithstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that if any provision of said Sections or parts of Sections, or the application thereof to any person or circumstance, is held invalid, the remaining Sections or parts of Sections, and the application of such provisions to any person or circumstance other than those as to which it is held invalid, shall not be affected thereby, and it is hereby declared that this ordinance would have been passed independently of such Section, or part or parts of a Section so held to be invalid.

CONSTRUCTION REQUIREMENTSSECTION 2-1 GENERAL

Except as otherwise provided in this ordinance and by all other applicable laws, ordinances, rules and regulations, the following Articles and Sections thereunder of the 1949 Edition of the "National Building Code" as recommended by the National Board of Fire Underwriters, appended herewith and marked Exhibit A, are hereby incorporated and made a part hereof, to wit: Article II, Section 200; Article III, Sections 300, 301; Article IV, Sections 401 through 405 inclusive; Article V, Sections 500 through 506 inclusive; Article VI, Sections 600 through 611 inclusive; Article VII, Sections 700 through 707 inclusive; Article VIII, Sections 802 through 804 inclusive; Article IX, Sections 901 through 930 inclusive; Article X, Sections 1000 through 1006 inclusive; Article XII, Sections 1200 through 1204 inclusive; Article XIII, Sections 1300 through 1321 inclusive; Article XIV, Sections 1400 through 1409 inclusive; Article XVII, Sections 1700 through 1704 inclusive; Article XVIII, Sections 1800 through 1802 inclusive;

All building materials shall be of a quality to meet the intent of the above incorporated provisions of the "National Building Code" and shall conform to specifications consistent with the requirements of such provisions. Workmanship in the fabrication, preparation and installation of materials shall conform to generally accepted good practice. In case there is reason to doubt the quality of material to be used in a building or structure, the Inspector of Buildings may require tests to be made to establish its suitability or to determine whether it conforms to the intent of said provisions of said Code.

SECTION 2-2 ELECTRICAL

Except as otherwise provided in this ordinance and by all other applicable laws, ordinances, rules and regulations, the following Chapters and the Articles and Sections in their entirety thereunder of the January 1951 Edition of the "National Electrical Code" as recommended by the National Fire Protective Association, appended herewith and marked Exhibit B, are hereby incorporated and made a part hereof, to wit: Chapters 1 through 10 with the Articles and Sections thereunder inclusive.

SECTION 2-3 PLUMBING

Except as otherwise provided in this ordinance and by all other applicable laws, ordinances, rules and regulations, the following Chapters and Paragraphs thereunder in their entirety of the National Plumbing Code set forth in the June 1961 Edition of Report of the Coordinating Committee for a National Plumbing Code issued jointly by the United States Department of Commerce and the Housing and Home Finance Agency, appended herewith and marked Exhibit C are hereby incorporated and made a part hereof, to wit: Chapter 1, Paragraphs 1.1 through 1.8 inclusive; Chapter 2, Paragraphs 2.1 through 2.29.1 inclusive; Chapter 3, Paragraphs 3.1 through 3.43 inclusive and including Table 3.5; Chapter 4, Paragraphs 4.1 through 4.9.1 inclusive; Chapter 5, Paragraphs 5.1 through 5.8 inclusive; Chapter 6, Paragraphs 6.1 through 6.14.6 inclusive; Chapter 7, Paragraphs 7.1 through 7.21.1 inclusive and including Table 7.21.2; Chapter 8, Paragraphs 8.1 through 8.6.2 inclusive; Chapter 9, Paragraphs 9.1 through 9.10.1 inclusive; Chapter 10, Paragraphs 10.1 through 10.17.3 inclusive; Chapter 11, Paragraphs 11.1 through 11.9.1 inclusive and including Table 11.4.2, 11.4.3, 11.5.2 and 11.6.3; Chapter 12, Paragraphs 12.1 through 12.22.2 inclusive and including Tables 12.9.3, 12.12.3 (e) and Table 12.21.5; Chapter 13, Paragraphs 13.1 through 13.8.1 inclusive and including Tables 13.6.1, 13.6.2 and 13.6.3 inclusive; Chapter 14, Paragraphs 14.1 through 14.15.1 inclusive; Appendix A, Paragraphs A.1 through A 5.9 inclusive and including Table A.3.2.

Wherever in the aforesaid National Plumbing Code, reference is made to the Administrative Authority, it shall be taken to mean the Inspector of Buildings provided for in this ordinance.

CHAPTER III

SECTION 3-1 ORDINANCE REPEALED

From and after the effective date of this ordinance, the prior ordinance No. 1951-5 establishing an Executive Department of the Village of Walton Hills to be known as the Department of Buildings shall be deemed repealed, a provision for a Department of Buildings having been incorporated in and made a part of this ordinance.

SECTION 3-2 WHEN EFFECTIVE

This ordinance is hereby declared to be an emergency measure for the immediate preservation of the public health, safety and general welfare of the inhabitants of the Village of Walton Hills, Ohio, for the reason that new building inconsistent with this ordinance would permanently injure the health, safety and general welfare of the inhabitants of the Village and this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Mayor

Passed: _____

Attested: _____

Clerk.

HOW OUR TOWN HALL PROGRESSES!!

If you have not observed the accomplishment of our Villagers who have given so generously of their time and skill in the task of completing our Town Hall, stop by. The Town Hall building, located on three acres of land at the corner of Alexander and Walton Roads in the Village, has a public meeting room 30 x 40 feet in size, which will also serve as Council and Court Room. Paneled in soft toned celotex with redwood wainscoting and well lighted with fluorescent fixtures, it is both practical and attractive.

Beneath the Council Room is a basement room of the same size which will also be available for group meetings and an additional basement room where heating equipment and other facilities will be installed.

On the first floor to the rear of the Council Room is a tile kitchen, bath and sizable meeting room, and off the large enclosed porch in the rear of the Council Room is a police and record room for Village officials. Including basement, there are approximately 4,000 square feet in our new Town Hall.

Under the direction of Sterling D. Walton, our Chief of Police, who has acted as Town Hall Improvement Expediter, more than forty men in the Village have contributed hours of their time to the skilled work of completing the building for occupancy. Following are names of those who, with our Council and Village Planning Commission, have contributed time, effort, skill and helpful assistance to our Town Hall project: Messrs. W. C. Babkowski; R. W. Bell; C. A. Beneda; D. L. Benjamin; H. L. Brown; R. A. Brown; D. Carr; R. G. Carr; E. L. Clay; W. A. Colagross; L. S. Conelly; S. V. Dickey; D. DiSanto; M. Elco; F. W. Fisher; D. V. Flora; L. A. Frame; E. Galewood; F. M. Grabel; E. C. Graves; G. T. Graves; T. E. Hack; H. M. Hadden; R. A. Heller; R. E. Horton; J. S. Kerekas; K. E. Kibler; A. M. Koltcz; H. A. Mackey; L. W. Morrison; N. C. Pearce; J. A. Petras; J. Pigat; R. F. Prindle; D. B. Ralsten; O. C. Rizer; C. S. Ramos; J. N. Rugan; J. P. Salamon; V. M. Salzano; A. J. Sanislow; P. Scimone; J. C. Scott; J. A. Sedensky; J. V. Senchur; H. R. Shay; A. F. Simoni; V. M. Thiele; E. Toth; F. G. Toth; A. E. Wagner; W. A. Wagstaff; S. D. Walton; H. E. White.

It is difficult to compile completely the names of all who have assisted, but such a list would certainly not be inclusive if the Women's Club of Walton Hills were omitted. The ladies have not only encouraged the men to help in the construction work, they have also earnestly carried forward fund raising projects to assist in the furnishing and decoration of the Town Hall.

THESE THINGS REMAIN TO BE DONE!

(1) Nail up insulation, sheet rock and side wall finish on porch; (2) Paint walls and trim; (3) Caulk around windows; (4) Wood trim wainscoting and inside of windows; (5) Install basement toilet and stack; (6) Back fill dirt on septic tank and filter bed; (7) Paint inside of windows; (8) Install inside doors, sills and hardware; (9) Install asphalt tile on floors; (10) Install furnace oil tank; (11) Install down spout and drains; (12) Paint outside trim and siding; (13) Hang wall covering on kitchen and bath; (14) Rough plaster inside wall of enclosed porch.

This is an appeal to all whose many projects at home and whose long hours at work have prevented them from assisting thus far. If you can help with your labor and skill in any of the above tasks remaining to be done at the Town Hall, so that we may all enjoy the use of it more quickly, please phone Sterling D. Walton, BE 2-4453, who is in charge of the project. Tell him what you can do and when. If you cannot reach Chief Walton, please phone Chief Deputy Marshall Pearce at BE 2-1373 and he will get word to him.

Every Villager who can spare an hour or two from home projects to help with the tasks remaining will take considerable pleasure in the knowledge that he also helped to build our Town Hall.

Virgil D. Allen, Jr.,
Mayor
Village of Walton Hills, Ohio

TOWN MEETING

All Villagers are cordially invited to attend a Town Meeting at 8:00 P.M. o'clock, Tuesday, July 15, 1952, at the Village Hall located at the corner of Walton and Alexander Roads in the Village to discuss the tentative tax budget of the Village for the fiscal year beginning January 1, 1953.

Although this Public Hearing is required by law, it provides but another occasion for a Town Meeting in accordance with established custom in our Village when matters of special interest to all of us are under consideration. At this Town Meeting on July 15th there will also be discussed the cost and advisability of oiling our slag roads in the Village to minimize the dust. Some of our Villagers living on these roads would like to express their views and would like to know how the Villagers living on the County Roads feel about such an expenditure.

For your consideration in advance of our Town Meeting, following is the tentative tax budget for 1953 in comparison with the 1952 tax budget, being the first six months of 1952 actual, and the second six months of 1952 estimated:

Tax Budget
of
Village of Walton Hills, Ohio

<u>RECEIPTS</u>	<u>1952</u>	<u>1953</u>
Balance January 1, 1952	\$ 2,988.30	\$ 3,923.55
General Property Tax	8,145.13	7,000.00
Classified Property Tax	103.00	200.00
Sales Tax (Local Gov. Fund)	3,000.00	-0-
Liquor Permits	2,200.00	2,400.00
Fines, Costs, Forfeitures	7,000.00	6,000.00
Building Inspections	600.00	500.00
Contributions	1,100.00	-0-
1951 Sales Tax received in 1952	333.33	
	<u>\$25,469.76</u>	<u>\$20,023.55</u>
State Motor Vehicle License Tax	750.00	750.00
State Gasoline Tax	<u>-0-</u>	<u>300.00</u>
Total Receipts and Balance	\$26,219.76	\$21,073.55

<u>EXPENDITURES</u>		
Council - personal service	6.00	6.00
Mayor - personal service	1.00	1.00
- other expense	400.00	400.00
Clerk - personal service	1.00	1.00
other expense	100.00	100.00
Treasurer - personal service	1.00	1.00
- other expense	50.00	50.00
Police Chief - personal service	1.00	1.00
Police - personal service	3,600.00	3,600.00
- other expense	3,500.00	1,500.00
Fire Protection -	1,500.00	1,500.00
Street Repair - personal service		200.00
- other expense	1,000.00	800.00
Town Hall - other expense	10,000.00	10,000.00
Legal Advertising	10.00	10.00
Contingencies		593.55
County Health District	217.62	400.00
Workmens Compensation		60.00

State Examinations	11.00	100.00
Elections	282.92	200.00
Building Inspector	120.00	100.00
Civil Defense	344.67	
Comprehensive Liability Insurance	<u>400.00</u>	<u>400.00</u>
	\$21,546.21	\$20,023.55
Street Repair from State funds		
- personal service	200.00	200.00
- other expense	550.00	850.00
Balance on hand	<u>3,923.55</u>	<u>-0-</u>
Total Expenditures and Balance	\$26,219.76	\$21,073.55

Reference to general property tax receipts indicates that \$7,000.00 is requested in 1953. This is the amount that would be received from a two mill or twenty cent rate upon each One Hundred Dollars of assessed valuation on the general property tax duplicate of the Village which is estimated as \$3,500,000.00. In 1952 our Villagers paid a twenty-eight cent rate upon each One Hundred Dollars of assessed valuation to produce the estimated \$8,145.13 receipts from general property taxes as shown in 1952. The 1952 rate of twenty-eight cents or 2.8 mills was the third lowest corporate tax rate among the 68 cities and villages in Cuyahoga County in 1952. The proposed reduction from 2.8 to 2.0 mills exceeds 25% expressed in percentage.

It is interesting to observe the several components of the total general property tax rates in our Village. Following is the 1950 rate of such taxes payable in 1951 and the 1951 rate payable in 1952.

<u>Rate of Tax Payable</u>	<u>1951</u>	<u>1952</u>
State of Ohio	\$0.02	\$0.04
Cuyahoga County	0.42	0.42
Township Road District	0.14	-0-
Township Fire District	0.04	-0-
Township - General	0.05	0.05
School District	1.56	1.62
Village	<u>-0-</u>	<u>0.28</u>
Total Rate	\$2.23	\$2.41

From the foregoing it appears that a reduction from 2.8 to 2.0 mills in the Village rate as proposed would reduce the total rate to \$2.33 upon each One Hundred Dollars of assessed valuation providing there is no change in the other rate components above tabulated, over which the Village Administration has no control. For example, if no Township general levy is payable in 1953 and State of Ohio and School District levy were reduced to the amount shown in the 1951 year above, or eight cents less than in 1952, it would appear that the total rate payable by our Villagers in 1953 would be \$2.20, or less than the rate of \$2.23 established before our Village was incorporated April 10, 1951. There is, however, no information leading to belief that State and School District levies will be reduced in the near future and it is conservative to estimate the overall rate payable in 1953 at \$2.33 upon each One Hundred Dollars of assessed valuation, if the foregoing tentative budget is approved by Council on July 15th next, following the Town Meeting.

