

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
July 15, 2014**

Members present: Fredrickson, Barclay, King, and Clemens
Keopf absent

Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by Mr. King, seconded by Mrs. Frederickson to approve minutes held July 1, 2014.
Motion passed.


Applicant	Address	Scope
Crandall	135 Division Street	Demolition
Mr. Barclay reviewed Mr. Sande report. Motioned by Mrs. Fredrickson, seconded by Mr. King to accept Mr. Sande report. Roll call; Fredrickson: Yes, Barclay: Yes, King Yes. Motion passed. George Clemens architect & property owner Rachael Crandall, presented plans for demolition and a rendering of the new proposed dwelling.. Mr. Barclay opened the floor for public comment: Residents from adjacent properties voiced concern regarding the demolition and the massing of the new structure. Motioned by Mr. Barclay to table the demolition request and the preliminary review to give members a chance to stop by and visit the house and ask the village to retain and consultant to review the economic feasibility study. Seconded by Mr. King. Roll call: Fredrickson: Yes, Barclay: Yes, King; Yes. Motion passed.		
Miller	170 Cleveland Street	Demolition
Mr. Barclay reviewed Mr. Sande report. Motioned by Mr. King, seconded by Mrs. Fredrickson to accept Mr. Sande report. Roll call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed. Joe Miller, property owner presented information regarding demolition of two accessory buildings located in the rear of his property. Mr. Miller mentioned that buildings will be removed and the area will be returned back to green space. Mr. Barclay opened the floor for public comment: None. Motioned by Mr. Barclay, seconded by Mrs. Fredrickson to approve the demolition request. Roll call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.		
Weber	269 Bentleyville Rd.	New dwelling
George Clemens, architect, and property owner Rob Weber presented final plans for a new dwelling. Motioned by Mr. King, seconded by Mrs. Fredrickson to approve as submitted for final approval. Roll call: Fredrickson: Yes, Barclay: Yes, King Yes. Motion passed. Preliminary review held May 6, 2014.		

Falls Walk Dev. 140 Pear tree Circle SL # 22 New dwelling
John Brown architect, & Gary Spath developer, presented preliminary plans for a new dwelling.
Motioned by Mr. Barclay to grant preliminary approval with the consideration that they consider
increasing the size of the front porch. Seconded by Mrs. Fredrickson.
Roll call: Fredrickson: Yes, Barclay: King: Yes. Motion passed.

Haas 114 May Ct. Siding
Mr. Barclay reviewed Mr. Sande report, Motioned by Mrs. Fredrickson, seconded by Mr. King to
accept Mr. Sande report. Roll call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.
Property owner Mr. Haas & Mike Monaco contractor presented plans for residing house and new
windows there will be no changes window openings.
Motioned by Mr. Barclay to approve shingle siding, will need to match existing siding trim and
show proposed trim details, window casings jam and soffit details to the board. Seconded by Mrs.
Fredrickson. Motion passed.

Hannigan 275 Falls Walk SL#9 New Dwelling
Rick Siegfried architect, and Gary Spath developer, submitted final plans for a new dwelling.
Motion by Mrs. Fredrickson, to approve and consider lowering the 2nd floor front elevation
dormer. Seconded by Mr. Barclay. Roll Call: Fredrickson: Yes, Barclay: Yes, King: Yes.
Motion passed. Preliminary review June 17, 2014.

Meeting adjourned at 10:26 AM.


Robert Barclay, Chairman 5/19/14
Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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tedsande@ameritech.net

MEMORANDUM

Date: 11 July 2014

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

Subject: 170 Cleveland 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 170 Cleveland 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) site survey dated Dec. 1981 and three color photos provided by the Village Building and Zoning Department. A site visit, and meeting with the owner, was made on Thursday, 10 July 2014.

The Issue: The owner desires to demolish two out buildings on the property.

Findings:

- 170 Cleveland Street is located on the east side of the street, north of Hamlet Hill Drive in an RMF-10 Residential District. A portion of the north property line abuts the mill pond of the Adams Bag Factory site.
- According to the Cuyahoga County Auditor Property Information, online, the main house was built in 1835 and the detached garage in 2004. OHI form CUY-2088-026 prepared by Fisher in 1978, the north portion of the Greek Revival main house dates to 1840 and its south wing to 1870. It is known as the Vincent/Hutchings Residence. Dr. Justus Vincent settled in the Village in 1835 as its first physician. He served in the Ohio state legislature in 1836-37. He helped William Hutchings get his start as a builder and

170 Cleveland Street, Chagrin Falls, Ohio

brickmaker in the Village. Hutchings built this house in 1840, which he later acquired. Both men were instrumental in shaping the Village's early development.

