

VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES

October 15, 2013

Members present: King, Fredrickson, Clemens
Also present: Himes

Meeting called to order at 8:30 a.m. by Mrs. Fredrickson.

APPROVAL OF MINUTES

The minutes of the October 1, 2013 were approved.


1. Kete 379 Bell Addition – Final
Chris and Tiffany Kete presented final plans for their mud room addition
Comments: Everything to match. Approved as presented. Historical Significant Review was accepted.
Approved 2-0

2. Miller Self Storage 196 Bell Street Storage Warehouse
Comments: Preliminary approval with recommendation that Architect return with developed plans with detailed elevation, fence matching height to ridge of storage units (aluminum spindle) gate detail and extensive planting.

Meeting adjourned at 9:00 a.m.



Lisa Fredrickson



Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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MEMORANDUM

Date: 7 October 2013

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

Subject: 379 Bell 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 379 Bell 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 A4-1 and A4-2 prepared by Harmoni Designs, Martin Johannessen, Architect, provided by the Village Building and Zoning Department. A site visit was made on Friday, 4 October 2013.

The Issue: The owner desires to add a small, one-story, mud room on the west side of the house, possibly tying it into the northwest portion of the open front porch.

Findings:

- 379 Bell Street is located on the north side of the street, the second lot east of Carriage Drive, in an R1-60 Residential District. The surrounding houses are predominantly wood-frame, two-and-a-half story structures of similar vintage.
- The Cuyahoga County Auditor Property Information, online, dates the two-and-a-half story, wood-frame house and the detached garage to 1900. However, OHI form CUY724126, prepared by Gray & Pape in 2005, indicates that the house was built ca. 1917 and that its north (rear) one-story, shed-roof wing was added ca. 1980. The house is stylistically vernacular late Queen Anne. It is in good condition.

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- The house is identified in the OHI form as the Walter and Matilda Gifford House. Information provided to the OHI form preparer by a Gifford granddaughter, Pat Hosmer, relates that this house is a copy of a farmhouse owned by the Giffords in Orange Township.
- The proposed mud-room addition is set back sufficiently on the west wall so that it would not be visually obtrusive from Bell Street.

Conclusions and Recommendations: The house at 379 Bell 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 is a good example of a type of vernacular architecture popular in the Village during the late 19th and early 20th century; and c) the house would qualify as a contributing structure within a potential future historic district.

- The proposed west wall mud-room addition to 379 Bell Street would not cause an adverse effect to the historical significance of this house.
- The proposed west wall mud-room addition to 379 Bell Street would not cause an adverse effect to proximate historically-significant properties.

End of Report