In both the 1952 budget and the 1953 budget the sum of \$10,000.00 is allocated for a Town Hall. Following our last Town Meeting at which time our

Villagers expressed their views regarding the advisability of leasing, with option to purchase, the building located on approximately three acres of land at the northeasterly corner of Walton and Alexander Roads in the Village, Council acted to approve the arrangements and the total sum of \$20,000.00 so allocated contemplates the purchase of the leased property after the first year instead of two or three years thereafter, as also permitted under the lease. Purchase will only be made, however, after further careful study by Council and the Planning Commission.

There is much of the self reliance of our pioneer forefathers in the Villagers of Walton Hills. They take pride in depending upon themselves and helping each other. Evidence of this is also apparent in the budget figures which show Council and Officials of the Village serving for nominal salaries. It will be gratifying therefore to note that no request is made in the 1953 budget for Sales Tax Fund distribution to the Village. In the discretion of the Budget Commissioners of Cuyahoga County, distribution from the Fund can be made to political subdivisions according to need. In 1951 when the Village had no revenue from tax levies, the County Budget Commissioners directed payment of \$2,000.00 from the Sales Tax Fund and again in 1952 allocated \$3,000.00 to the Village from this source. Perhaps the most effective manner of expressing appreciation for such financial help when most needed is taken by showing no request for Sales Tax Funds in our 1953 budget. This will permit the Budget Commissioners to distribute such funds to other political subdivisions having greater need for financial assistance at this time. The Administration of the Village is pleased to be able to demonstrate to County and State officials, and others who have been so helpful, that their assistance has been merited.

The sum of \$1,500.00 is allocated in the 1953 budget for fire protection. Presently, of course, the Bedford Township Fire Department, under contract with the City of Bedford, is serving our Village. Conferences are in progress with the City of Bedford and the other two Villages comprising the balance of the Township area, and it is contemplated that arrangements for fire protection by contract with the City of Bedford will ultimately be made and the dissolution of Bedford Township and distribution of its assets to the four municipalities, including our Village, which now encompass all of the area of the Township, effected. At that time certain cash distributions to the Village from Bedford Township funds are in prospect. If received in 1953 the estimated receipts shown in the budget would be increased thereby.

This notice is being distributed to all the homes in the Village so that everyone may have ample opportunity to review the tentative tax budget for 1953 in detail and be well informed thereon so that it may be fully discussed at our Town Meeting July 15, 1952.

Virgil D. Allen, Jr.

Mayor

Village of Walton Hills, Ohio

July 7, 1952

Taxes Come Down In Walton Hills

Walton Hills village council Tuesday evening voted a 28 percent reduction in the village tax rate.

The village's present corporate tax rate of 28 cents is the third lowest in the county. The new rate for '53, as approved by council, will be 20 cents per \$100 of assessed valuation and will be less than the cost of local government

under the former township set-up.

The village also departed from what is rather common practice in not-asking money from the local government fund. Mayor Virgil D. Allen stated that he felt an economical budget, showing no need for help, would give the village a far stronger case should it need assistance at some future date.

Included in the budget is \$10,000 which will probably complete the sum necessary for the completion and purchases of the village hall which the village now leases, should such purchase be the wish of the residents.

The mayor explained that the budget as a whole is conservative with leeway for unexpected expense. He also explained that one of the factors in making a tax reduction possible is the village's mounting tax duplicate. He said Building Inspector Charles Urban has estimated that \$450,000 of new buildings has been approved since he has been inspector. Other reasons were the many residents who serve the village at no cost, or for a nominal \$1 a year, and careful buying by all village officials.

Action on the budget was taken after a town meeting with lengthy discussion by the residents. Oiling the roads was also discussed by the village, following a detailed report by Road Commissioner Armin Wagner. A number of residents of county roads expressed themselves as favoring oiling the village roads with public funds. The council later approved spending up to \$500 for this purpose.

Councilman G. T. Graves announced that plans for dedicating Deeridge and Spanghurst are underway.

The next meeting of council will be Aug. 4.

Cleve. Plain Dealer 7-16-
Hail Walton Tax Cut 1952

Walton Hills residents hailed a reduction in their taxes at a public hearing held by the suburb's Council on a 1953 budget which councilmen said would cut the village tax rate from 2.8 to 2 mills. The budget was approved.

Calling for a total of \$21,073.55, the new budget represents a reduction of more than \$5,000 from this year's amount, Mayor Virgil D. Allen, jr., pointed out. It includes no request for sales tax funds, he said, which the new village was given by the county budget commission this year and last, when the suburb had no revenue.

Village of Walton Hills

The incorporation of the Village of Walton Hills, in 1951, was the fulfillment of the dreams and plans of Gen. L. S. Conelly. In 1937, at the time when Gen. Conelly bought the Walton farm, laid out roads following the contours of the land, and home sites of an acre or more, Walton, Alexander, Dunham, and Egbert Roads were the only roads in this southwestern part of Bedford Township. The Walton, Orchard, Scarpete, Kitson, Witc, Carey, and Brown farms were located on these roads, and their homes were the only homes there.

John Allen had bought the old brick school house on Walton Road, and had remodeled it into a charming small home. Otis Carmany and Del Mitchell were the first persons to buy lots and build homes in the new allotment. The Carmany home was on the east side of Walton on the hill, while Mr. Mitchell built beside the brook around the bend in the road. Carmany and Dellwood Drives are named for these "early settlers."

Today Walton Hills is a village of 500 lovely homes, each in its own wooded acreage, on 38 miles of winding hard-surfaced roads. There is industry along Rt. 8 and Krick Road — The Ford Plant, Universal Paint and Ferro Chemical Co., to name a few.

There is a shopping center containing a delicatessen, dentist's office, barber shop, beauty salon, service station, and realty office at the corner of Alexander and Walton Roads. Across Alexander Road, to the north, is the Municipal Building, housing the offices of the Village Clerk, M. E. Bement, and Police Chief Frank Simoni.

A co-operative Nursery School, headed by Mrs. Ted Hack, uses the

basement of the Municipal Building three mornings a week. Scout troops hold their meetings there, and the building is headquarters for the two social and service groups, The Walton Hills Women's Club and The Men's Club.

In 1943 Gen. Conelly decided to the Walton Hills Estates Club a ten-acre parcel of land, on which he had made a lake, for use as a park for the people living in the Estates.

A program of supervised play, swimming instruction, and games was instituted. Full-time instructors were hired to work with the volunteers from the Club. As the numbers of our small fry increased, there was a need for more recreational facilities, and the Council authorized the purchase of land at the end of Dellwood Drive, and is developing ball diamonds and tennis courts there.

Through the efforts of George T. Graves, Virgil Allen, and others in the Estates, the southwestern section of the township was incorporated into the Village of Walton Hills. With the Walton Hills Estates as a nucleus, the boundaries of the Village were set at the Summit County line on the south, Valley View line on the west, Maple Hts. and Bedford City line on the north, and Bedford City and Oakwood Village line on the east.

Virgil Allen was elected the first Mayor and Sterling Walton was appointed Police Chief. George Graves and Gen. Conelly each served a term as Mayor, and Thomas Young is now serving his second term.

The members of the first Council were Frank Wolf, Ray Brown, Howard Carey, George Graves, Paul Pojman, and Otis Carmany. For a few years all Village officials, except the Police, served for \$1.00 a year.

Walton Hills is, indeed, a fine village and a great tribute to the vision and planning of the men and women who founded it, and to the cooperation of the fine people who make The Hills their home.

Clarice Bement

3-15-1837 The Town of Bedford was incorporated by an act of the Ohio General Assembly. George Payne was elected the first Mayor.

1915 Maple Heights broke away from Bedford Township, became incorporated as a separate municipality

**REQUIREMENTS FOR DEDICATION
OF VILLAGE STREETS**

9-1952

1. An applicant seeking dedication of a street shall file with the Council of the Village of Walton Hills, Ohio two copies of a properly prepared dedication plat signed by a registered Engineer or Surveyor licensed to practice in Ohio and acceptable to the Recorder of Cuyahoga County Ohio in all respects for filing by him when necessary ordinance of dedication is passed by Council and necessary signatures of Village officials are affixed upon said plat.
2. A statement in writing signed by the applicant shall accompany the dedication plat describing in detail the construction of the street to be dedicated, the specifications followed and the nature of work done in grading, draining and surfacing, accompanied by a recital of any exceptions thereto made by the Cuyahoga County Engineer and the Cuyahoga County Regional Planning Association.
3. In general the specifications of streets to be dedicated to the Village of Walton Hills, Ohio shall be as follows:
 - (a) Minimum allowable width between property lines shall be (60) sixty feet;
 - (b) Typical cross section of street shall provide a minimum of eight (8) inches of clay twenty (20) feet wide on a subgrade which shall permit and provide adequate drainage of both the street subgrade and abutting lots. When slag or crushed stone is used, suitable variation in granular size shall be required to provide a firm pavement, top dressed with granular sized of material that will stabilize the wearing surface.

Street gradients shall be sufficient for run off of storm water and constructed in a manner and with materials to minimize soil erosion and damage to the street surface. If necessary to lower the elevation of ground water so that adequate drainage of the street subsurface is assured, drainage of nearby land shall be required before a street dedication shall be accepted. Good drainage of pavement subsurface at all seasons of the year shall be deemed of highest importance. To hold down dust and assist in preventing erosion a thick stand of grass shall be established in the unpaved area of the street right of way. Top soil shall be of depth and quality to support continuous plant growth;
 - (c) Suitable street signs shall be provided.
4. Variation of the specifications of construction above set forth may be required by the Council of the Village of Walton Hills, Ohio prior to accepting a street for dedication when in the judgment of Council special factors warrant such variation.

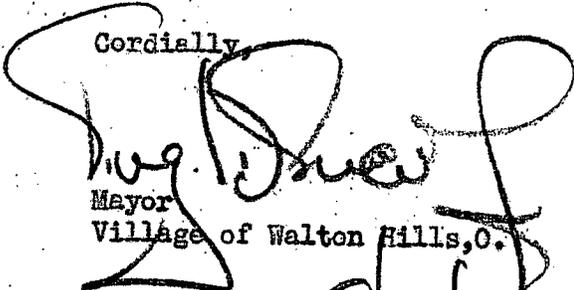
9-1952

Dear Mr. Kerckes

Appended are Requirements for Dedication of Village Streets adopted by the Council of the Village of Walton Hills at its meeting September 16, 1952. It was thought that you should have a copy of these requirements so that you may know the steps required for dedication of your street. A copy has also been forwarded to General L. S. Conelly, who also desires in every way to assist in the prompt dedication of your street.

Council will be pleased to have the necessary applications in proper form before it for consideration.

Cordially,


Mayor
Village of Walton Hills, O.

9/23/52

HOW OUR TOWN HALL PROGRESSES!!

If you have not observed the accomplishment of our Villagers who have given so generously of their time and skill in the task of completing our Town Hall, stop by. The Town Hall building, located on three acres of land at the corner of Alexander and Walton Roads in the Village, has a public meeting room 30 x 40 feet in size, which will also serve as Council and Court Room. Paneled in soft toned celotex with redwood wainscoting and well lighted with fluorescent fixtures, it is both practical and attractive.

Beneath the Council Room is a basement room of the same size which will also be available for group meetings and an additional basement room where heating equipment and other facilities will be installed.

On the first floor to the rear of the Council Room is a tile kitchen, bath and sizable meeting room, and off the large enclosed porch in the rear of the Council Room is a police and record room for Village officials. Including basement, there are approximately 4,000 square feet in our new Town Hall.

Under the direction of Sterling D. Walton, our Chief of Police, who has acted as Town Hall Improvement Expediter, more than forty men in the Village have contributed hours of their time to the skilled work of completing the building for occupancy. Following are names of those who, with our Council and Village Planning Commission, have contributed time, effort, skill and helpful assistance to our Town Hall project: Messrs. W. C. Babkowski; R. W. Bell; C. A. Beneda; D. L. Benjamin; H. L. Brown; R. A. Brown; D. Carr; R. G. Carr; E. L. Clay; W. A. Colagross; L. S. Conelly; S. V. Dickey; D. DiSanto; M. Elco; F. W. Fisher; D. V. Flora; L. A. Frame; E. Galewood; F. M. Grabel; E. C. Graves; G. T. Graves; T. E. Hack; H. M. Hadden; R. A. Heller; R. E. Horton; J. S. Kerekes; K. E. Kibler; A. M. Koitzcz; H. A. Mackey; L. W. Morrison; N. C. Pearce; J. A. Petras; J. Pigat; R. F. Prindle; D. B. Ralsten; O. C. Rizer; C. S. Ramos; J. N. Rugan; J. P. Salamon; V. M. Salzano; A. J. Sanislow; P. Scimone; J. C. Scott; J. A. Sedensky; J. V. Senchur; H. R. Shay; A. F. Simonl; V. M. Thiele; E. Toth; F. G. Toth; A. E. Wagner; W. A. Wagstaff; S. D. Walton; H. E. White.

It is difficult to compile completely the names of all who have assisted, but such a list would certainly not be inclusive if the Women's Club of Walton Hills were omitted. The ladies have not only encouraged the men to help in the construction work, they have also earnestly carried forward fund raising projects to assist in the furnishing and decoration of the Town Hall.

THESE THINGS REMAIN TO BE DONE!

(1) Nail up insulation, sheet rock and side wall finish on porch; (2) Paint walls and trim; (3) Caulk around windows; (4) Wood trim wainscoting and inside of windows; (5) Install basement toilet and stack; (6) Back fill dirt on septic tank and filter bed; (7) Paint inside of windows; (8) Install inside doors, sills and hardware; (9) Install asphalt tile on floors; (10) Install furnace oil tank; (11) Install down spout and drains; (12) Paint outside trim and siding; (13) Hang wall covering on kitchen and bath; (14) Rough plaster inside wall of enclosed porch.

This is an appeal to all whose many projects at home and whose long hours at work have prevented them from assisting thus far. If you can help with your labor and skill in any of the above tasks remaining to be done at the Town Hall, so that we may all enjoy the use of it more quickly, please phone Sterling D. Walton, BE 2-4453, who is in charge of the project. Tell him what you can do and when. If you cannot reach Chief Walton, please phone Chief Deputy Marshall Pearce at BE 2-1373 and he will get word to him.

