

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES  
February 4, 2014**

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

Also present: Edwards

Meeting called to order at: 8:30 AM

**APPROVAL OF MINUTES**

Motioned by Mrs. Fredrickson, with correction of adjourned time reflect 8:53 AM and not 9:53 AM. Seconded by Mr. King, to approve minutes held January 21, 2014. Fredrickson: Yes, Barclay: abstained, King: Yes. Motion passed.

**1                      Stewart                                      126 May Ct.                                      Addition**  
Mr. Barclay reviewed Mr. Sande report. Moved by Mrs. Fredrickson, seconded by Mr. King to accept. Fredrickson: Yes, Barclay: Yes, King: Yes  
Al Klauss, presented plans for an addition on the rear of the house.  
Moved by Mr. King to approve as presented, seconded by Mr. Barclay.  
Fredrickson; Yes, Barclay: Yes, King: Yes.

**2                      Falls Walk Dev.                                      135 Pear Tree Circle                                      New dwelling**  
John Brown AIA and Gary Spath of Falls Walk Development presented final plans for a new dwelling. Moved by Mrs. Fredrickson, to approve with the condition to reduce columns on porch rear elevation. Seconded by Mr. Barclay. Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.  
(Preliminary review January 21, 2014)

  
Robert Barclay, Chairman                                      2/18/14                                      Date

**Ted Sande, AIA Emeritus**  
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**MEMORANDUM**

**Date:** 27 January 2014

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

**Subject:** 126 May Court, 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 126 May Court 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 and A-2 prepared by Anthony Paskevich & Associates, Architects, provided by the Village Building and Zoning Department. A site visit was made on Friday, 24 January 2014.

The Issue: The owner desires to extend the west wall of the house approximately 6 feet to the west to accommodate an enclosed porch and breakfast room addition on the first floor and a bathroom addition on the second floor.

Findings:

- 126 May Court is located at the south end of the May Court spur, on the west side of the street in an R1-50 Residential District. The May Court spur projects south from May Court into the center of the block bounded by May Court on the north, Elm Court on the east and south and South Main Street on the west. The back yards of all of the houses on this street abut the back yards of adjacent properties that face onto the surrounding streets. The property immediately south of this house rises dramatically in elevation to about 8 feet above the grade of the 126 May Court house's back yard.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1920 and the detached one-car garage to the northwest was built in 1965.

126 May Court, Chagrin Falls, Ohio

- OHI form CUY747426 prepared by Gray & Pape in 2005 dates the house to ca. 1925 and notes that the two large dormers on the north and south sides of the roof and a rear (west) addition were added ca. 1990. This form also indicates that the exterior siding is aluminum or vinyl; probably added during the ca. 1990 modifications. The roof is sheathed in asphalt shingles.
- This one and a half story, wood frame house is a vernacular Arts and Crafts style structure. A style that was popular in the Village during the first quarter of the 20th century.

Conclusions and Recommendations: The house at 126 May Court 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 represents a vernacular style popular in the Village in the early 20th century; and c) within the context of the May Court spur, it would be considered a contributing structure within a potential historic district.

- The proposed one and a half story addition to the west side of the house at 126 May Court would not have an adverse effect on its historical significance.
- The proposed one and a half story addition to west side of the house at 126 May Court would not be visible from any nearby public right-of-way and would not have an adverse effect on proximate historically significant structures.

End of Report