

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
May 20, 2014**

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

Also present: Edwards

Meeting called to order at: 8:31 AM

APPROVAL OF MINUTES

Approval of minutes from May 6, 2014, with corrections; 264 Bell Street was tabled,

Weber **269 Bentleyville Rd.** **New dwelling - preliminary**
George Clemens Architect, and Rob Weber property owner presented preliminary plans for new dwelling. Mr. Clemens gave the board an overview of the scope of the project and mention that the proposed house is entirely in Chagrin Falls, and the driveway is both in Moreland Hills and Chagrin Falls. The demolition of existing structures is in Moreland Hills. The Grade plan is under review with both Chagrin Falls and Moreland Hills.
Mrs. Fredrickson open the floor for public comment: No comments.
After review it was Motioned by Mr. King, seconded by Mrs. Fredrickson to grant preliminary approval.
Roll call: Fredrickson: Yes, King: Yes. Motion passed.

Siegel **114 South Main St.** **Detached garage.**
Mr. Sande report was reviewed, Motioned by Mr. King, seconded by Mrs. Fredrickson to accept Mr. Sande report.
Kevin Cieszykowski, Architect presented plans for a detached garage. Mrs. Fredrickson opened the floor for public comment; Eric Manfredi of 118 South Main Street had some concern regarding side yard property boundary and additional runoff from the property. It was suggested that the applicant share with Mr. Manfredi the site plan it was noted on the site plan regarding draining and installation of a bio retention basin.
Motioned by Mrs. Fredrickson to approve with the following suggestions consider altering dormer details to reflect the front porch and construct a shingle mold on rake & shallow slope at the bottom of the pediment & narrow fascia including rake board. Seconded by Mr. King.
Roll call: Fredrickson; Yes, King: Yes. Motion passed.

Vitt **47 West Cottage St.** **New dwelling-preliminary**
Robert Vitt property owner and Neil Safran architect presented preliminary plans for a single family dwelling. After further discussion it was recommended that they restudy the eaves and window proportions, and restudy the size and placement of the garage on the front elevation. It was suggested that they revise & resubmit. No formal action taken.

Fisher

195 North St.

Exterior alterations

Mr. Sande report was reviewed. Motioned by Mr. King, seconded by Mrs. Fredrickson to accept Mr. Sande report.

Rick Siegfried of RSA architects presented plans for front porch and siding.

Motioned by Mr. King, seconded by Mrs. Fredrickson to approve as submitted.

Roll call: Fredrickson Yes, King Yes. Motion passed.

Blair

145 Greenbrier

Three season porch

Mr. Sande report was reviewed Motion by Mrs. Fredrickson, seconded by Mr. King to accept Mr. Sande report.

Tom Woodsman, architect presented final plans for a three season room to be located on the rear of the house.

Motion by Mr. King to approve with the following comments; add full cornice return on porch to match house and include mutton bars.

Roll call: Fredrickson Yes, King Yes. Motion passed.

River Walk

44 West Orange St.

Preliminary #4

Robert Vitt & Neil Safran presented #4 preliminary. It was recommended that they restudy the center portion to reduce the mass of the height. No formal action restudy & resubmit.

Gypsy Sole

71 N. Main St.

Signage

David Walker store owner presented a projecting sign request to be located on front of building. Motioned by Mrs. Fredrickson, seconded by Mr. King.

Roll call: Fredrickson Yes, King Yes. Motion passed.

Chagrin Falls Architectural

146 East Washington St

Signage

MaryAnn from ES sign presented a Post sign & projecting sign.

Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as submitted.

Roll call: Fredrickson Yes, King Yes. Motion passed.

Burnett

47 Center Street

Fence

Dave Ketz, of Impullitti landscaping presented picket fence for the side yard on eastside.

Motioned by Mr. King, seconded by Mrs. Fredrickson to approve as submitted.

Roll call: Fredrickson Yes, King Yes. Motion passed.

Meeting adjourned at 10:30 AM.

Lisa Fredrickson
Lisa Fredrickson, Secretary

6/3/14
Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 14 May 2014

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

Subject: 114 South 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 114 South 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) Cuyahoga County Auditor Property Information, online; b) Ohio Historic Inventory (OHI) listings; c) Gray & Pape Photographic Survey; d) Chagrin Falls Historical Society archives; and e) architectural drawings T1.00 and A1.00-A5.00 prepared by Palmieri Builders and provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 13 May 2014.

The Issue: The owner desires to remove an existing attached one-car garage at the southwest corner of the house and to build a new detached two-car garage farther to the west (rear) of the house. A new side door and open masonry porch is proposed at the southwest reentrant angle and new cedar siding is proposed to match the existing siding where the garage is removed.