Every Villager who can spare an hour or two from home projects to help with the tasks remaining will take considerable pleasure in the knowledge that he also helped to build our Town Hall.

Virgil D. Allen, Jr.,
Mayor
Village of Walton Hills, Ohio

Notes

1-1971 Bedford Times Register and Walton Hills Owl
Owl Council article

1-1971 Bids were opened for a new Village Hall.

The lowest bid of \$517,459. was considered too high.

The architect, Robert Dresser, proceeded to make revisions so the estimated revised cost would be \$375,674.

Owl Council articles

3-1971 Architect Robert Dresser's plans for a new Village Hall were advertised for bids.

Council awarded construction bids to:

A. Siegler and Sons, Inc.:	General Trades Work	\$225,017.
Independence Plumbing and Heating Co.:	Plumbing	33,836.
Hagen Heating Inc.:	Heating, Ventilating and Air Conditioning	70,380.
Atlas Electric Co.:	Electrical Work	<u>38,985.</u>
	TOTAL	\$368,218

This did not include:

steps, sidewalks, parking lot, landscaping, etc.

Siegler gave a completion date of September 30, 1971.

A display case, to be crafted and built, was purchased for the new community room for a cost of \$565. The case was designed by the Architect, Robert Dresser, and was built by a near by craftsman.

The architect told Council the new village hall would not be completed until sometime in January, 1972.

"Tentative moving in date is set for March 13, 1972, according to Architect Robert Dresser, who reported at the Council meeting in February, 1972

"Grading and exterior projects will be scheduled as the weather permits," Dresser added.

April 1972 Walton Hills Owl Council article

"Village officials are now functioning within and from the New Administration Building on the hill, and the Community Hall has already been put into service by some of the village organizations.

After the old building has been demolished, the grading will be finished and the grounds adequately landscaped.

In time, a formal dedication ceremony will be conducted."

Dedication Ceremony of the new Village Hall was Sunday, September 24, 1972.

It rained.

Owl article about the dedication ceremony:

Forced indoors by the weather, a standing room only group of villagers and friends participated in the dedication of your village and community halls.

First on the agenda was the Flag Raising Ceremony by the Village Boy Scouts.

With the invocation by the Reverend Nelson Basil of the Bedford Baptist Church

Welcome and Introduction of Guests by Mayor Tom Young

Dedication Address by Judge Ed Crudele

Benediction by Reverend Father John Story, of St. Mary's Church of Bedford
the buildings were open for inspection.

Refreshments were served by the Walton Hills Women's Club.

TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

To commemorate the incorporation of our Village of Walton Hills in 1951, the *Walton Hills Owl* is featuring a number of articles about the creation of our village. This is the ninth in the series.

IT TOOK A VILLAGE TO RAISE A TOWN HALL

To recap last month's feature article, a 14' x 20' wooden shed/garage situated behind a brick store on the northeast corner of Alexander and Walton Roads, was pressed into service as the first Village Hall. On September 18, 1951 Council began to conduct its meetings there. From September 1951 through December 1952, the building housed the Mayor's Court and had work space for village employees. The village leased this building for the nominal cost of two dollars for two years.

CRAMPED QUARTERS IN VILLAGE HALL I

The village was only a half-year old when it had outgrown these cramped quarters. In February of 1952 Council declared its intention to find suitable property for a real town hall. They wanted a building that had adequate office space for Council, Village Officials, Police and other Village Departments. Unfortunately, there were no funds in the Village bank account to pay for a more appropriate village hall.

The wooden Village Hall was not the only building on Vincent Shoman's three-acre parcel of land at the north-east corner of Walton and Alexander Roads. Close to the intersection, situated on an angle, was a larger, partially-finished brick building that housed a grocery store. The entrance to the store was on Walton Road. A local family, the Mandatos, rented the brick building from Shoman. Jim Petras, General Conelly's friend and employee, set up and worked in the store.

There must have been many discussions and compromises and a lot of cooperation among the Village Officials, concerned residents, the Mandato family, Realtor Ludwig S. Conelly and property owner Vincent Shoman. Within a few short months the 3-acre parcel of land and the buildings changed ownership, and Jim Petras was operating his grocery store across the street, in a section of Conelly's Quonset hut.

IT TOOK A VILLAGE TO RAISE A TOWN HALL (P. 2)

VILLAGE HALL II

During a Council Meeting in early May of 1952, Mayor Virgil Allen reported that a group of villagers was willing to buy the three-acre parcel of land at the northeast corner of Alexander and Walton Roads and its buildings. He stated the partially completed brick building was of sufficient size that it could fairly easily be converted into a town hall. After this group of residents would purchase the property, they would lease the buildings and grounds to the village. The contract would also give the village the option to purchase the property at a future unspecified date, at the same price the group paid for it, with no interest charges.

A Town Meeting was held on Sunday, May 25, 1952 for a general discussion of this unusual offer. Villagers in attendance voted to recommend that the Planning Commission accept the offer. Bedford Attorney Ralph W. Bell acted as the Trustee for the transaction.

The group of villagers quickly pitched in and bought the property for \$17,500. On June 3rd 1952 Council voted to lease the property from these residents and appointed Sterling Walton the Acting Town Hall Improvement Expediter. Walton's job was to direct the work of volunteers as they completed the brick building for village use.

Finishing the town hall was a top priority community effort. Many people volunteered untiringly, devoting the Summer of 1952 to the project. Indeed, Sterling Walton resigned as expediter in October of that same year because his work was completed.

The volunteers built a main entrance at the "Alexander" side of the building and created a large entrance hall. Behind the entrance hall were desks and offices. They converted the entire front of the building facing Walton Road, into Council Chambers. They made sure this village hall had heat, running water and bathrooms. They finished the basement into usable space for community groups, complete with a small kitchen.

THIS BUILDING was the
WALTON HILLS VILLAGE HALL
from 1952-1972
(Date of Photograph unknown)



IT TOOK A VILLAGE TO RAISE A TOWN HALL (P. 3)

In an "Up in Walton Hills" column published in the *Bedford Times-Register*, the following men were singled out and thanked for their hours of work in the renovation project: William Babkowski, Ed Bahensky, Frank Barr, Samuel Dickey, Dominic DiSanto, Michael Elco, Loren Frame, Earl Graves, Ted Hack, Jack Kerekes, Ken Kibler, Harry Mackey, Sr., Leo Morrison, Norm Pearce, Bob Prindle, Joe Rugan, Jim Salamon, Victor Salzano, Andy Sanislo, Pete Scimone, Cameron Scott, Jacob Senchur, Howard Shay, Frank Simone, Vern Thiele, Frank Toth, H. B. Tyler, Wayne Wagstaff and Sterling Walton.

Names of women were omitted from the list, but it is known that several village women helped by decorating, painting, sewing, cleaning and preparing food for the workers. The Women's Club donated a filing cabinet, a rifle and first aid kit to the police department. They also bought lamps, drapes and venetian blinds for the Council Chambers and equipped the basement kitchen with a stove, dishes and silverware.

The Walton Hills Estates (Lake) Club gave the Mayor and Council the gift of a desk and nine chairs for the Town Hall.

Village Officials moved into their new quarters, and in January of 1953 the village treasury had sufficient funds for the Village to purchase the Village Hall property from the resident-owners, paying them the agreed upon price of \$17,500.

Village Hall II was a busy place. Community organizations met not only in the basement of the building, but also used the Council Chambers on the first floor. The Village Hall was home to several Girl Scout and Boy Scout Troops after school and evenings, the Walton Hills Nursery School three mornings a week, the Citizen's League, the Walton Hills Women's Club, the Teen Club and the Cuyahoga County Library Bookmobile stopped by on a regular schedule. Other groups, including the Walton Hills Men's Club, the Walton Hills Lake Club, the Rangers and the Bloodmobile used the building occasionally.

In 1972 Village Officials moved into our third and current Village Hall. But that's another chapter.

1956 AERIAL VIEW of VILLAGE HALLS I and II. Alexander Rd. can be followed from the upper left to the bottom right, and Walton Road across the mid-section of the photograph. Village Halls I and II are both visible at the upper left of the crossroads. The first Village Hall, once again used for its original purpose, stands behind the larger brick Village Hall. Across the street, on the right, stands L. S. Conelly's 2-unit commercial building. Conelly tore down his Quonset hut after he built the commercial building in 1954. (1956 photograph by Don Flora)



Our VILLAGE HALLS - I, II and III

(continued, page 3)

In 1972 Village Officials moved into our third and current Village Hall. But that is another chapter.

1956 AERIAL VIEW of our FIRST and SECOND VILLAGE HALLS.

Alexander Road can be followed from the upper left to the bottom right, and Walton Road across the mid-section of the photograph. The first and second Village Halls are both visible at the upper left of the crossroads. The first Village Hall, once again used for its original purpose, stands behind the larger brick Village Hall II.

Across the street, on the right, stands L. S. Conelly's 2-unit commercial building. In 1954 Conelly tore down his Quonset hut which stood in front of his newly built 2-unit brick building.
(1956 photograph by Don Flora)



TRACING OUR HERITAGE: THE VILLAGE OF WALTON HILLS

by Jean and Bob Kainsinger

The STORY of Our VILLAGE HALL

The acreage at the northeast corner of Alexander and Walton Roads is the site of our former town halls and also our present one. The first town hall was a small wooden shed/garage that stood behind an unfinished brick store. A year later, the renovated brick building became the second Village Hall. That building was our village headquarters for twenty years, from 1952 to 1972.

(See *Walton Hills Owl* feature articles of April and May, 2001)

As the Village grew, the need for additional office space in the Town Hall became apparent. In January of 1971 bids were opened for construction of a new Village Hall and Community Building. Mayor Tom Young and Council considered the lowest bid of \$517,459, by Architect Robert Dresser, too high. Council asked Mr. Dresser to make revisions in his plans and submit a revised cost to the Village.

The new Village Hall and Community Building would stand behind the existing brick building. Village officials planned to raze the existing Town Hall when the move to the new facilities was completed.

By March of that same year, the architect's revised plans were approved and construction bids totaling \$368,218. were awarded to:

<u>Company</u>	<u>Work</u>	<u>Bid</u>
A. Siegler and Sons, Inc.	General Trades Work	\$225,017.
Independence Plumbing and Heating Co.	Plumbing	33,836.
Hagen Heating Inc.	Heating and Cooling	70,380.
Atlas Electric Co.	Electrical Work	38,985.
Total Cost:		\$368,218.

The above expenditure did not include the additional cost of steps, sidewalks, parking lots, landscaping and razing the old Town Hall, etc.

A. Siegler and Sons, Inc. gave the village a completion date of September, 30, 1971.

A few months later Council was informed by Architect Robert Dresser that the new village hall would not be completed until sometime in January of 1972. Then the "tentative moving date" was set for March 13th, with "grading and exterior projects scheduled as weather permits."

The new Village Hall was completed and ready for occupancy in March, 1972, a year after bids were awarded to contractors.

Council wanted a display case crafted and built in the Community Room. The case was designed by the architect, Robert Dresser, and was built by a near-by craftsman for \$565. That display case now houses the Walton Hills Historical Center Archives.

Our VILLAGE HALL (continued p.2)

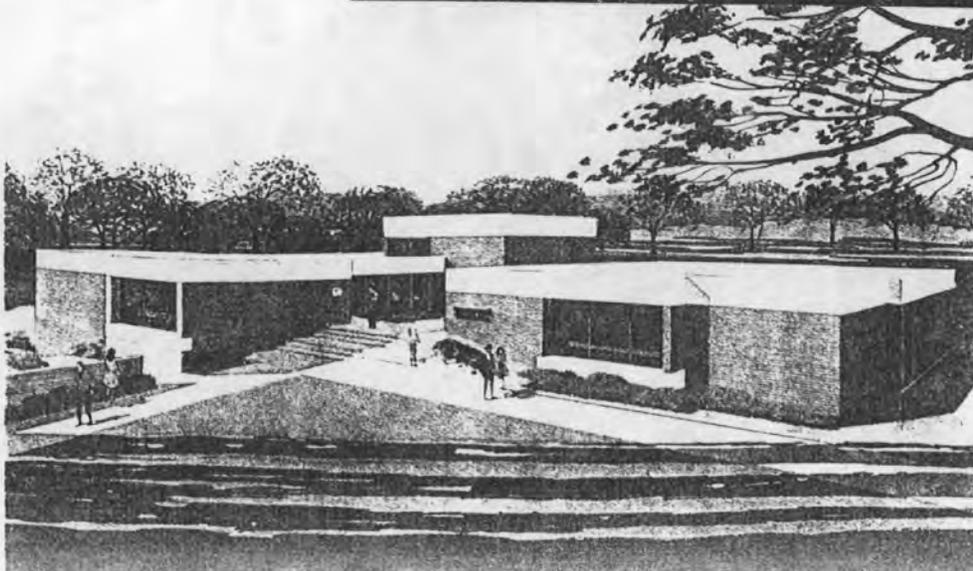
To quote the Walton Hills Council article in the April, 1972 *Walton Hills Owl* : "Village officials are now functioning within and from the New Administration Building on the hill, and the Community Hall has already been put into service by some of the village organizations. After the old building has been demolished, the grading will be finished and the grounds adequately landscaped. In time, a formal dedication ceremony will be conducted."

Mayor Young, the Council and the Women's and Men's Clubs planned a gala Dedication Ceremony of the new Village Hall for Sunday, September 24, 1972. It rained.

