

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

November 19, 2013

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

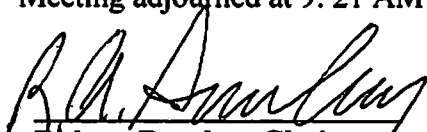
Meeting called to order at: 8:30 AM

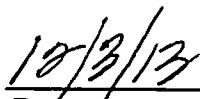
APPROVAL OF MINUTES

Minutes of November 5, 2013 were approved. The minutes of October 15 were also approved.

Applicant	Address	Scope
Poplar Review of Mr. Sande HSR report, Moved by Mrs. Fredrickson, seconded by Mr. King to accept Mr. Sande HSR report. Fredrickson: Yes; Barclay: yes; King: yes. Moved by Mr. King, seconded by Mrs. Frederickson to approved demolition of a detached garage. Motion passed. Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.	33 East Orange St.	Demolition – accessory bldg.
Poplar Phil Koepf architect presented plans for an addition and attached garage. Discussion: Mr. King asked about trim details? Mr. Koepf mentioned it will be a simplified version what is already on the house. Moved by Fredrickson, seconded by King to approve as submitted, Fredrickson: Yes, Barclay: Yes, King: Yes.	33 East Orange St.	Addition
Miller Self Storage Phil O’Neil architect, and Dan Miller presented revised plans for gate. Moved by Mrs. Fredrickson, seconded by Mr. King to approve with the following comments. 1) Slates in gates should be similar in color to the fence. 2) Reduce fence height from 8 feet to 6 feet. 3) Review lighting plan. Fredrickson: Yes, Barclay: Yes, King: Yes.	196 Bell St.	Storage building
Gleeson Construction Mike Gleeson, presented an re-image of sign. Moved by Mr. King, seconded by, Mrs. Fredrickson to approved with the following comments. Add stainless steel caps to top of support bar. Fredrickson: Yes, Barclay: Yes, King: Yes.	189 East Washington St	Signage

Meeting adjourned at 9: 21 AM


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: 28 March 2013

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

Subject: 33 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 33 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 Historical Society archives; e) *Chagrin Falls: An Ohio Village History*; and f) nine black and white photographs provided by the Village Building and Zoning Department. A site visit was made on Wednesday, 27 March 2013.

The Issue: The owner desires to re-side the existing house with a new, synthetic siding.

Findings:

- 33 East Orange Street is located on the north side of the street, four lots east of North Main Street in an R2F Residential District.
- The two and a half story wood frame house, with a one and a half story east wing and a one story addition to the north wall of the west wing stands on a site that rises to the north toward East Cottage Street. The general condition of the house appears to be fair to poor.
- According to the Cuyahoga County Auditor Property Information online, the house and its detached garage were built in 1900, which is not consistent with historical information contained in the Chagrin Falls Historical Society's Elizabeth G. Rodgers Research Collection Real Property records.

33 East Orange Street, Chagrin Falls, Ohio

- Two OHI forms (CUY209626) are on file. The first prepared by Fisher at the Western Reserve Historical Society in June 1978 provides the historical name: Thomas M. Baynard, clearly a misspelling of the correct name, Thomas M. Bayard. According to Fisher, based on his examination of Village tax records, the house was built in 1850 by Thomas White and sold to Thomas M. Bayard in 1853. A partially complete OHI form prepared by Gray & Pape in 2005 dates the detached garage to ca. 1930-1940 and contains very little else. The Chagrin Falls Historical Society recognizes this property as the Thomas M. Bayard House, eligible for Century Home listing, which the previous owners declined to pursue. Village maps show a structure on this site as early as the mid-1850s.
- Thomas M. Bayard was an important figure in the early years of the Village. He was the owner of the Village's first tavern (1834-1925), known as Bayard's Tavern and also as The Union House, which was located west of his residence at the corner of West Orange and Main Streets. He served as Township Constable (1845) and later Town Marshall; jobs not usually associated with a tavern keeper.
- The present two and a half story west wing of this house with its gable end facing East Orange Street is the original 1850 house as documented in several early 20th-century and earlier undated photographs in the Chagrin Falls Historical Society's archives. The east wing probably contains portions dating back to 1850, but is largely a 20th-century addition. A small one-story north addition to the west wing appears to have been added sometime in the mid to late 19th-century.

Conclusions and Recommendations: The house at 33 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) its history reaches back to the earliest days of the Village; c) its west wing retains evidence of a mid-19th century vernacular Classical Revival style typical of the architecture of the early Western Reserve; and d) it is associated with a prominent person of the Village's settlement period.

- The proposed re-siding of the present house, in particular its historical west wing, may or may not cause an adverse effect to the historical significance of the house and proximate historically-significant structures depending upon:
 - 1) the material selected to re-side the house. Will it be compatible in appearance and composition with the original siding?
 - 2) the method of installation. Will it be installed over the existing siding or is the existing siding to be removed and the new then installed?

End of Report

33 East Orange Street, Chagrin Falls, Ohio

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MEMORANDUM

Date: 12 November 2013

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

Subject: Addendum No. 1: 33 East Orange Street , Chagrin Falls, Ohio

The Issue: The owner desires to remove a small, one-story wood-frame wing on the north side of the house and replace it with a new one-story, wood-frame laundry / mud room and four-car garage. The existing detached, wood-frame garage in the northeast corner of the property would be demolished.

Reference: 1) Historical Significance Report for 33 East Orange Street prepared by Ted Sande, AIA Emeritus dated 28 March 2013; 2) Cuyahoga County Auditor Property Information online; 3) architectural drawings S-1, A-1 through A-5 prepared by P. M. Koepf, Inc., architects, and provided by the Village Building and Zoning Department. A site visit was made on Sunday, 10 November 2013.

Conclusions and Recommendations:

- The proposed north addition would align with the west wall of the present house and extend north to within approximately 5 feet of the north proper line. It would not be visible from East Orange Street due to its location on the north side of the existing house and its proximity to the adjacent building to the west.
- The proposed design of the new addition matches the style of the existing house.
- The proposed addition would not cause an adverse effect to the historical significance of the existing house.
- The proposed addition would not cause an adverse effect to proximate historically-significant structures.

End of Addendum