Form No. 10-300 REV. (9/77)

CITY, TOWN

Columbus

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL REGISTER OF HISTORIC PLACES

## NATIONAL PARK SERVICE

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STREET & NUMBER	<u> </u>		NOT FOR BURLION TION		
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STATE	Ohio	CODE	thoga - Summit	035 - 153	
CLASSIFIC	ATION				
CATEGORY	OWNERSHIP	STATUS	PRES	ENT USE	
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	BEING CONSIDERED	YES: UNRESTRICTED	XINDUSTRIAL	X-TRANSPORTATION	
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OWNER OF	FPROPERTY				
NAME	Multiple ownership	o - See continu	ation sheet		
STREET & NUMBER					
CITY, TOWN		VICINITY OF	STATE		
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COURTHOUSE, REGISTRY OF DEEDS,	Cuyahoga County A	Administration	/ Summit County Annex	Building	
STREET & NUMBER	1219 Ontario		72 S. High St	reet	
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DEPOSITORY FOR SURVEY RECORDS ()	hio Historic Prese	rvation Office,	Ohio Historica	l Center	



#### CONDITION

#### CHECK ONE

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M

#### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

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

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

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

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

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

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

PERIOD	AREAS OF SIGNIFICANCE CHECK AND JUSTIFY BELOW					
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION		
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE		
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE		
1600-1699	ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN		
1700-1799	ART	ENGINEERING	MUSIC	THEATER		
1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION		
<u>X</u> 1900-	COMMUNICATIONS	X INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIFY)		
		INVENTION				

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

#### STATEMENT OF SIGNIFICANCE

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

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

#### <u>History</u>

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

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

<sup>&</sup>lt;sup>1</sup>William B. Doyle, ed. and comp., <u>Centennial History of Summit County</u>, <u>Ohio and Representative Citizens</u> (Chicago: Biographical Publishing Company, 1908), p. 463.

<sup>&</sup>lt;sup>2</sup>Atlas and Industrial Geography of Summit County, Ohio (Akron, O.: The Rectigraph Abstract & Title Company, 1910), p. 12.

Cleveland Plain Dealer,	6 October 19	44, 1 Ma	rch 1967, 20 A	ugust 1972.
Cleveland Press, 8 Febru	ary 1962.			
Doyle, William B., ed. a Ohio and Represent Company, 1908.	nd comp. <u>Ce</u> ative Citize	ntennial ns. Chi	History of Sucago: Biograph	ummit County, nical Publishing
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STATE Ohio	CODE 039	COUNTY	Cuyahoga	CODE 035
STATE	CODE 039	COUNTY	Summit	153
11 FORM PREPARED BY NAME/TITLE Carol Poh Mill	·			ınt
organizationunder contract Preservation 0				28 August 1978
STREET & NUMBER			TELEPHON	E 226-8236
1260 Granger A	venue		STATE	20-0230
Cleveland			Ohio	
12 STATE HISTORIC PRE	SERVATION	OFFICE	R CERTIFICA	ΓΙΟΝ
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TITLE Director, Chio Histor FOR NPS USE ONLY	real Dociety		DATE	3/8/79
I HEREBY CERTIFY THAT THIS PROP	ERTY IS INCLUDED II	N THE NATION	IAL REGISTER DATE	5.27.70
KEEPER OF THE NATIONAL REGI	STER	<u></u>	DATE	5.17.79
CHIEF OF REGISTRATION	an anno			

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Form No. 10-300a (Rev. 10-74)

### UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

# RECEIVED MAR 1 9 1979 MAY 2 1 1979

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Jaite Mill Historic District, Brecksville Vicinity, Ohio

**CONTINUATION SHEET** 

ITEM NUMBER 4

PAGE 1

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#### Property Owners, Jaite Mill Historic District:

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

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

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

Form No. 10-300a (Rev. 10-74)

### UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTE		MAY 2	1 1979	

Jaite Mill Historic District, Brecksville Vicinity, Ohio

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

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

- 2. <u>Managers' House</u>, 10168 Riverview Road. Built in 1906 to accommodate mill managers and their families, this two-story, two-family house features clapboard siding and Bungalow-style flared bargeboard at the eaves. There is a two-story bay window on the left (south) side. The house is painted a mustard yellow with grey trim. 1
- 3. Managers' House, 10112 Riverview Road. This house is identical to #2, except that it features gable returns. Both houses are part of an original row of five double ("two-flat") houses built by Charles Jaite to house managers employed at the nearby Jaite Paper Mill. This house is painted light green.
- 4. <u>Company Store/Post Office</u>, 15610 Vaughn Road. This Classic Revival-style building once served as the Jaite Mill company store and post office. The second floor housed the store manager and his family. The building is painted gold with red trim. The brick balustrade was added later.
- 5. Worker's House, 15616 Vaughn Road. Built in 1917, this is a small house in the Queen Anne Eclectic idiom. The one-and-one-half-story house features a gambrel roof and clapboard and shingle siding. There is a hipped-roof porch and a Palladian-motif window in the half-story crowned by a sunburst fan. The raking cornice is made of shingle. There are shed-roofed dormers on both sides of the house, which is painted green.
- 6. Worker's House, 15620 Vaughn Road. This worker's house in the Classic Eclectic idiom was built in 1917. The house features a gambrel roof, clapboard siding, and a pedimented porch with classical columns. There are shed-roofed dormers on both sides. The house is painted gold.
- 7. Worker's House, 15626 Vaughn Road. This house is identical in style to #5, except that the Palladian-motif window has a rectangular

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

Form No. 10-300a (Hev. 10-74)

### UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Jaite Mill Historic District, Brecksville Vicinity, Ohio

**CONTINUATION SHEET** 

ITEM NUMBER 7 PAGE

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

- 8. Worker's House, 15630 Vaughn Road. This house is identical in style to #6. It is painted gold.
- 9. Jaite Depot, Passenger Station, north side of Vaughn Road west side of railroad tracks. This passenger station was built in 1903, probably by the B & O Railroad Company. The station measures 16.5 by 20.5 feet. It features a gable roof, tongue-in-groove siding, and a central metal pipe chimney.
- 10. <u>Jaite Depot, Freight Station</u>. B & 0 Company records indicate that the freight station originally was a box car. The railroads often recycled damaged or otherwise unusable rolling stock by adapting them for such uses.<sup>3</sup> If this is the case here, the box car was considerably shortened. The building has a hipped roof and tongue-in-groove siding.
- 11. Jaite Depot, Privy. The date of construction is unknown, but this structure probably is contemporary with the others. The privy has a pyramidal roof and tongue-in-groove siding. The door is on the west side, facing away from the tracks. All three railroad buildings are painted cream with brown trim. A comparison of the Jaite Depot buildings with a photograph taken twenty years ago (photo submitted with this nomination) shows that they are in a good state of preservation, with no apparent alterations. The train signal has been removed, as has the "Jaite" station sign.

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

<sup>&</sup>lt;sup>2</sup>Herbert H. Harwood, Jr., Assistant to Senior Vice President, Chessie System, to Carol Poh Miller, 8 March 1978.

<sup>3&</sup>lt;sub>Ibid</sub>.

#### UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVEDMAR 1 9 1979

MAY 2 | 1979

DATE ENTERED

Jaite Mill Historic District, Brecksville Vicinity, Ohio

**CONTINUATION SHEET** 

ITEM NUMBER 8

PAGE

4

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

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

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

 $<sup>^3</sup>$ Interview with Robert Jaite, Elyria, Ohio, 10 May 1978.

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

<sup>&</sup>lt;sup>5</sup>Brecksville Township tax maps, located in the Cuyahoga County Administration Building, 1219 Ontario, Cleveland, Ohio.

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

<sup>&</sup>lt;sup>7</sup>The Brecksville Historical Association, comp., <u>A Reminiscent</u> <u>History of Brecksville</u> (/Berea, O./: Berea Publishing Company, 1961), p. 23.

## UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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RECEIVED MAR 1 9 1979

DATE ENTERED MAY 2 1 1979

Jaite Mill Historic District, Brecksville Vicinity, Ohio

**CONTINUATION SHEET** 

ITEM NUMBER 8 PAGE 5

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

The Jaite Paper Mill had a daily capacity of eight tons of manufactured paper, which was made into flour and cement bags and sold directly to the manufacturers of these products. The company later made fertilizer bags and bread sacks. "These are the products it is still shipping overseas and to all parts of the United States," the Cleveland Plain Dealer reported in 1944.9 Initially, the company made its own pulp from rags and wood. About 1926, the wet end of the mill was converted from the cylinder to the Fourdrinier process. Virgin pulp was imported from Scandinavia until World War II, when price increases necessitated the purchase of domestic pulp. In 1928, the Jaite Mill successfully manufactured the first multi-wall cement bag, which later came into general use. 10

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

<sup>&</sup>lt;sup>8</sup>Doyle, <u>Centennial History of Summit County</u>, p. 463.

<sup>96</sup> October 1944.

<sup>&</sup>lt;sup>10</sup>Interview with Robert Jaite.

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

## UNITED STATES DEPARTMENT OF THE INTERIOR . NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED MAR 1 9 1979

DATE ENTERED MAY 2 1 1979

Jaite Mill Historic District, Brecksville Vicinity, Ohio

**CONTINUATION SHEET** 

ITEM NUMBER 8 PAGE 6

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

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

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

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

<sup>12</sup> Interview with Robert Jaite.

<sup>&</sup>lt;sup>13</sup>New York: L. D. Post, Inc., Pub., 1933, p. 189.

<sup>14</sup> Interview with Ben Lahoski, Manager, Jaite Mill Division, Tecumseh Corrugated Box Company, Northfield Township, Ohio, 27 April 1978.

<sup>15</sup> Herbert H. Harwood to Carol Poh Miller, 8 March 1978.

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# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

RECEIVED MAR 1 9 1979

DATE ENTERED MAY 2 1 1979

Jaite Mill Historic District, Brecksville Vicinity, Ohio

**CONTINUATION SHEET** 

ITEM NUMBER

9 PAGE 7

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

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

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

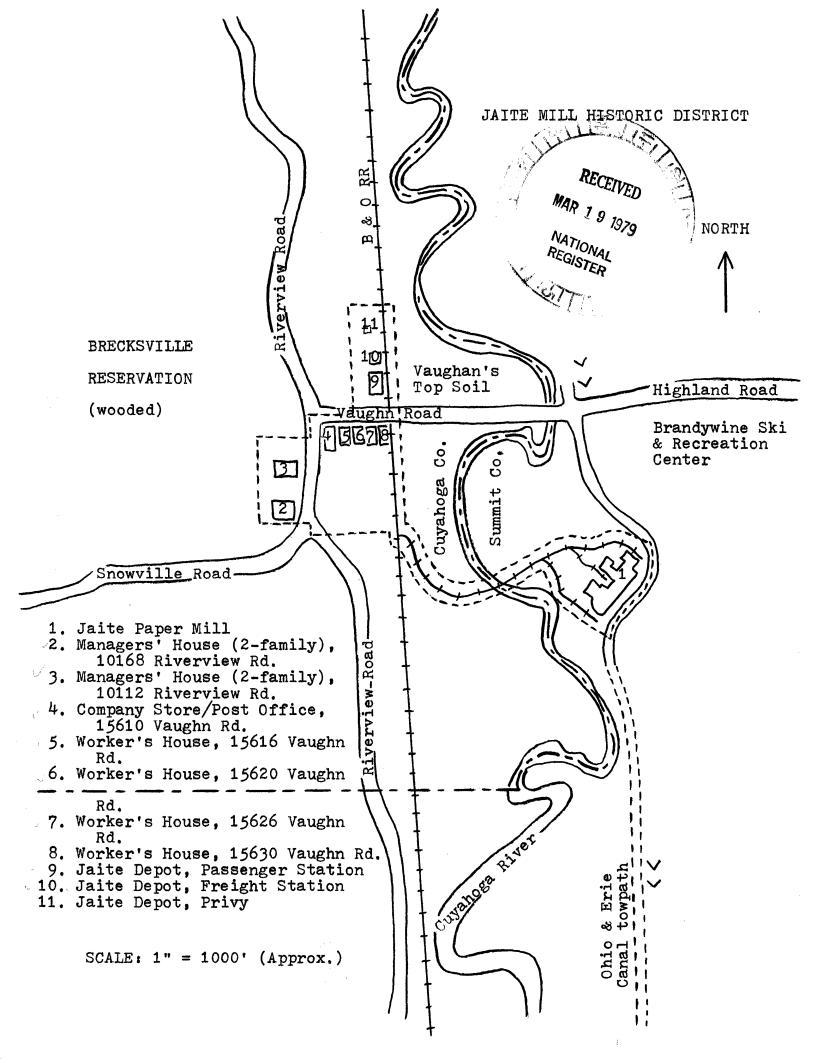
Post's Paper Mill Directory for 1933. New York: L. D. Post, Inc., Pub., 1933.