Quoting from the *Walton Hills Owl* article describing the dedication:

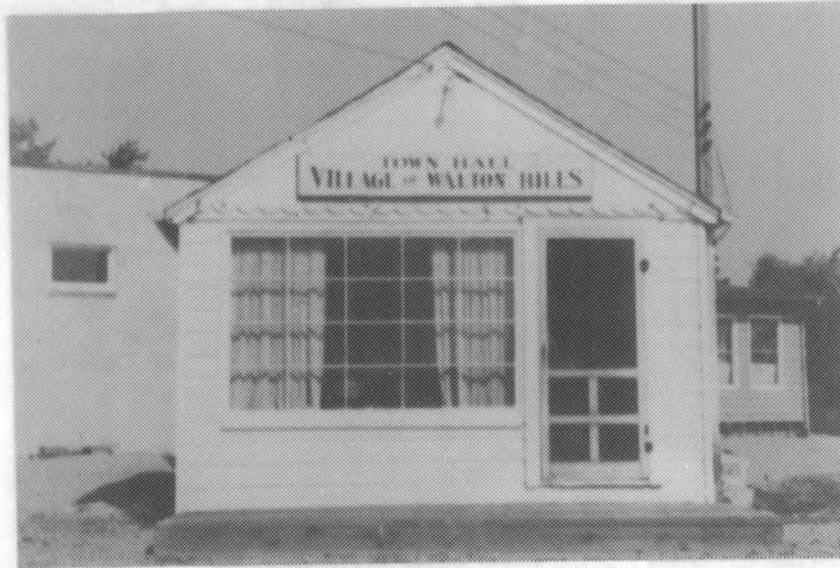
"Forced indoors by the weather, a standing room only group of villagers and friends participated in the dedication of your village and community hall. First on the agenda was the Flag Raising Ceremony by the Village Boy Scouts. Next was the invocation by the Reverend Nelson Basil of the Bedford Baptist Church. Mayor Tom Young followed with a Welcome and Introduction of Guests. Judge Ed Crudele gave a Dedication Address. The Benediction was given by Reverend Father John Story, of St. Mary's Church of Bedford. The buildings were open for inspection and refreshments were served by the Women's Club."

THE 1971 VILLAGE HALL GROUND BREAKING CEREMONY. Turning the first shovels are, L to R, Council President Phil Johnson, Mayor Thomas Young, Village Clerk Lois Lambert, Architect Robert Dresser and Bernard Rogoff of A. Siegler & Sons



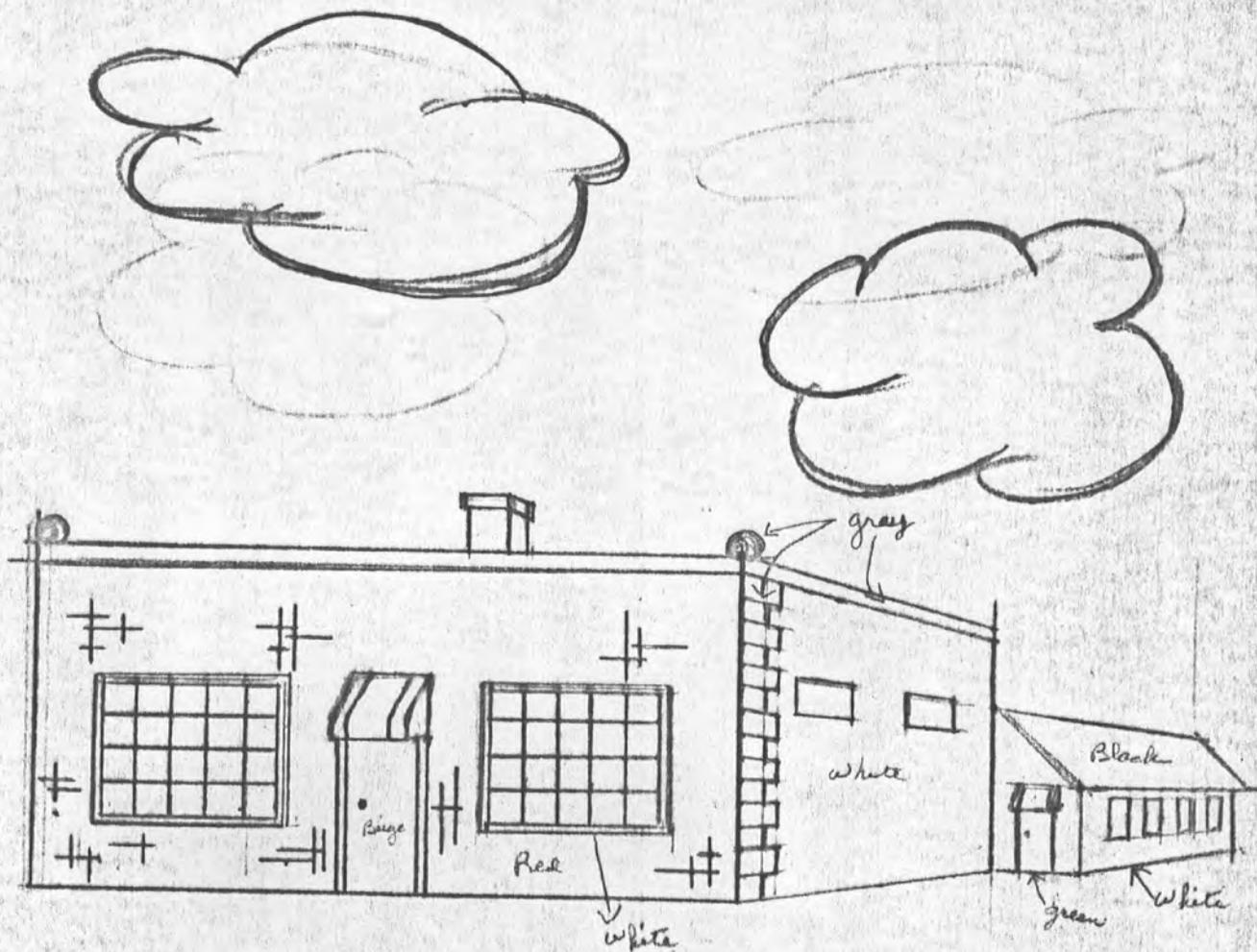
ARCHITECT ROBERT DRESSER'S SKETCH of our VILLAGE HALL

1st Village Hall



First Village Hall
1951

11)



Old Village Hall

sign - Black Background
gold letters

But a little Blue in the clouds
for a little more color

2nd Village Hall
1952.

Our VILLAGE HALLS - I, II and III

by Jean and Bob Kainsinger

As you may know, our Mayor and Council are in the process of making plans to expand our village facilities. We thought our readers might be interested in reading about our past and present village halls.

The NEED for a TOWN HALL

In March 1951, when residents of our area voted to detach themselves from Bedford Township and become the Village of Walton Hills, our fledgling village started out with no mayor, no council, no money, no bank account, no police force, no local ordinances, and NO TOWN HALL. Two months later they went to the polls again to elect a mayor and six council representatives. Voting took place at a Quonset hut owned by L. S. Conelly, located at the southeast corner of Alexander and Walton Roads

On an early June evening in 1951 Village Officials were sworn in at Black Beauty Riding Academy Hall at 7125 Dunham Road, to commence the village's first council meeting. That summer the Mayor and Council conducted meetings at various locations, including Black Beauty's pavilion and the mayor's home. Among other issues, Council discussed the need for a centrally-located town hall.

On a 3-acre site at the northeast corner of Alexander and Walton Roads sat two buildings; close to the intersection there was a partially-completed brick building and farther back from Walton Road there was a small unused 14 by 20 foot wooden shed/garage. Vincent Shoman, the owner of the land and buildings, agreed to lease the small wooden shed to the village at a rental of \$2.00 for two years. Council voted to accept the offer and temporarily use that building until a more appropriate place could be found.

CRAMPED QUARTERS in Our FIRST VILLAGE HALL

The shed was made ready for Council meetings, Mayor's Court and work space for officials and departments of the village. By mid September, 1951 the first Town Hall was ready for use. The furnishings were donated. The Walton Hills Women's Club gave Council a gift of a 4-drawer filing cabinet and the use of its folding chairs. The Walton Hills Estates Club gave the Mayor and Council a desk and 9 sturdy office chairs. A resident donated an oil heater.

FOR A LITTLE MORE THAN A YEAR, this 14 X 20 foot wooden shed, situated behind a brick store on the northeast corner of Alexander and Walton Roads, was pressed into service as the first Town Hall.

The building housed the Mayor's Court and had work space for village employees.

The village leased this building from the owner of the property for the nominal cost of \$2.00 for two years.

(Photo reproduced by Nina Wolf)



Our VILLAGE HALLS - I, II and III

(continued, page 2)

CRAMPED QUARTERS in Our FIRST TOWN HALL

The village was only a half year old when it had outgrown its cramped quarters in its temporary, first village hall. In February of 1952 Council declared its intention to find suitable property for a real town hall. They wanted a building that had adequate office space for village officials, the police department, other village departments, and a large room for Council meetings. Unfortunately, there were no funds in the Village bank account to pay for a more appropriate village hall.

AN OPPORTUNITY for a NEW TOWN HALL

The temporary wooden town hall, renovated from a vacated garage/shed, was not the only building on Vincent Shoman's 3-acre parcel of land at the northeast corner of Walton and Alexander Roads. Close to the intersection, situated on an angle, was a larger, partially-finished brick building that housed a grocery store. The entrance to the store was on Walton Road. A local family, the Mandatos, rented the brick building from Shoman. The Mandatos hired Jim Petras, a part-time employee of Realtor L. S. Conelly, to set up and operate a general store in the building.

There must have been many discussions and compromises and a lot of cooperation among Village officials, concerned residents, the Mandatos, L. S. Conelly and the property owner, Vincent Shoman. Within a few short months the 3-acre parcel of land and its buildings changed ownership, and Jim Petras was operating his grocery store across the street, in a section of Conelly's Quonset hut at the southeast corner of Walton and Alexander Roads. This is what took place...

IT TOOK a VILLAGE to RAISE a TOWN HALL -- Our SECOND VILLAGE HALL

During a Council Meeting in early May of 1952, Mayor Virgil Allen reported that a group of villagers was willing to buy the 3-acre parcel of land and its buildings at the northeast corner of Alexander and Walton Roads. He stated the partially-completed brick building was of sufficient size to be converted into a town hall. After this group of residents would purchase the property, they would lease the buildings and grounds to the village. The contract would also give the village the option to buy the property from this group of new owners at a future unspecified date, at the same price the group paid for it, with no interest charges.

A town meeting was held that same month for a general discussion of this unusual offer. Villagers in attendance voted to recommend that the Planning Commission accept the offer. Bedford Attorney Ralph W. Bell acted as the Trustee for the transaction.

The group of residents quickly pitched in and bought the property for \$17,500. On June 3rd 1952 Council voted to lease the property from them. A half year later, in January of 1953, the Village treasury had sufficient funds for the Village to purchase the 3-acre piece of property from the resident-owners, paying them the agreed upon price of \$17,500.

Our VILLAGE HALLS - I, II and III

(continued, page 3)

IT TOOK a VILLAGE to RAISE a TOWN HALL - Our SECOND VILLAGE HALL (continued)

Finishing the town hall was a top priority community effort. Many people volunteered untiringly, devoting the Summer of 1952 to the project. Council appointed Sterling Walton to the volunteer position of Acting Town Hall Improvement Expediter. Walton's job was to direct the group of men as they completed the brick building for village use. Indeed, Sterling Walton resigned as expediter in October of that same year, because the project was completed.

The volunteers built a main entrance to the building at the Alexander Road side of the building and created a large entrance hall. Behind the entrance hall was space for desks and offices. They converted the entire front portion of the building that faced Walton Road into Council Chambers. They made sure this village hall had heat, running water and bathrooms. They finished the basement of the building into usable space for community groups, complete with a small kitchen.

This building served as our second Village Hall from late 1952 until spring of 1972.

ARE the NAMES of these VOLUNTEERS FAMILIAR to YOU?

In an "Up in Walton Hills" column published in the *Bedford Times-Register*, the following men were singled out and thanked for their hours of work in the renovation project: William Babkowski, Ed Bahensky, Frank Barr, Samuel Dickey, Dominic DiSanto, Michael Elco, Loren Frame, Earl Graves, Ted Hack, Jack Kerekes, Ken Kibler, Harry Mackey, Sr., Leo Morrison, Norm Pearce, Bob Prindle, Joe Rugan, Jim Salamon, Victor Salzano, Andy Sanislo, Pete Scimone, Cameron Scott, Jacob Senchur, Howard Shay, Frank Simone, Vern Thiele, Frank Toth, H.B. Tyler, Wayne Wagstaff and Sterling Walton.

Names of women were omitted from the list, but it is known that several village women helped by decorating, painting, sewing, cleaning and preparing food for the workers. The Women's Club donated a filing cabinet, a rifle and first aid kit to the police department. They also bought lamps, drapes and Venetian blinds for the Council Chambers and equipped the basement kitchen with a stove, dishes and silverware. The Walton Hills Estates Club donated a desk and nine chairs.

THIS BUILDING was our second VILLAGE HALL, used from 1952-1972.

It was a busy place.

Community organizations met not only in the basement, but also in Council Chambers on the first floor. After school and evenings, the building was home to several Girl Scout and Boy Scout Troops. Three mornings a week it housed the Nursery School.

The Citizens' League, Women's Club and Teen Club met there. The Cuyahoga County Library Bookmobile stopped by on a regular schedule. The Men's Club, Estates Club, Rangers and the Bloodmobile used the building occasionally.

(Date of photograph unknown)



Our VILLAGE HALLS - I, II and III

by Jean and Bob Kainsinger

This article is Part II. Part I appeared in the November 2005 issue of the *Walton Hills Owl*.

As you may know, our village officials are in the process of making plans to expand our village facilities. We thought our readers might be interested in reading about our past and present village halls.

To RECAP: Our FIRST TOWN HALL and then Our FIRST VILLAGE HALL

The acreage at the northeast corner of Alexander and Walton Roads is the site of our two former town halls and also our present one. On the land sat an unfinished brick store, and behind it, a small wooden shed. The wooden shed was cleaned out and made ready to become our first Town Hall. A year later, the brick building was renovated and became our next Village Hall. That building was headquarters for our village officials for twenty years, from 1952 to 1972.

