

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
May 21, 2013**

Members present: Koepf, Fredrickson, King, and Clemens
Barclay absent

Also present: Edwards

Meeting called to order at: 8:32 AM

APPROVAL OF MINUTES

Motioned by Mr. King, seconded by Mrs. Fredrickson to approve minutes held May 7, 2013, with corrections. Motion passed.

Falls Dentistry 26 South Franklin St Alterations
Motioned by Mrs. Fredrickson, seconded by Mr. King to accept Mr. Sande historical significance report Motion passed.
Phil Koepf, AIA presented plans for exterior window and door alterations. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve with the following recommendations:
1) Parge cement block, instead of split face block below the porch.
2) Install horizontal flush lap siding on the porch.
Motion by Mr. King, seconded by Mrs. Fredrickson Motion passed.
ARB & HSR. 2013-0175&0176

Gaizutis 118 Kenton Addition
Motioned by Mrs. Fredrickson, seconded by Mr. King, to accept Mr. Sande historical significance report. Motion passed.
Lee Pozek AIA presented plans for a kitchen addition on the rear of the house. No vote taken it was agreed to have the applicant revise and resubmit with the following recommendations
1) Adding a horizontal beam along the rear & eliminating the center post under the addition.
2) Rear roof line needs to meet with better detail. 2013-0160 &0161

Hal Pray 111 E. Cottage St. Garage alteration
Phil Koepf, AIA presented plans for garage extension to the existing garage. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve with the following recommendations.
1) Recommend widening garage and moving garage man door from front elevation to the side on the west elevation. Motion passed. 2013-0177

Click-It 16 S. Main St Signage
Rob Harlow presented plans for a hanging sign and new awning. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve sign and awning with the recommendation that the awning be solid blue with white lettering on the valance. Motion passed. 2013-0178

ISO Fit

92 N. Main St.

Signage

No one present from ISO-Fit Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as submitted. Motion passed. No change to size sign, sign in same location. 2013-0180

Sandra Fredrickson 6/7/13
Robert Barclay, Chairman Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
13415 Shaker Boulevard, Suite 11-H-4, Cleveland, OH 44120
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MEMORANDUM

Date: 15 May 2013

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

Subject: 26 South Franklin 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 26 South Franklin 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; and d) architectural drawings A-1 through A-5 prepared by Philip M. Koepf, Architect, provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 14 May 2013.

The Issue: The owner desires to modify this 2 and 1/2 story, wood-frame office building, which was originally a private residence, to provide a dental office on the first floor. Proposed changes include interior space modifications on the east half of the first floor, and east porch entrance, removal of the east (main) wall exterior directory sign and inserting a new window at the first floor level to match the second floor window above, and installing a new entrance porch on the west which provides access from a parking lot off the west alley between Center and West Washington Streets.

Findings:

- 26 South Franklin Street is located on the west side of the street, 3 lots north of Center Street, in an "O" (Office Building) Business District. The property is in fair to poor condition.
- The Cuyahoga County Auditor Property Information, online, does not contain any information on this site, presumably because it is no longer a residence.

26 South Franklin Street, Chagrin Falls, Ohio

- An OHI form (CUY 701626) prepared by Gray & Pape in 2005 dates the structure to ca. 1880 and classifies it as vernacular in style. There is a cluster of additions on the west side of the building.
- With the exception of the sign removal and new window on the east wall, the proposed changes are not visually significant from South Franklin Street.

Conclusions and Recommendations:

- The house at 26 South Franklin 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; and b) although the building has had a number of additions and modifications and has been converted from a private residence to an office building, it retains its original 19th-century residential vernacular, late Classical Revival, appearance and would qualify as a contributing structure in a potential future National Register historic district.
- The proposed changes to the building at 26 South Franklin Street would not cause an adverse effect to its historical significance.
- The proposed changes to the building at 26 South Franklin Street would not cause an adverse effect to proximate historically-significant structures.

End of Report

Ted Sande, AIA Emeritus
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tedsande@ameritech.net

MEMORANDUM

Date: 15 May 2013

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

Subject: 118 Kenton Road, 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 118 Kenton Road 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; and c) Gray & Pape Photographic Survey. Drawings 1 through 4 showing the proposed changes prepared by Lee J. Pozek, Architect, were reviewed at the Village Building and Zoning Department office. A site visit was made on Tuesday, 14 May 2013.

The Issue: The owner proposes to add a kitchen addition to the rear (south) wall of the house.

Findings:

- 118 Kenton Road is located on the south side of the street, five lots east of North Main Street in an R1-100 Residential District. The houses in this neighborhood are similar in size with various traditional and contemporary stylistic treatments, typical of immediate post-WWII residential developments throughout the country.
- According to the Cuyahoga County Auditor Property Information online, the existing house with its basement two-car garage was built in 1949. An OHI form (CUY705426) prepared by Gray & Pape in 2005 classifies its style as Colonial Revival.
- The proposed kitchen addition would not be visible from Kenton Road nor from any other public right-of-way in the vicinity of this house.

118 Kenton Road, Chagrin Falls, Ohio

Conclusions and Recommendations:

- The house at 118 Kenton Road does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) even though it is more than 50 years old, it is not listed in the National Register of Historic Places, nor does it appear at the present time to meet the criteria for listing in the National Register, either individually or as a contributing structure within a National Register historic district.
- The proposed kitchen addition to the rear (south) wall of the house would not cause an adverse effect to its historical significance nor would it cause an adverse effect to proximate historically-significant structures.

End of Report