- The subjects of this historical significance report are the two one-story out buildings that the owner desires to demolish. The 1878 Map of Chagrin Falls shows the main house identified as the "Res. of Wm. Hutchings". No out buildings are shown on the property at that time. The 1883 Panoramic View of Chagrin Falls shows a cluster of three out buildings to the east of the main house. They appear to be smaller and in different locations than the two structures that the owner desires to demolish. The easterly "T" shape plan building is a ruin, with a collapsed roof and open to the weather on all sides. It probably dates to the first half of the 20th-century. The one-story out building closer to the main house may stand partially on an earlier foundation. It appears to have been built as, or converted to, residential use sometime in the 20th-century. It is in poor to deteriorated condition.

Conclusions and Recommendations: The two out buildings at 170 Cleveland Street proposed for demolition do not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) even though they are more than 50 years old, neither possesses any architectural, cultural or social significance in Village history.

- The proposed demolition of the two designated out buildings would not cause an adverse effect to the historical significance of this property nor to proximate structures of historical significance.

End of Report

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MEMORANDUM

Date: 11 July 2014

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

Subject: 135 Division 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 135 Division 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) a site plan and two sketch elevations prepared by George Clemens, Architect, and provided by the Village Building and Zoning Department. A site visit, and meeting with the owner and architect, was made on Thursday, 10 July 2014.

The Issue: The owner desires to demolish the existing house and to replace it with a new house on the same site.

Findings:

- 135 Division Street is located on the west side of the street at the intersection of West Cottage Street in an R1-60 Residential District. The house stands on the crest of a hill that pitches sharply down to the south and west to West Orange Street. It faces south with a magnificent view over the Village.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1854 and the attached garage in 1954. OHI form CUY717026 dates the house to ca. 1854 and the west additions and attached garage to ca. 1930.

135 Division Street, Chagrin Falls, Ohio

- The 1878 Map of Chagrin Falls does not show any building at this location, although it does show seven houses on the south side of West Cottage Street between Division and Main Streets.
- Elizabeth Rodgers' research notes, on file at the Chagrin Falls Historical Society, indicate that the property was sold by B. C. and A. Warner, husband and wife, to Ann J. Hinckley in June 1885. The Warners had apparently consolidated then-numbered lots 95 through 105 into the large lot that was sold to Hinckley. That property was bounded by Division Street on the east, West Orange on the south and west and West Summit on the north. Since 1885, five parcels along the south side of West Summit Street have been sold to others. Rodgers determined through Cuyahoga County Deed Records and other sources that the present house was built on then-numbered lots 103 and 104, the present site, in 1887. By that time, Division Street no longer extended south from West Cottage to West Orange Street. The house was valued for tax purposes in 1887 at \$415 and a hand-written note describes it as: "a frame 16 x 29 two story east wing 6 x 14 with bay window and porch 12 x 22 for Darwin Hinckley".
- The present house reflects a number of changes since 1887 including replacement windows and the west unsympathetic additions. However, the main portion of the house still retains much of its original Queen Anne configuration.
- A visual survey of the exterior and a tour of the interior reveal that the house has suffered from neglect for many years. The southeast porch roof has a pronounced sag and the porch floor pitches sharply to the south. On the interior the room adjacent to the kitchen/garage wing has buckled. The house is in poor to deteriorated condition.

Conclusions and Recommendations. The house at 135 Division 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) the older, main body of the house retains much of its original Queen Anne configuration, representing a building style that is becoming increasingly rare in the Village.

- The demolition of the house at 135 Division Street would cause an adverse effect to a historically-significant building and would cause an adverse effect to proximate historically-significant structures.

End of Report

135 Division Street, Chagrin Falls, Ohio

July 14, 2014

Dear Mr. Himes,

Thank you for your letter dated July 7, 2014 attempting to give seven days notice of the Architectural Board of Review of the Village of Chagrin Falls hearing scheduled for tomorrow, July 15, 2014 concerning:

1. The request for demolition approval of a single family dwelling of property located at 135 Division Street, Chagrin Falls, 44022 permanent parcel number 933-11-002;
2. The request to consider a proposal and provide a preliminary approval for a new single dwelling at property 135 Division Street, permanent parcel number 931-11-002 on the hearing notice.

Please note that the hearing notice is invalid as it fails to comply with Section 1109.05(b)(1)(B) of the Codified Ordinances of Chagrin Falls, hereinafter referred to as the "Code", requiring notice to be "Ten days prior to the initial review of an application that allows for the exercise of discretion, the Architectural Board of Review shall notify by first class mail owners of property abutting, and directly across the street from, the location of the property involved in the application request". Furthermore, as I discussed with both yourself and Harry Edwards on the telephone today, I only received the notice today allowing only hours of notice despite the fact that the hearing concerns matters which could directly, materially and adversely impact the value of my property as it abuts the property in question.