The NEED for Our PRESENT VILLAGE HALL

As our village grew, the need for additional office space in the Village Hall became apparent. In January of 1971 bids were opened for construction of a new Village Hall and Community Building. Mayor Tom Young and Council considered the lowest bid of \$517,459, by Architect Robert Dresser, too high. Council asked Mr. Dresser to make revisions in his plans and submit a revised cost to the Village. By March of that same year, the architect's revised plans at a cost of \$368,218 were approved. The construction plans did not include the additional cost of steps, sidewalks, parking lots, landscaping or razing the old village hall.

<u>Construction bids were awarded to:</u>	<u>Work</u>	<u>Bid</u>
A. Siegler and Sons, Inc	General Trades Work	\$225,017.
Independence Plumbing and Heating Co.	Plumbing	33,836.
Hagen Heating Inc.	Heating and Cooling	70,380.
Atlas Electric Co.	Electrical Work	<u>38,985.</u>
	Total Cost:	\$368,218.

The general contractor, A. Siegler and Sons, Inc. gave the village a completion date of September 30, 1971. After delays for various reasons, the new village hall was completed and ready for occupancy in March 1972, just one year after bids were awarded to contractors.

The new Village Hall and Community Building were built behind the old village headquarters. When the new facilities were completed and village officials moved into their new offices, the old brick building was razed.

MORE INFO about Our CURRENT VILLAGE HALL

Council wanted glass display cases crafted and built in the Community Room. The cases were designed by the architect, Robert Dresser, and were constructed by a local craftsman for \$565.00. The display cases now house the Walton Hills Historical Resource Center archives.

A few years later, in 1979 when village officials wanted to extend their upper and lower parking lots, they were able to purchase the Mandato house and acreage which was adjacent and to the north of the village hall, fronting on Walton Road. The Mandato acreage provided the needed space for the expansion of the parking lots.

Our VILLAGE HALLS - I, II and III

(continued, page 2)

The DEDICATION CEREMONY

To quote the Walton Hills Council article in the April 1972 *Walton Hills Owl*: "Village officials are now functioning within and from the New Administration Building on the hill, and the Community Hall has already been put into service by some of the village organizations. After the old building has been demolished, the grading will be finished and the grounds adequately landscaped. In time, a formal dedication ceremony will be conducted."

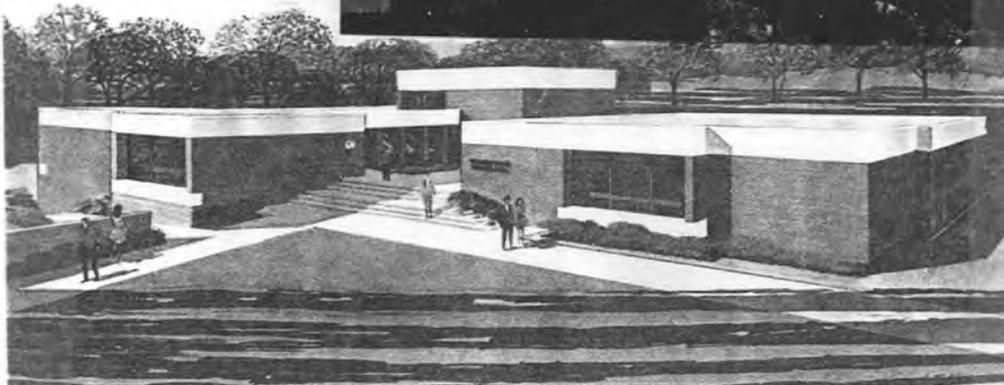
Mayor Thomas Young, Council, the Women's Club and the Men's Club planned a gala Dedication Ceremony of the new Village Hall for Sunday, September 24, 1972.

It rained.

Despite the weather, a large turnout of villagers and friends participated in the dedication of the new Village Hall and Community Building. Heavy rain forced everyone indoors into the Community Building. On its first official function, the Community Room was packed with celebrants.

First on the agenda was a Flag Raising Ceremony by the Village Boy Scouts. Next was an invocation by the Reverend Nelson Basil of the Bedford Baptist Church. Mayor Tom Young followed with a Welcome and Introduction of Guests. Judge Ed Crudele gave a Dedication Address. The Benediction was given by Reverend Father John Story of St. Mary's Church of Bedford. The buildings were open for inspection and refreshments were served by the Women's Club.

The 1971 VILLAGE HALL GROUND BREAKING CEREMONY. Turning the first shovels are, L to R, Council President Phil Johnson, Mayor Thomas Young, Village Clerk Lois Lambert, Architect Robert Dresser and Bernard Rogoff of A. Siegler & Sons.



ARCHITECT ROBERT DRESSER'S SKETCH of our current, and third Village Hall.

First Village Hall



Watton / Alley Rds 1956
1st & 2nd Village Halls

EXPENDITURES

GENERAL FUND	2237.86	17,054.90	29,314.87	129,127.66
VEHICLE-GASOLINE TAX FUND	- 0 -	480.75	2060.61	9924.01
	2237.86	17,535.65	31,375.48	139,051.67
YEAR END BALANCES	2988.30	17,218.62	99,348.10	35,481.20
	5226.16	34,754.27	130,723.58	174,532.87

COMPONENTS OF GENERAL
 PROPERTY TAX LEVY IN
 CENTS PER 1.00 VALUATION

	PAYABLE 1951	PAYABLE 1952	PAYABLE 1953	PAYABLE 1954
BEDFORD TWSR. GENERAL	.05	.05	- 0 -	- 0 -
" " FIRE DIST.	.04	- 0 -	- 0 -	- 0 -
" " ROAD DIST.	.14	- 0 -	- 0 -	- 0 -
BEDFORD SCHOOL DISTRICT	1.56	1.62	1.48	1.70
OHIO STATE LEVY	.02	.04	.03	.03
GUYAHOGA COUNTY LEVY	.42	.42	.32	.34
VILLAGE LEVY	- 0 -	.28	.18	.18
TOTAL RATE	2.23	2.41	2.01	2.25

Receipts

	ACTUAL 1951	ACTUAL 1952	ACTUAL 1953	ACTUAL 1954
GENERAL PROPERTY TAX	\$ - 0 -	\$ 9910.04	\$ 8058.65	\$ 8983.01
VEHICLE LICENSE TAX	- 0 -	547.50	2147.25	2074.21
GASOLINE EXCISE TAX	- 0 -	- 0 -	456.00	10,686.87
SALES TAX	1666.66	3416.49	- 0 -	27,447.44
LIQUOR PERMITS	2200.00	2473.08	2450.00	2450.00
BUILDING PERMITS	159.50	1531.43	7255.20	4758.50
FINES AND COSTS	0	12,610.50	15,864.80	10,780.00
CONTRIBUTIONS	1200.00	1102.00	7675.00	102.00
OTHER INCOME	- 0 -	174.93	523.06	7902.74
	5226.16	31,765.97	113,504.96	75,184.77
PRIOR YR. END BALANCES	- 0 -	2988.30	17,218.62	99,348.10
	5226.16	34,754.27	130,723.58	174,532.87



121B

Walton - Carmory - Allen Dr
1956



123A

123A ↑

123B

Lyford - Spanghurst - Keesley
1956



123B ↑

Rotary Dr
1956
Walton Hills Lake



Walton and Alexander Roads
1st & 2nd Village Halls
1956

South Meadowpark Drive



Homesite

17455
SOUTH
MEADOW
PARK

(JACK/MARY
BELL)

The group relied on the legal assistance of one of its members, Virgil Allen, Jr. It was Allen who was instrumental in designing the township zoning ordinances that eventually became law. Allen in those days was a banker who was attending evening classes at Cleveland Law School. In 1948 he received his law degree and was admitted to the bar. His first case involved pleading for township zoning before the Supreme Court of the State of Ohio. Allen assisted Saul Danaceau, a County Prosecutor at the time who was officially representing Bedford Township. Because Allen was so knowledgeable about the issue and was an impressive orator as well, Danaceau gave Allen the first fifteen minutes of the half-hour allotted for verbal argument. Danaceau, with Allen's able assistance, won the case — and township zoning went into effect later that year.

Minimum residential lot size was set at one acre and industrial zones were laid out. Buffer zones were established to separate and protect residential areas from industrial areas.

The aforementioned real estate developers, wanting to sell small lots in the Alexander Road area, did not give up easily. Twice they petitioned to hold elections to incorporate part of the township into an independent town and thus avoid township zoning regulations. The first time the petition included a larger chunk of "Walton Hills" for their new town than the second attempt, but in both instances their efforts were in vain.

With the best interests of the majority of residents in mind, local men and Township Trustee Cecil Braun (of Oakwood Village) felt the urgency to incorporate Walton Hills. A meeting was held at the Bedford Township Hall (now the Historical Society Building) to discuss procedures for forming a new community. L. S. Conelly supported incorporation but he did not get actively involved because of possible conflict of interest. Ted Graves, who was president of the Walton Hills Estates Club at the time, was the spokesman at the meeting. It was he who filed papers with the State of Ohio for Walton Hills to be incorporated as a village; and once again, Virgil Allen was the legal advisor for the group.

THE INCORPORATION OF THE VILLAGE OF WALTON HILLS

In March of 1951 the Walton Hills voters went to the polls in a special election to determine whether the area would detach from Bedford Township and become the Village of Walton Hills. The boundaries for the proposed village were the Bedford and Maple Heights city lines to the north, Bedford and the Pennsylvania Railroad (Conrail) to the east, the

Summit County line to the south, and the Village of Valley View line to the west. The voting took place in the Quonset hut owned by L. S. Conelly at the southeast corner of Alexander and Walton Roads. As a result of that election, the Village of Walton Hills became a reality.

THE MANAGEMENT OF AN INFANT VILLAGE

In May of 1951, just two months after incorporation, the residents again went to the polls to elect their first village officials. Virgil D. Allen, Jr., running unopposed, was elected Mayor. Also elected were Betty Walton (7215 Walton Road) as Clerk and Charles Clark (7880 Dunham Road) as Treasurer. The six councilmen chosen were: Raymond Brown (7880 Walton Road), Howard Carey (7065 Dunham Road), Otis Carmany (7195 Walton Road), George T. Graves (7312 Walton Road), Paul Pojman (17401 Egbert Road), and Frank Wolf (6650 Dunham Road).

A month later at the Black Beauty Riding Academy Hall which stood at 7125 Dunham Road, a judge from the Court of Common Pleas of Cuyahoga County administered the oath of office to the newly elected officers. As planned their term of office was short; a regular election was set for November of that same year.

During that initial half-year term the newly formed local government officials held numerous meetings. They met at Black Beauty's pavilion and at Mayor Allen's house — and soon recognized the urgent need for centrally located village offices.

On the property at the northeast corner of Alexander and Walton Roads sat two buildings; a partially-completed brick store near the intersection and a small unused 14' x 20' wooden structure that stood nearby. The owner of the land and buildings, Vincent Shoman, agreed to lease the wooden building to the village at a rental of two dollars for two years. Council voted to accept the offer and temporarily used that building until a more appropriate location could be found. The shed was prepared for Council meetings, Mayor's Court, and working space for officials and departments of the village. On September 18, 1951 the Mayor and Council held their first council meeting in the wooden structure, calling it their Town Hall. A donated oil heater provided some warmth to those working there during cold autumn and winter days and evenings.

*Tracing Our Heritage:
The Village of Walton Hills
c. 1986*



FOR A LITTLE MORE THAN A YEAR beginning in September of 1951, this 14' x 20' wooden structure situated on the northeast corner of Alexander and Walton Roads was pressed into service as the first Village Hall. (Date of photograph unknown)

RECEIPTS	ACTUAL 1951	ACTUAL 1952	EXPENDITURES	1951	1952
General Property Tax	-0-	9910.04	General Fund	\$ 2237.86	\$ 17054.90
Vehicle License Tax	-0-	547.50	Vehicle-Gasoline Tax Fund	-0-	480.75
Gasoline Excise Tax	-0-	-0-		\$ 2237.86	\$ 17535.65
Sales Tax	1666.66	3416.49	Year End Balances	\$ 2988.30	\$ 17218.62
Liquor Permits	2200.00	2473.08		\$ 5226.16	\$ 34754.27
Building Permits	159.50	1531.43			
Fines and Costs	-0-	12610.50			
Contributions	1200.00	1102.00			
Other Income	-0-	174.93			
	\$ 5226.16	\$ 31765.97			
Prior Yr End Balances	-0-	2988.30			
	\$ 5226.16	\$ 34754.27			

RECEIPTS AND EXPENDITURES of the newly-founded Village of Walton Hills.

136

At first the only revenue the village had was from the assessing of fines in Mayor's Court. Choosing to work for their community without pay, Council set the salary for elected village officials at \$1 per year. Likewise, most of the appointed officials offered their services to the village for free.

The young village depended on the cooperation and donations of its residents and businesses to sustain operations. Ludwig S. Conelly donated the use of his jeep. In the autumn of that first year Mayor Virgil Allen and Planning Commissioner Thomas Young solicited donations from area businesses for a needed truck and snowplow. With the money they collected the village bought a used truck chassis, an old dump body that was later installed upon the chassis, and a well-worn snowplow blade attachment. Two active community groups provided furniture for the village office. The Walton Hills Women's Club gave Council a four-drawer filing cabinet and also the use of its folding chairs, and the Walton Hills Estates Club gave the Mayor and Council a desk and nine sturdy office chairs.

Just a few months later the first regular November election was held. This time village officials were elected for a full two-year term of office, from January, 1952 until January, 1954. Mayor Allen and Treasurer Clark retained their offices as did Councilmen Carmany and Graves. Merlin Bement (7242 Walton Road) was elected Clerk, the position to which he was appointed when Betty Walton, because of poor health, requested relief of her duties. Newly elected Councilmen were Ferd Fisher (18575 Dellwood Drive), Henry Hadden (7229 Dunham Road), Clarence Rizer (14229 Alexander Road), and Thomas Young.

The village was only a half year old when it had outgrown its cramped quarters. In February of 1952 Council declared its intention to find suitable property for a public hall with adequate office space for Council, village officials, police, and other village departments.