Findings:

- 114 South Main Street is located on the west side of the street, three lots north of the alley that connects Bellview Street to South Main Street, in an R1-50 Residential District.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1894 and the attached garage was added in 1981. OHI form CUY705626

114 South Main Street, Chagrin Falls, Ohio

prepared by Gray & Pape in 2005, dates the house to ca. 1895 and the garage addition to ca. 1940.

- The OHI form identifies this as the Ruphina Sanders House. She is not mentioned in *Chagrin Falls: An Ohio Village History*. However it is likely that she was related to two persons who are mentioned in this book: Miss Cora Sanders, an elementary school teacher, who taught Sixth Grade in 1915 (see page 90); and a Mr. Sanders who was apparently a pharmacist whose drugstore was located on North Main Street (see page 111).
- The existing house appears to be in good condition and to retain much of its original Queen Anne configuration.
- The proposed two-story, two-car, gable-roof with dormers, garage reflects traditional design motifs that are compatible with the house and proximate historically-significant buildings.

Conclusions and Recommendations: The house at 114 South 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; b) it is a good example of a vernacular Queen Anne style house popular in the Village during the late 19th century; c) it is associated with persons active in the Village during the late 19th and early 20th century; and d) the house would qualify for listing in the National Register of Historic Places as a contributing structure within a potential future National Register historic district.

- The proposed removal of the attached garage returns the house to its original Queen Anne configuration and would not cause an adverse effect to its historical significance.
- The proposed removal of the attached garage and the construction of a detached garage of compatible design would not cause an adverse effect to proximate historically-significant properties.

End of Report

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 14 May 2014

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

Subject: 195 North 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 195 North 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 drawing A-2 prepared by RSA Architects LLC and provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 13 May 2014.

The Issue: The owner desires to replace the front (east) porch and garage awnings, replace the present aluminum siding with vinyl siding and trim, regrade the front lawn, provide new front steps and lower the retaining wall at the driveway.

Findings:

- 195 North Street is located on the west side of the street, the center of three lots between East Summit and East Cottage Streets, in an R1-60 Residential District.
- The house is a one-story, wood-frame, aluminum-sided, gable-roof, vernacular Ranch style (McAlester classifies it as Modern: Minimal Traditional, page 476). The full basement takes advantage of the steeply sloped site so that the front-facing garage door and a rear entrance are at grade level at the south side of the house.
- According to the Cuyahoga County Auditor Property Information, online, and OHI form CUY766326 the house with its attached one-car garage was built in 1953.

195 North Street, Chagrin Falls, Ohio

- The house appears to be in fair condition. The driveway brick retaining wall and its brick pier are out of plumb, presumably due to hydrostatic pressure on the north side.

Conclusions and Recommendations: The house at 195 North Street 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 a vernacular structure without unique or distinctive architectural features; b) it does not appear to be associated with persons or events of significance in Village history; and c) the house would not qualify for listing in the National Register of Historic Places, either individually or as a contributing structure within a potential future historic district.

- The proposed changes to the house at 195 North Street would not cause an adverse effect to its historical significance.
- The proposed changes to the house at 195 North Street would not cause an adverse effect to proximate historically-significant structures.

End of Report

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MEMORANDUM

Date: 14 May 2014

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

Subject: 145 Greenbrier Drive, 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 145 Greenbrier Drive 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 SP-1, A-1 and A-2 prepared by Thomas Woodman architects and provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 13 May 2014.

The Issue: The owner desires to add a one-story, wood-frame, three-season sunroom to the west wall of the house.

Findings:

- 145 Greenbrier Drive is located at the southwest corner of the intersection of Greenbrier and Somerset Drives in an R1-100 Residential District.
- According to the Cuyahoga County Auditor Property Information, online, the house and attached two-car garage was built in 1964.
- The two-story house is a blend of several traditional styles that McAlester classifies as Neoelectic (see pages 486 to 495).

145 Greenbrier Drive, Chagrin Falls, Ohio

- The proposed one-story, shed-roof addition is consistent with the Neoelectic style of the house and is set back from Greenbrier so that it would not be visually obtrusive.
- The house appears to be in good condition.

Conclusions and Recommendations: The house at 145 Greenbrier Drive does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05, even though it is 50 years old this year, because: a) it does not represent a historically-significant architectural style; b) it does not appear to be associated with persons or events significant in Village history; and c) it would not qualify for listing in the National Register of Historic Places, either individually or as a contributing structure within a National Register historic district.

- The proposed addition to the house at 145 Greenbrier Drive would not cause an adverse effect to its historical significance.
- The proposed addition to the house at 145 Greenbrier Drive would not cause an adverse effect to proximate historically-significant structures.

End of Report