

Holdren


209 Senlac Hills

Outdoor fireplace

Jim Holdren property owner, presented plans for an outdoor fireplace, which will be wood burning and is to be located in the rear of the dwelling off the deck. Motion by Mrs. Fredrickson, seconded by Mr. King to approve. Motion passed.

Phil Koepf presented a field change regarding the man door for 111 E. Cottage Street . which was approved last month. The plan is to relocate the man door from the west elevation back to the front and eliminate and interior wall. Motion by Mr. King, seconded by Mrs. Fredrickson. Motion passed.

Meeting adjourned at :AM


Robert Barclay, Chairman

6/18/13
Date:

Ted Sande, AIA Emeritus

Historic Preservation Consultant
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MEMORANDUM

Date: 30 May 2013

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

Subject: 438 East Washington 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 438 East Washington 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-0), C-1, P-1, A-1 through A-9 prepared by Ann M. Dunning, AIA, Inc. together with historical information on the house prepared by the W. H. Naylor Company, historic preservation consultant, and provided by the Village Building and Zoning Department. A site visit was made on Wednesday, 29 May 2013.

The Issue: The owner desires to add a shade arbor over an existing terrace on the south (rear) side of the existing house.

Findings:

The house at 438 East Washington Street, known as the Hiram F. Bennett House, stands on the south side of the street in an R1-100 Residential District. It abuts a P1 Park and Institutional District on the west; and residential lots 456 on the south and 446 on the east.

According OHI Inventory Form CUY-3968-26, prepared by Yolita E. Rausche in June, 1990, it is known as the Hiram F. Bennett House and dates to 1893. She identifies the style as Queen Anne, popular in this country during the period from 1880 to 1910, according to *A Field Guide to American Houses* by Virginia and Lee McAlester, New York: Alfred A. Knopf, 1984. (See pages 262-287.)

Rausche states that the house was extensively renovated in the 1920s. Naylor provides information on the 2003 restoration and rehabilitation of the house by

the present owners. She identifies the house as the Hiram F. & Emme Bennett House, 1893, and notes that Mr. Bennett is listed as a wholesale butcher in the 1910 U. S. Census.

The proposed arbor would not be visible from East Washington Street due to the house to the north, a barn to the west and screen planting and the adjacent house to the east.

Conclusions and Recommendations: The house at 438 East Washington 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) it retains much of its original configuration and would qualify as a contributing structure within a future proposed National Register of Historic Places historic district; and c) it is associated with persons active in Village commercial and social history during the late 19th century and the early 20th century.

The proposed arbor would not have an adverse effect on the historical significance of this house.

The proposed arbor would not have an adverse effect on proximate historically-significant property.

End of Report

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MEMORANDUM

Date: 30 May 2013

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

Subject: 69 North Main 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 69 North Main 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) architectural drawings P1 and P2 prepared by SMITH Architects and provided by the Village Building and Zoning Department; and b) *Chagrin Falls: An Ohio Village History*, The Chagrin Falls Historical Society, 2004. A site visit was made on Wednesday, 29 May 2013.

The Issue: The owner desires to renovate the building for Little Residence Exterior Renovations, including exterior changes to the east and west walls and interior modifications. For the east (North Main Street) wall, it is proposed to remove the existing windows at the second floor level and to replace them with new windows to match the appearance of adjacent historic windows; and to remove the first floor north aluminum storefront door and replace it with a new wood door, with a glass panel, of more traditional appearance. For the west wall, it is proposed to modify the existing windows and doors, relocate the existing fire stairs, add decks at the first and second floor levels and rebuild the basement stair access, enclosing it in a wood frame shed roof addition.

Findings:

- 69 North Main Street is located on the west side of the street, the second store south of River Street, within the historic Phoenix block, identified in the National Register of Historic Places Chagrin Falls Triangle Park Commercial District as the Exponent Press Building, which dates to 1868-1869. It is in the CS Business District.
 - An undated photograph (*Chagrin Falls*, p. 109, bottom) shows a wood-frame shed-roof canopy covering the sidewalk. The shops in this building have changed numerous times over the past 144 years, including their various storefronts.

- The present storefront at 69 North Main Street appears to be a late 20th century modification of the east wall at the first floor level.

Conclusions and Recommendations: The store at 69 North Main 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) it is an integral part of a contributing structure within the National Register of Historic Places Chagrin Falls Triangle Park Commercial District.

- The proposed changes to the existing store at 69 North Main Street would not cause an adverse effect to its historical significance.
- The proposed changes to the existing store at 69 North Main Street would not cause an adverse effect to proximate historically-significant buildings.

End of Report

272 Bell Street, Chagrin Falls, Ohio