A REAL TOWN HALL

In May of 1952 at a Council Meeting, Mayor Allen reported that a group of villagers was willing to buy the three-acre parcel of land at the northeast corner of Alexander and Walton Roads. On the property sat the small wooden structure the village had been leasing for its offices, along with a partially completed brick building of sufficient size that it could fairly easily be converted into a town hall. After the purchase the group would lease the buildings and grounds to the village, giving the community the option to purchase the property at the same price the group paid for it. A

*Tracing Our Heritage
The Village of Walton Hills
c. 1986*

couple weeks later at a town meeting, villagers voted to recommend that the Planning Commission accept the offer.

The group of villagers quickly pitched in and bought the property for \$17,500. On June 3rd Council voted to lease the property, and appointed Sterling Walton the Acting Town Hall Improvement Expeditor. Walton's job was to direct the work of volunteers as they completed the brick building for village use.

Finishing the town hall was a top priority community effort. Many people volunteered untiringly, devoting the summer of 1952 to the project. Indeed, Walton resigned as expeditor in October of that same year because his work was completed. In an "Up in Walton Hills" column published in the *Bedford Times-Register*, the following people were singled out and thanked for their hours of work: William Babkowski, Ed Bahensky, Frank Barr, Samuel Dickey, Dominic DiSanto, Michael Elco, Loren Frame, Earl Graves, Ted Hack, Jack Kerekes, Ken Kibler, Harry Mackey, Sr., Leo Morrison, Norm Pearce, Bob Prindle, Joe Rukan, Jim Salamon, Victor Salzano, Andy Sanislo, Pete Scimone, Cameron Scott, Jacob Senchur, Howard Shay, Frank Simone, Vern Thiele, Frank Toth, H. B. Tyler, Wayne Wagstaff, and Sterling Walton. Names of women were omitted from the list, but it is known that several village women helped by decorating,

AERIAL VIEW OF THE WALTON/ALEXANDER CROSSROADS. Alexander Road can be followed from the upper left to the bottom right, and Walton Road across the mid-section of the photograph. The temporary Village Hall and the first permanent Village Hall are both visible at the upper left of the crossroads. The small wooden temporary office stands behind the larger brick building which was renovated for use as a Village Hall in 1952. (Mid 1950's photograph)



138

*Tracing
The Village*

painting, sewing, cleaning, and preparing food for the workers.

The village officials moved into their new quarters, and in January of 1953 the village had accumulated sufficient money to purchase the property from the owners, paying them the agreed upon price of \$17,500.

THE EARLY VILLAGE LEADERS

The individuals who founded the Village of Walton Hills did so with vision, zest, and zeal. Their new village would have sufficient business and industry to provide a good tax duplicate for the citizens, with its industrial base located in specific areas at the edge of the village. Prospective industries would be screened as a safeguard to the health of the residents; only selected ones would be allowed to locate within village boundaries.

Village leaders worked to provide as many benefits as they could for their citizenry. During their first month in office they voted to set their salaries at \$1 a year. It didn't matter to them that their efforts for the village far exceeded any monetary reimbursement, fulfilling dreams of an ideal suburban family community was apparently reward enough.

THE FIRST MAYOR OF WALTON HILLS

Virgil D. Allen, Jr. was a banker by profession who graduated from law school in 1948 and was also admitted to the bar that same year. The many hours of time he devoted to village affairs was at a personal sacrifice to his new law career.

After considerable arm twisting Allen finally agreed to run for the office of Mayor. At first he said he would only accept office for the first short term (from June 1951 until the end of the year), but realizing how badly the fledgling community needed his services during the months ahead he agreed to run again, this time for a full two-year term. Besides being Mayor from June, 1951 until January of 1954, Allen served as the village law director. Allen drew up all the original village ordinances — a monumental task.

He was an independent thinker who was not easily swayed by others' opinions. Those who knew him found him to be a very intelligent person who stood by his convictions. Once Allen formed an opinion he would not bend to hypocrisy or compromise. Politicians who considered diplomacy the strength of any democratic government, thought Allen was too brusque and outspoken; nevertheless they and lawyers in the area considered

Allen an attorney's attorney, and often sought his advice on legal matters.

Virgil Allen was not only active in village affairs, he was a member of the Cleveland Chamber of Commerce, and his influence throughout the Greater Cleveland area was an asset to the village.

Up In ^{5/11/51} Walton Hills

with Country Jane



WE'VE all talked a lot about making Walton Hills Village a fine example of American democracy in action. To accomplish this, everyone must be interested in the government of our area and well informed about it. So, I'll devote most of our space this week and next to information about the people who are running for our village offices.

Virgil D. Allen, Jr., our uncontested candidate for mayor, is an attorney with offices in the Union Commerce building. He is also a part time farmer, having been interested since 1919 in the 70 acre tract where he now lives. In fact, Allen's Scotch-English ancestors have been farmers since they came to this country in the 1600's.

Allen is a graduate of Western Reserve and of Cleveland Law School. He has always been very community minded, having been chairman of the zoning commission and is Director of Defense for this district.

Mr. and Mrs. Allen's home is located a half mile back, off Alexander rd. They have three children, a son who is a navy lieutenant, a daughter at Lake Erie college and a married daughter.

Runs for Treasurer

Charles G. Clark, our uncontested candidate for treasurer, has lived at his present home at the corner of Dunham and Sagamore rds. for the past 15 years. He also has been active in community affairs, having been secretary of the Civic League for many years. Clark graduated from Ohio State university in 1921 and has his master's degree from Western Reserve. He is employed by the Shaker Board of Education, as a teacher of science and mathematics.

Clark says he hopes to help carry out the principle of a friendly village with one for all and all for one.

Until the 1930's Carey was a grading contractor. He worked on the Sandusky Bay bridge, Pepper Pike and other projects. His farm, to which he now devotes full time, is the largest single tract of land in Walton Hills. Carey is a graduate of University school. Carey says, if he is elected he hopes to see that whatever needs doing is done and that it is done as economically as possible.

Early Resident

Otis L. Carmany, candidate for council, built the first new house in Walton Hills estates twelve years ago. He has been employed by the Ohio Bell Telephone Co. for the past 34 years. He and Mrs. Carmany have one grown daughter. Carmany is commander of the Bedford post of the American Legion. His home is located at Walton rd. and Carmany dr.

Raymond A. Brown, candidate for council, lives at the corner of Walton and Sagamore rds. on a 63-acre tract. He has lived there for the past 15 years. He and Mrs. Brown have two children who formerly attended St. Mary's school. One is now grown and one is in the 8th grade at Bedford. Brown is general superintendent of the Reserve Lumber Co. of Cleveland. He said he "is in favor of keeping taxes down".

I will write about the other candidates next week.

Mrs. Sterling Walton, our uncontested candidate for clerk, is the former Betty Rita Fanchally. Mrs. Walton was raised in a house on Walton rd., only a few doors from where she and Walton have built their present home. Mrs. Walton attended first grade at the old Walton school which is now remodeled into the John Allen home. She also attended St. Marys, Bedford high and Boyd business school. Mrs. Walton did secretarial work at the Cleveland Chain and Mfg. Co. for many years and is now in charge of their claims department.

Council Candidates

G. T. Graves, one of the ten candidates for the six council seats, was the agent for the incorporation of the village. He was a member of the Civic League for many years and was very active in obtaining and upholding zoning in the township. Graves and his family live in one of the original homes in the Walton Hills estates section, which they purchased in 1939. He and Mrs. Graves have two grown sons and a younger son, Arthur, who attends Glendale school. Graves is chief engineer at the Farval Co.

Howard J. Carey, another candidate for council, has lived on his farm at the top of Dunham Hill for the past 40 years. His people have long been associated with this region, Carey's great aunt, Sarah Benedict, having been the first white girl born in Bedford township.

Tom Young interview

in 1930's

Albert Webber was a realtor in the Oakwood area. He was a former state representative. He was fighting any move for Township zoning.

Tom Young and his group wanted to stop the 40' lots. The citizens wanted to create township zoning.

When the case came up with the Supreme Court of the State of Ohio, Saul Danaceau was the County Prosecutor. By law he had to represent the townships. A township didn't hire their own legal service, a township couldn't hire its own attorney, but had to go through the county prosecutor's office. So, Saul who was the county prosecutor then, by agreement with Virgil Allen, allowed Allen to have half of the allotted time, which was a half hour, before the Supreme Court in verbal argument. Allen did such a good job that they won their case. Then Township zoning became a reality.

Bedford Township wanted to stop junkyards, small lots. Albert Webber was against any restrictions.

County Archives Center: OWNERSHIP

1922 R B Hartwig #85 29 acres

#95 80 acres

#96 323 acres

1927 Hartwig Realty Co. shows lots almost all 40' wide

1930 Donald C. Dunlap #85 Walton Rd area east of Walton 23 acres

#85 NW corner Walton 11 acres

#85 Robinhurst Hts. 29 acres

#95 subdivision vacated 80 acres

#96 324 acres

1936 Sagamore Hills Company ownership #85 #85 #96, #96 (#96 is Robinhurst)

TOWNSHIP ZONING

2-24-50
Up In Walton Hills
 With Country Jane *1950*

Discuss New Village

There's lots of discussion in Walton Hills these days about the plan to incorporate Walton Hills and some of the adjacent territories as a village and about how best to carry it out. Contradictory as it seems, the reason for incorporating is not to make this area more civilized but to keep it as it has been, an area of pleasant country living. Many of us have lived here long enough to know that there are certain realities that must be faced with such country life. One of these is that you can't have country homes, with their own sewage disposal system and wells, too close together or there will be pollution from the septic tanks and lack of water because there are too many wells. Another is that putting in water and sewage lines, with their assessments of so many dollars a front foot, can be an impossibly large expense for people who have frontages running into hundreds of feet. Because these problems are so important—and so different from what they are in towns with smaller lots—we have come to the conclusion that the proper step is to incorporate so

ek-end wrapped a nice white h bulbs that had mistaken our e're all hoping the winter will budded daffodils and hyacinths f-respecting bulbs may properly called said the crocus would

that the handling of all these problems will be in the hands of country residents who understand them and the way they affect our particular mode of living.
 Improving

February 24, 1950 "Up in Walton Hills with Country Jane" Bedford Times-Register

The families who purchased Conelly lots were unsatisfied with their own sewage disposal systems and the wells that were too close together.

"Many of us have lived here long enough to know that there are certain realities that must be faced with such country life. One of those is that you can't have country homes, with their own sewage disposal systems and wells, too close together or there will be pollution from the septic tanks and lack of water because there are too many wells."

March 1951 "Up in Walton Hills with Country Jane" The Bedford Times Register

voters living in this area voted in a special election to determine whether the area would detach from Bedford Township and become the Village of Walton Hills.

The voting took place in the Quonset hut owned by L. S. Conelly.

The voters voted yes.

March 16, 1951 Bedford Times-Register

a special election. voting was in the Conelly Realty Office and Alexander Rd./Walton Rd.

This was a month after Bedford Heights voted to separate from Bedford Township and form a village.

Also, Oakwood would soon vote to separate.

Residents in the Walton Hills section will go to the polls Tuesday in a SPECIAL election to determine whether the area will detach from Bedford Township and become Walton Hills Village.

The election will be the second held by an area of the township this year. On February 20 the area immediately east of the City of Bedford voted to detach to form Bedford Heights Village.

Boundaries of the proposed Walton Hills Village are the Bedford and Maple Heights City lines on the north, Bedford and the Pennsylvania Railroad on the east, the County line on the south and Valley View Village on the west.

George T. Graves is agent for the Walton Hills petitioners.

Voting will be in the Conelly Realty office at Walton and Alexander Roads.

If the village movement is successful, Bedford Township will lose its southwest section, leaving only the southeast portion of the original township intact. This section has on file with township trustees a petition to form Oakwood Village.

May 1951 Bedford Times-Register

voters again went to the polls and elected

Mayor: Virgil D. Allen, Jr. who ran unopposed

Clerk: Betty Walton

Treasurer: Charles Clark

Six Councilmen: Raymond Brown, Howard Carey, Otis Carmany, George Graves, Paul Pojman and Frank Wolf.

June 1951 "Up in Walton Hills"

Officers were sworn in at Black Beauty Riding Academy Hall on Dunham Road

In August 1951 General Conelly offered to give the village 2 acres at the intersection of Alexander and Walton Roads *declined, see below*

It had a barn and a 16' x 20' building that village officials thought could be used temporarily for council meetings and to hold court.

At a town meeting in May 1952 villagers voted to recommend to the planning commission, with a 2/3 majority, not to use the Conelly facilities, nor build a new town hall, but to use the partly completed store building at the NE corner of Walton and Alexander Roads.

A group of villagers pitched in, bought the property and remodeled and completed it for the Village Hall. Many man hours were donated for the project.

This Village Hall, on the same site as the present village hall had been a grocery store owned by Jim Petras. Residents of the newly-formed village bought the property and finished it for a total cost of \$17,500.

Years before there had been a general store at the northeast corner of Alexander and Northfield Roads. That store had started out as a cement block house built by James and Rose Balogh in the 1920's. The new owner converted the house into a store. A few years later another owner razed the structure and erected a brick building for a new store. His plans didn't materialize however, and the store was never completed.

Council, while accepting the use of the building, wrote a resolution "...and that continued consideration be given to constructing a building designed exclusively for a town hall."

The Village purchased the Town Hall from the citizens and had title for it by February 1953.

November 13, 1951

First Village truck and snow plow:

Men went around and got donations for a truck. Tom Young got \$500. from Bill Durback. The village bought a used truck.

Everyone on the Village staff and elected officials were willing to work as a public servant for \$1.00 a year. There was no money in the Village treasury. And they all were willing to work for "free."

Tom Young Interview:

The Village used a Horton Chevy dump truck. They bought a 1948 chevy truck chassis from Horton Chevy Co. They paid for the body separately so they could stay under state limitations. They added a snow plow to it. Then they put a new body on it.

Big donations for the dump truck came from Master Anodizers, Ferro Chemical and other industries.

