

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES**

April 16, 2013

Members present: Koepf, Fredrickson, Barclay, King, Clemens absent.  
Also present: Edwards

Meeting called to order at: 8:38 AM

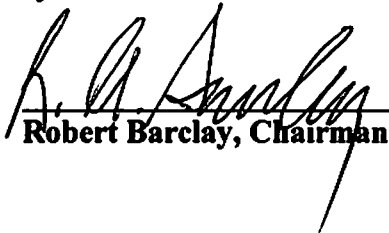
**APPROVAL OF MINUTES**

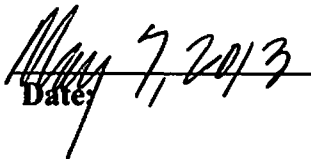
Motioned by Mr. King, seconded by Mrs. Fredrickson to approve minutes from April 2, 2013. Motion passed.

<b>Haven Style House</b>	<b>13 W. Orange St</b>	<b>Projecting sign</b>
Projecting sign to be located on south side of building behind John Roberts. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as submitted. Motion passed.		

Rick Siegfried from RSA Architects presented for informational purposes only a proposed addition to the rear of the house at 47 East Orange St. where they will be removing screened in porch which appears to have been built sometime after the house was built and replacing with a two story addition. Mr. Siegfried mentioned that they will make a formal submission for final review for the May 7, meeting.

Meeting adjourned at 8:46AM

  
Robert Barclay, Chairman

  
Date:

**Ted Sande, AIA Emeritus**  
**Historic Preservation Consultant**  
13415 Shaker Boulevard, Suite 11-H-4, Cleveland, OH 44120  
tedsande@ameritech.net

**MEMORANDUM**

**Date:** 22 April 2013

**To:** Benjamin Himes, Chief Administrative Officer, Village of Chagrin Falls, Ohio

**Subject:** 47 East Orange Street, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (a) (2) paragraphs A and C of Ordinance 2007-19 (as amended), I have conducted research on the property at 47 East Orange Street to determine its historical significance and reviewed the proposed plans for changes to it with respect to the potential impact that these changes would have upon the historical significance of this property and the immediate neighborhood in which it stands.

Sources Consulted: a) Cuyahoga County Auditor Property Information, online; b) Ohio Historic Inventory (OHI) listings; c) Gray & Pape Photographic Survey; d) Chagrin Falls Village maps; and e) architectural drawings A-4 and A-5 prepared by RSA Architects together with a copy of the ARB Application for this project provided by the Village Building and Zoning Department. A site visit was made on Saturday, 20 April 2013.

The Issue: The owner desires to remove a one-story screen porch on the north side of the house and replace it with a two-story addition. Interior renovations are also planned.

Findings:

- 47 East Orange Street is located on the north side of the street, six lots east of North Main Street in an R2F Residential District.
- The lot slopes steeply up to the north with the house set on a knoll about eight feet above street level.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1854 and the garage dates to 1977. There are three OHI forms for this property (CUY- 207326). The first was prepared by Fisher in June 1978. He identifies the Italianate style house as the Charles Force House, dates it to 1876 and supports this by a local newspaper report that year. He notes that a smaller house (1854?) that he had been living in was moved to the north end of the property to make way for the present house. The second was prepared by Gray

47 East Orange Street, Chagrin Falls, Ohio

& Pape in 2005. It is only partially complete but adds the following: a) the house was owned by the Knickerbocker Land Co. and rented out in the 1920s. b) The garage (which apparently replaced the earlier relocated house) was replaced in the 1920s and the rear portion of the second floor was added to the house to convert it to a two-family residence. c) The front porch was replaced in the 1960s. d) The house was converted back to a one-family residence between 1976 and 1980 when a [back] porch, roof cupola, front steps and sidewalk were added. The basement was deepened by two feet and a concrete floor was poured during the same period. The third was prepared by Emily Smith, a student in the Ursuline College historic preservation program as a class project in 2010. It consolidates much of the Gray & Pape and Fisher OHI forms data and adds that the current landscaping was redone in 2003.

- The house appears to be in good to fair condition.
- The proposed addition would be barely visible from the east or west along Orange Street.
- Charles Force was co-owner, with Peter Ozanne, of the Chagrin Falls Woolen Mill in the mid-19<sup>th</sup> century and was active in a number of civic roles during the early years of the Village's growth.

**Conclusions and Recommendations:** The house at 47 East Orange Street meets the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05, because: a) it is more than 50 years old; b) although it has been altered with the addition of a rear porch and cupola, it retains its fundamental Italianate features; and c) it is associated with a person important in early Village social, political and industrial history.

- The proposed removal of the existing north (rear) porch and its replacement with a new two-story addition in the house's Italianate style would not cause an adverse effect to the historical significance of this property; nor would it cause an adverse effect to proximate historically-significant properties.

**End of Report**

47 East Orange Street, Chagrin Falls, Ohio