Item Number 9 -- continued

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

Item Number 7 -- continued

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





Jaite Paper Mill, Jaite Mill Historic District
Northfield Township, Ohio MAY 2 | 1979

Photo by Carol Poh Miller, March 1 Negative property of Ohio Historic Preservation Office. Ohio Historical Society Facade and south elevation looking northwest Photo #1 of 9 MAR 1 9 1979



Managers' House, Riverview Road, Jaite Mill Historic District Brecksville, Ohio
CuyAh09A + Summet MAY 2 1 1979 Photo by Carol Poh Miller, March 1978 Negative property of Ohio Historic Preservation Office. Ohio Historical Society Facade looking west

Photo #2 of 9 MAR 1 9 1979



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Managers' House, Riverview Road, Jaite
      Mill Historic District
Brecksville, Ohio
Cuyahogas Summi Cousto S
Photo by Carol Poh Miller, March 1978
Negative property of Ohio Historic
      Preservation Office. Ohio
      Historical Society
Facade and south elevation looking
      northwest
Photo #3 of 9
                        MAR 1 9 1979
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Company Store/Post Office, Jaite Mill Historic District Brecksville, Ohio
Cuyaho At Summer Commay 2 1 1979
Photo by Carol Poh Miller, March 1978 Negative property of Ohio Historic Preservation Office. Ohio Historical Society Facade and east elevation looking southwest

Photo #4 of 9

MAR 1 9 1979



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Company Store/Post Office and Worker's
      House, Vaughn Road, Jaite Mill
      Historic District
Brecksville, Ohio
Cultation of the Confidence of the Photo by Carol Poh Miller, March 1979
Negative property of Ohio Historic
     Preservation Office, Ohio
     Historical Society
Looking southeast
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Photo #5 of 9



Worker's House, Vaughn Road, Jaite Mill Historic District Brecksville, Ohio Cy YAhogA + Symmet County ES Photo by Carol Poh Miller, March 1978 Negative property of Ohio Historic Preservation Office, Ohio Historical Society

Facade and east elevation looking southwest
Photo #6 of 9 MAR 1 9 1979



Worker's Houses, Vaughn Road, Jaite Mill Historic District Brecksville, Ohio MAY 2 | 1979 Cuyano At Summer Countries Photo by Carol Poh Miller, March 1978 Negative property of Ohio Historic Preservation Office, Ohio Historical Society View looking southwest Photo #7 of 9 MAR 1 9 1979



Jaite Depot (Passenger Station, Freight Station, Privy), Jaite Mill Historic District Brecksville, Ohio MAY 2 | 1979 Cand hold of Sympholic March 1978

Photo by Carol Poh Miller, March 1978 Negative property of Ohio Historic Preservation Office. Ohio Historical Society View looking northwest MAR 1 9 1979 Photo #8 of 9



Jaite Depot, Jaite Mill Historic District Brecksville, Ohio
Cythogat Sugment Countries
Photo by Herbert H. Harwood, Jr., February 1957 Negative property of Herbert H. Harwood Chessie System, Baltimore, Md. View looking northwest Photo #9 of 9 MAR 1 9 1979

BEORR - Jaite, Chio - Feb. 1957 Photo by H.H. Harwood, In.