Bill Durback donated \$500 for the first truck

1-1952 Council wrote a resolution of thanks to these companies: Ferro Chemical Corp. and Master Anodizers and Plates, Inc., The Jacroy Company for the joint gift of the cost of a snow plow for the village.

1-1952 "purchased from Horton Inc. DeSoto-Plymouth a dump body with a 7" hydraulic hoist to be installed upon the truck chassis"

Tom Young interview:
In May 1951

July 13, 1951 Bedford Times Register

"The 1952 Walton Hills Village Budget which is \$21,909, provides

1. full-time police protection
2. adequate road maintenance
3. fire protection
4. necessary administrative expenses
5. sum of \$2300 for Town Hall expenses (most of which would be set aside to provide funds to build a modest town hall at some future date)
6. salaries for all elected city officials, including the mayor, were set at \$1.00 per year for the next two years
7. there was no amount allocated for a city solicitor, the mayor agreeing to perform these duties
8. the total amount of the budget was \$21,909."

August 1951 "Up in Walton Hills"

An organizational meeting of the Walton Hills Women's Club was held at Lillian Kral's Golden Glens pavilion.

September 1956

The Walton Hills Men's Club was founded in September 1956 with the acceptance of the Articles of Organization.

However, these same men organized activities for the youth and adults of Conelly lot buyers: Walton Hills Lake activities starting in 1949, and continuing each year through the 1950s on.

However, these same men organized the Walton Hills Little League in 1955.

minutes of Tuesday, June 5, 1951 at 8 pm

"Minutes of the 1st meeting of the duly elected and qualified council of the Village of Walton Hills, Ohio held at 8:00 pm Tuesday, June 5, 1951 at Black Beauty Riding Academy Hall on Dunham Road in the Village.

Mayor: Virgil D. Allen, Jr.

Treasurer: Charles G. Clark

Clerk: Betty Rita Walton

Members of Council: Raymond Brown, Howard J. Carey, Otis L. Carmany, George T. Graves, Paul J. Pojman, Frank Wolf

minutes of June 12, 1951: A special meeting of council was held at Wight Oaks Farm on Egbert Road.

(Allen's property) Additional meetings at Wight Oaks: June 19, June 26, July 12, July 17

Meeting at Black Beauty Riding Academy Hall July 10, 1951

6-1951 The Council & Mayor set all officials' salaries at \$1.00 a year

minutes of July 10, 1951

Mayor Allen read a letter from Betty Walton, Clerk of the Village, requesting that she be relieved of her duties because of ill health. *(Betty worked full time, moved into her new house, too much)*
The mayor then administered the oath of office to Merlin E. Bement, Clerk of the Village

minutes of August 21, 1951

At the council meeting there was a general discussion of the necessity for a town hall. General Conelly offered the temporary use of the small building at the SE corner of Alexander and Walton Rd. until another location could be obtained.

In August, 1951 General Conelly offered to the village his 2 acres at the southeast corner of Walton/Alexander Roads, the Quonset hut and the barn to use temporarily for council meetings and to hold court. --the barn for village equipment.

Council did not take him up on their offer.

Since early June the council meetings had been held at Black Beauty Riding Academy Hall on Dunham Road and at Wight Oaks (Mayor Allen's property.)

On September 18, 1951 the Mayor and Council held their 1st council meeting in the shed/garage. They used this building for over a year. (official minutes--"Special meeting of the Council of the Village of Walton Hills held at their Walton and Alexander Road Village Hall. 9-18-1951)

9-4-1951

A special meeting of Council was held at Wight Oaks home of Mayor Virgil Allen, Jr.

"The mayor (Allen) stated that he had discussed with Mr. Vincent Shoman the possibility of rented a small building owned by Mr. Shoman at Alexander and Walton Road, for use as a temporary town hall, and that Mr. Shoman had agreed to lease the premises to the village at a rental of \$2.00 for two years."

"Upon motion of Councilman Graves, seconded by Councilman Carey, it was resolved that the kind offer of Mr. Shoman be accepted and that the Village enter into a lease of the small 14 x 20 foot building owned by Mr. Vincent Shoman at the northeast corner of Alexander and Walton Roads at a rental of two dollars for a term of two years."

"The Mayor expressed the wish that Councilman Otis Carmany undertake the task of conditioning the Vincent Shoman building for use of the council and officers and departments of the village. Councilman Carmany agreed."

minutes of September 18, 1951

The mayor and council held their 1st meeting in this building "The Town Hall" at the NE corner of Alexander and Walton Roads, calling it their Town Hall.

Tom Young interview

Mayor Virgil D. Allen, Jr. an attorney, worked for the village for \$1.00 a year as Mayor and Legal Counsel also and Village Law Director at no additional charge.

He was elected mayor in May 1951. He ran unopposed

At first, the only revenue to the village was from Virgil D. Allen, Jr.'s Mayor's Court -- fining speeders, etc.

minutes of January 2, 1952

The newly elected officers were administered their oath of office:

mayor: Virgil D. Allen, Jr.

Clerk: Merlin E. Bement, Sr.

Treasurer: Charles G. Clark

Councilmen: Otis L. Carmany, Ferd W. Fisher, George T. Graves, Henry Hadden, Clarence J. Rizer, Thomas G. Young

minutes of the February 5, 1952 council meeting

Councilman Graves introduced a resolution declaring intention to appropriate property for a public hall, offices and structures required for use of the council, officials, police, fire, street and other departments of the village.

minutes of February 19, 1952

That resolution was repealed and another was introduced, providing legal counsel to act as solicitor of the village in proceedings to appropriate certain property for a town hall.

minutes of March 18, 1952

The mayor and council read a resolution of appreciation to the Walton Hills Women's Club expressing their appreciation for the cooperation and helpful interest in the welfare of the village as evidenced by the activities of their organization.

The Women's Club had given Council the gift of a filing cabinet and the use of (card table type) chairs the Club had purchased.

The Walton Hills Estates Club gave the mayor and council the gift of a desk and 9 chairs for the town hall.

minutes of 4-1-1952

Discussion at Council meeting that the village would soon have funds to purchase a police car so First Deputy Marshall Pearce would no longer have to use his own car in police work.

minutes of 5-20-1952

Bedford Sportspark Company donated \$500. with the suggestion it be used to defray cost of the new police car.

Mayor Allen reported that he had been successful in interesting a group of villagers to purchase approximately 3 acres of land at the NE corner of Walton and Alexander Roads, 300 foot frontage on Walton Road, 453 foot frontage on Alexander Road

The property included a partially-completed smaller building suitable for a Town Hall. The villagers would purchase the property and give the Village a lease with the option to purchase at the same price.

A Town Meeting was called for Sunday May 25, 1952 for a general discussion of this project.

Attorney Ralph W. Bell acted as the Trustee for the Transaction.

On June 3, 1952 Council voted to lease the property but "great caution be exercised to purchase the property until a substantial majority of the citizens of the village are satisfied that it is desirable to acquire said property as the permanent Town Hall of the Village, and that continued study and consideration be given to designing and constructing a Town Hall Building."

Sterling Walton was appointed as the Acting Town Hall Improvement Expediter.

On October 20, 195², Sterling Walton resigned as the Town Hall Improvement Expediter because his work was completed.

On that same day, October 20, 195², a resolution was read by council expressing its appreciation to Sterling Walton for his untiring and devoted work in directing the remodeling and bringing to completion the Town Hall Building.

January 5, 1953 Elected officials:

Mayor: Virgil D. Allen, Jr.

Treasurer: Charles G. Clark

Clerk: Merlin E. Bement

Councilmen: Otis L. Carmany, Ferd W. Fisher, George T. Graves, Henry Hadden, Clarence J. Rizer, Thomas G. Young

January 5, 1954 Elected officials took their oaths:

Mayor: George T. Graves

Treasurer: Charles G. Clark

Clerk: Merlin E. Bement

Councilmen: Ferd W. Fisher, Henry Hadden, Prindle, Ralsten, Clarence J. Rizer, Thomas G. Young

Conelly built the building that is now at the SE corner of Alexander and Walton Roads.

His Realty office was where the W.H. Tavern is today.

The "tavern" wasn't there until the Mestnik's owned the building and got a beer and wine permit.
(confirmed by Lillian Kral)

Tom Young interview:

Sterling Walton was appointed Road Commissioner for a short time, he thinks.

Armin Wagner was the first Road Commissioner. He really worked hard and did a fine job.

***** *he had been a hardware store
and was the Personnel Director of St. Alexis Hospital*

There were no house numbers until 1957

Dunham Road was R. R. 1, Bedford, Ohio

March 1957: house numbers were assigned to residences.

phone numbers were BE 1671

Chvatal interview: Everyone went to the village hall to pick their house numbers - within reason, they could choose the numbers they wanted; hence: 7775, 7745, 7755

Cleveland News Wednesday July 15, 1953

The old Village Hall had been a grocery store owned by ^{NO} ~~Jim Petras~~. Residents of the village donated money to buy the property.

They bought the property and finished it for a total cost of \$17,5000.

WALTON
HILLS
OWL 7-1991

HUMBLE BEGINNINGS

In March of 1951 voters who lived in this southwest area of the township went to the polls in a special election to determine whether the area would detach from Bedford Township and become the Village of Walton Hills. Farmers from Little Egypt, Alexander Road, Egbert Road and Sagamore Road areas came to vote. Newer residents from the Walton Hills Estates Developments also went to the polls.

The voting took place in a Quonset hut that stood at the southeast corner of Alexander and Walton Roads. The vote was "Yes!"
The Village of Walton Hills became a reality.

Two months later the residents again went to the Quonset hut to elect their first village officials. The newly-formed local government conducted its business at Black Beauty Riding Academy's pavilion and in private houses. They soon recognized the urgent need for centrally located village offices.

Tom Young interview continued--

At the SE corner of Alexander and Walton Conelly put his Quonset hut.

There was a 14' x 20' building along the side the brick bldg which was used as a store

The 14 x 20 building was up against a bank

The brick building was on an angle on the NE corner of Alexander/Walton. The entrance to the brick building was on Walton Road.

The Mandatos rented the building (store) from Conelly. Conelly didn't own it, he was the agent. See Below. Sarah Mandato.

an employee of Sen. Conelly: His wife was Mrs. Conelly's practical nurse.

Jim Petras was ~~Mandato's son-in-law~~. ^{Jim} Petras lived in the back of the brick building, in the wooden building.

Frank Simone interview:

At the NE corner of Alexander/Walton Roads there was also a garage by Petro's store. In the garage the Village put an oil fired furnace to heat up the place.

Council meetings and court were held there until the Village Hall - 2 was remodeled and ready to use.

When the Village Hall-2 was ready, court was held in that building and the garage was used for equipment.

Tom Young interview:

Mayor and council held court in the wooden bldg. They put in an oil heater - flue pipe which they stuck out a window.

Tom Young interviews

Others who helped with the incorporation: Most of these men were in the Estates Club

Spokesman: Ted Graves.

Ray Brown, Frank Wolf who lived on Dunham Road (near Maple Hts.),

Paul Pojman, Armin Wagner

Merlin Bement, Howard Carey

John Rada , who is deceased (John Rada the II and III live on Alexander Rd)

Tom Young, Ferd Fisher

Wayne Wagstaff, Otis Carmany, Don Ralsten

Conelly supported incorporation but he did not want to get involved with politics: conflict with his real estate business.

Joe Burns lived in Bedford/Oakwood, but owned land here.

The Bedford Township Hall is now the Bedford Historical Society.

The Bedford City Hall was where the water fountain is, in a small park setting, on the north side of Broadway Ave.

At the end of Ted Graves term: 3rd Mayor:

The village officials asked Tom Young to run for Mayor. He said he couldn't do the job justice; His business which was the Puritan Poultry Farm (eggs business), and he was building his home on Wight Oaks. He had sold the Northfield farm.

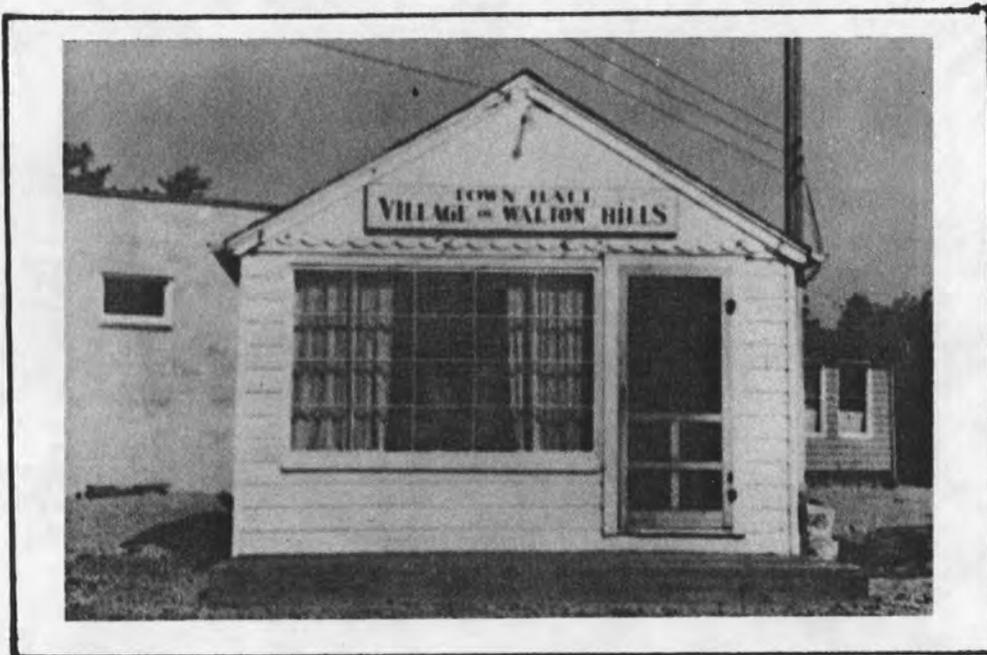
WALTON
HILLS
OWL 7-1991

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This 14' x 20' wooden shed situated on the northeast corner of Alexander and Walton Roads was pressed into service as the first Village Hall. On September 18, 1951 the Mayor and Council began to conduct council meetings there. It housed council meetings, Mayor's Court, and work space for officials and departments of the village.

Its owner leased the structure to the village at a rental of two dollars for two years. A donated oil heater provided some warmth to those working there during cold days and evenings.

by Bob Kainsinger

Cont. page 11

The Cleveland Press

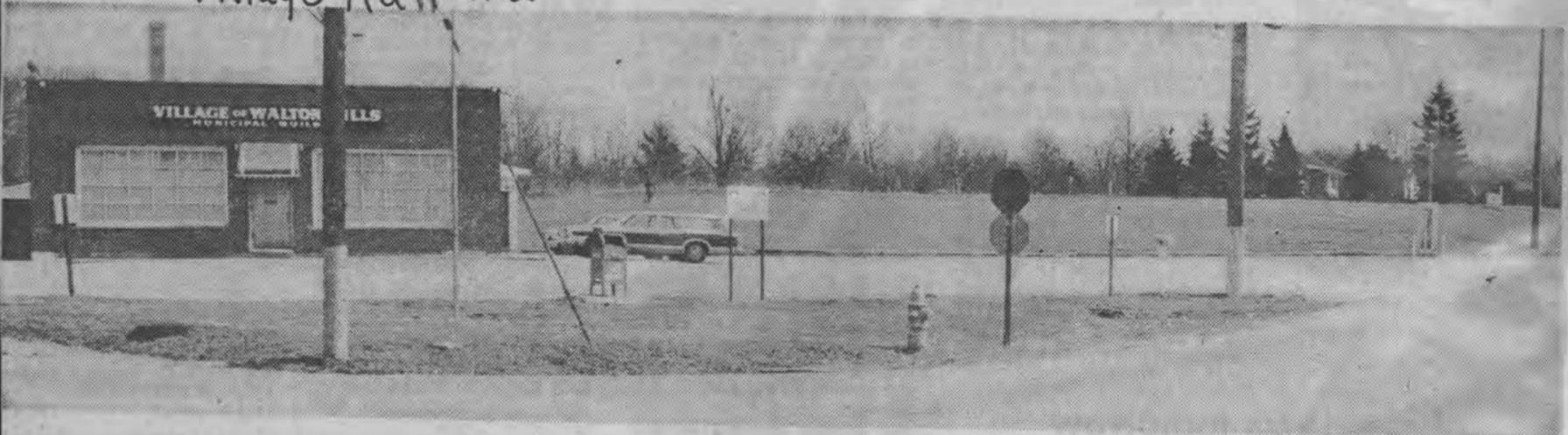
SUBURBS

Fred McGunagle, Suburbs Editor

Tuesday, Apr. 6, 1971

Page B 10

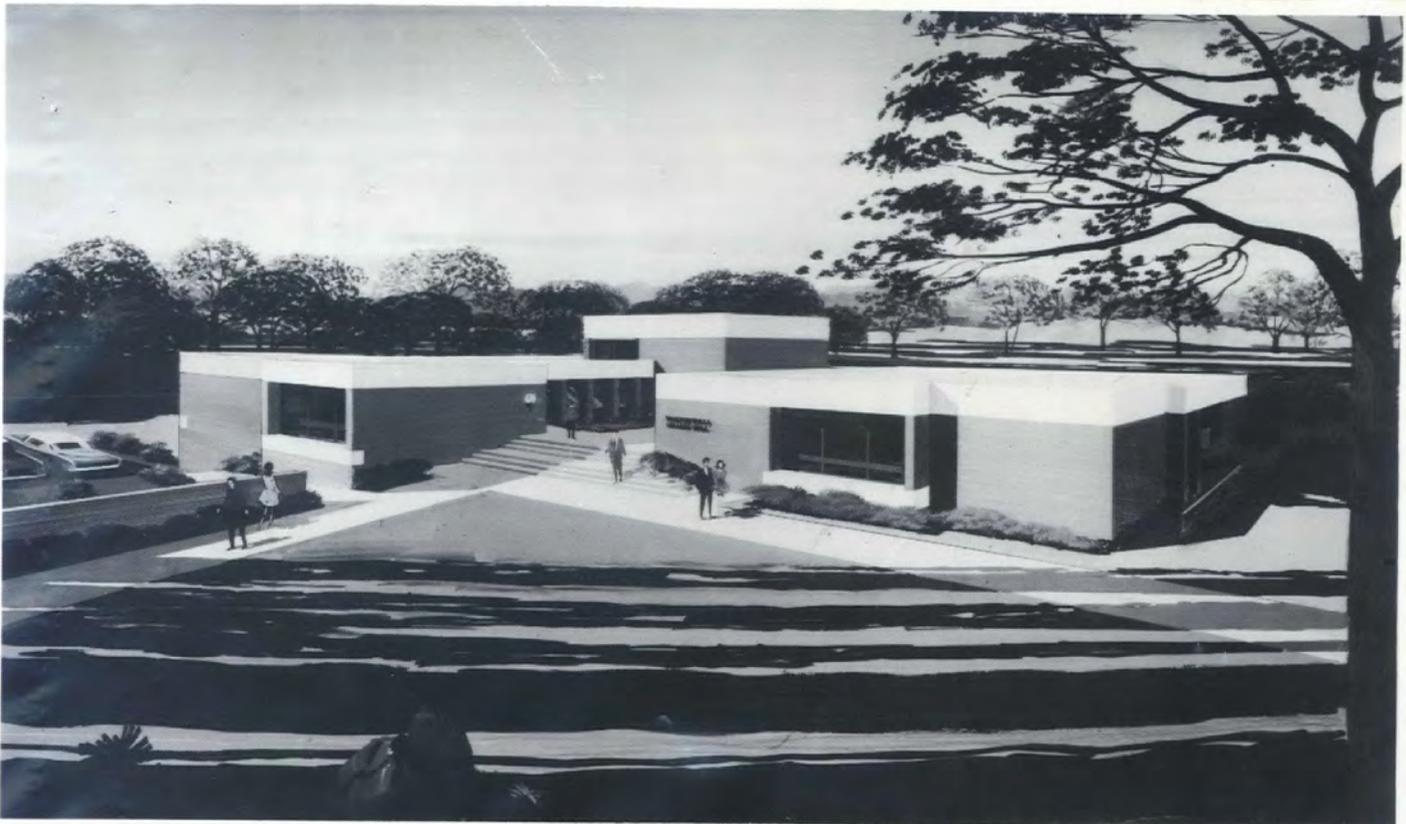
Village Hall #2



Hall coming down

Walton Hills Village Hall on Alexander Rd. is to be torn down. A new \$350,000 hall will be built on the vacant land to the right. The old building will not be razed until the new hall is completed next year.

Village Hall #3



1971

WALTON HILLS VILLAGE HALL AND COMMUNITY ROOM



1971

Village Hall #3

25
8/20/71





Village Hall #3

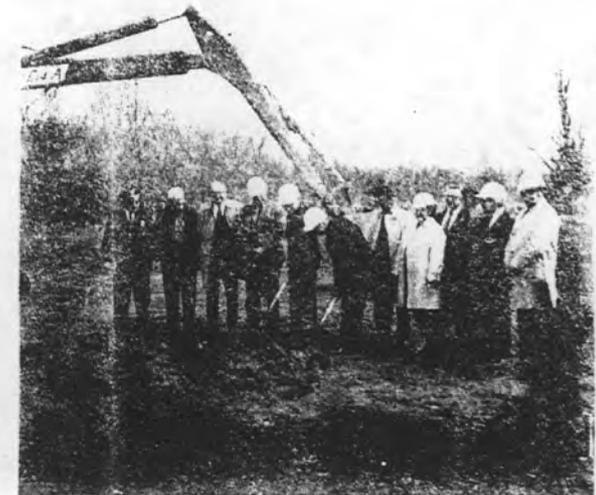
Village Hall #3







VILLAGE HALL GROUND BREAKING CEREMONY 1971



-7-

Mayor Young & Clerk Lois Lambert Take The 1st Shovel Fulls With Help Of Council Pres. Phil Johnson Architect R. Dresser & Bldr. Rep. B. Rogoff Look On.



Even The Nursery School Says We'll Help

Present...



PROGRESS REPORT April 23 rd.

1971



The Hole Is Dug



And The Footings Are In...

Break ground for Village Hall

Ground breaking ceremonies for Walton Hills' new Village Hall took place last Thursday. This edifice is to be completed by Sept. 30 by general contractor A. Siegler & Sons and will replace the former grocery store at Alexander and Walton Roads which is serving as municipal headquarters and the community center. Pictured above turning the first shovelful are, from left, Council President Phillip Johnson, Mayor Thomas Young, Clerk Lois Lambert, Architect Robert Dresser and Bernard Rogoff, representing A. Siegler & Sons. Perhaps looking toward the future -- and possibly in an effort to cut costs -- village officials turned the shovels over to Gerry Law, Joe Klukan and Mark Palik of the Walton Hills Cooperative Nursery School.

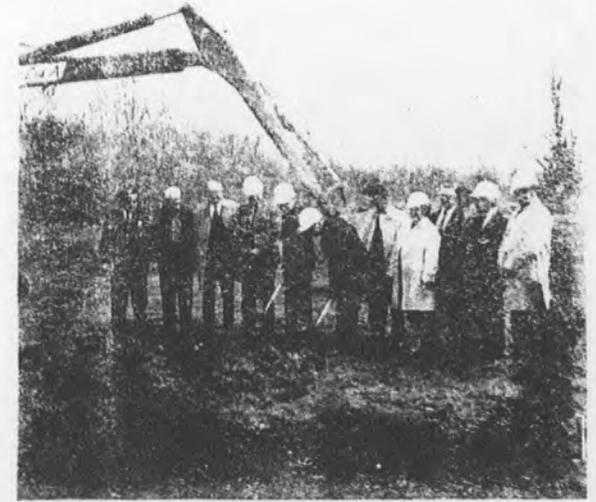
...past...



!...future



VILLAGE HALL GROUND BREAKING CEREMONY 1971



Mayor Young & Clerk Lois Lambert Take The 1st Shovel Fulls With Help Of Council Pres. Phil Johnson Architect R. Dresser & Bldr. Rep. B. Rogoff Look On.

-7-

1971



Even The Nursery School Says We'll Help

Invitation
(see back)



INVITATION:

1972

*The Official Family of Walton Hills
request the honor of your presence
at the Formal Dedication of our
new Administration Building
and Community Hall,
Walton and Alexander Roads,
on Sunday the
Twenty-fourth day of September
Nineteen hundred and seventy two
at Three O'clock in the afternoon.*

PLACE
STAMP
HERE

POST CARD

Want to buy a village hall?

By FRED BUCHSTEIN

Walton Hills Council hopes the old Village Hall will move with the auctioneers gavel and not fall under the wreckers demolition ball.

An acution will be held next month to

3-23-1972

determine which. No date for the auction has been set, Mayor Thomas Young said.

The old hall is being replaced by an almost completed \$386,000 new one next door at Walton and Alexander Rds. It was built as a grocery store and acquired by the village in 1951.

Young estimated it would cost \$1500 to tear down the old hall.

"We would naturally prefer to sell it, however," he said.

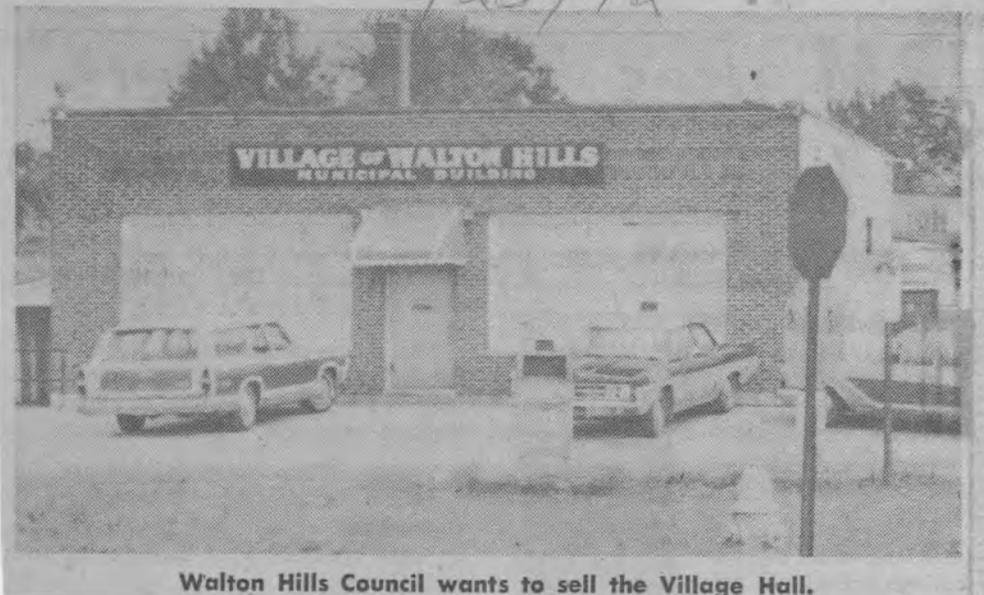
There have been three inquiries to buy the hall, but the deals fell through because of cost.

Bentleyville has not made any offers, Young said. Bentleyville Village Hall burned down last month.

In addition to trying to sell the hall, Council will auction air conditioners and furniture.

However, the village will be unable to use the new hall until drainage problems are solved.

3/23/72



Walton Hills Council wants to sell the Village Hall.



Out with the old

The old (above) and the new (below) in Walton Hills VillageHalls are pictured. An auction was held at the old hall, which had formerly been a grocery store, last Saturday at which Police Chief Frank Simoni sold everything salvageable in the old building.

Because there were no offers on the building itself the William Stanton Excavating Co. was to demolish the old Village Hall yesterday at a cost of \$1,300.

The new \$386,000 Village Hall was originally to be occupied last September but was subject to numerous delays for a variety of reasons.