Additionally, provided the complexity of the demolition and building proposition of a property that is not only of important historical value to Chagrin Falls, but also that has a history /reputation of problematic soil, proper notice should be given to allow the relevant neighbors time to adequately consider the matter and prepare to participate in the hearing in a meaningful manner.

For the reasons specified above, I hereby request the rescheduling of the hearings referred to above so as to provide the relevant neighboring residents, including myself, the ten days notice as required by Section 1109.05(b)(1)(B) of the Code.

I would also like to take this opportunity to submit my preliminary comments of the architectural building plans that I received today and that have been submitted to the Chagrin Falls Architectural Board of Review. Please note, I have regrettably identified several violations of the Code.

Firstly, the proposed location of the detached garage is within only a few feet of my property line and dominates my principle living area view. Pursuant to Section 1115.02 and 1115.04 (d) of the Code, provides that the Architectural Board of Review shall restrict structures that would materially and adversely affect another property.

Similarly, this structure does not comply with Section 1115.04 (a) stating that the Architectural Board of Review must “consider and take cognizance of the development of adjacent, contiguous, and neighboring properties for the purpose of achieving safe, harmonious and integrated development of related properties”. The proposed property will not visually integrate into our community consisting of Western Reserve and colonial architectural style dwellings. Moreover its size dwarfs all of the surrounding properties and is more consistent with modern developments and not that of the Village. The result is the proposed property disrupts the architectural harmony that has been created and maintained for almost two centuries in Chagrin Falls.

Furthermore, the Architectural Board of Review should take particular notice of the long history of this historic property dating back to 1854 and it’s role in the local community. This traditional, yet modest, farm residence has provided our community with the historic flavor and wide-open rolling hillside view that gives Chagrin Falls its distinct appeal and character. As one of the last of such properties in Chagrin Falls, the Architecture Review Board should take very careful and necessary action to ensure that the property is maintained and restored in a manner that allows for the preservation of this invaluable historic property, thereby preserving the uniqueness of Chagrin Falls which contrasts the flavor and tone of the overdeveloped surrounding suburbs and corresponding architectural styles.

Over the past century the local community and in particular the properties on West Summit and Division Street have formed a community with the residence and property now known as 135 Division Street as the heart and center. With the profound stylistic and architectural changes and disproportionate sized dwellings proposed, the entire neighborhood and community will be adversely impacted. The proposed architecture does not reflect that of a traditional Chagrin Falls home.

Lastly, provided the problematic soil and the eroding hillside challenges found on this property, in neighboring properties and throughout the surrounding communities, it is incumbent on all participating building authorities and regulators to take action to prevent possible damage to not only the proposed excavated land, but to that of surrounding properties and the overall reputation and impacted property value of the community that will suffer as a result of another construction induced geological incident. This property was noted to be problematic for building upon by not only the former owner, but also a former tenant and qualified architect.

Again, due to a failure to provide the required ten days notice to the relevant neighbors for the hearing discussed above, I hereby request that a new hearing date is scheduled and proper notice given as required by the Code.

Sincerely,

Catherine C. Horrigan

cc. Harry Edwards

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MEMORANDUM

Date: 11 July 2014

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

Subject: 114 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 114 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; and c) Gray & Pape Photographic Survey. A site visit, and meeting with the owners, was made on Thursday, 10 July 2014.

The Issue: The owners desire to remove the existing wood siding and replace it with new vinyl siding. The owners also desire to replace the existing windows with new windows that match the existing in size and appearance.

Findings:

- 114 May Court is located on the west side of the May Court spur that projects south into the block bounded by May Court, Elm Court and South Main Street, in an R1-50 Residential District. It is in the middle of the block and surrounded by wood-frame houses of various styles and sizes.
- According to the Cuyahoga County Auditor Property Information, online, the house and detached garage were built in 1930. OHI form CUY714826 partially completed by Gray & Pape in 2005, dates the house to ca. 1923 and notes that it was then undergoing renovation. It also notes an "aluminum dormer addition ca. 1990", presumably referring to what appear to be several later additions on the rear (west) wall of the house.

114 May Court, Chagrin Falls, Ohio

- The house at 114 May Court is a wood-frame, one and a half story, single-family dwelling. It is a good example of a vernacular Craftsman Style house with a hip-roof screen front porch and a jerkinhead (clipped) gable roof facing May Court. (See Virginia and Lee McAlester: *A Field Guide to American Houses*, 1984, pages 452-463.) The house appears to be in good/fair condition.
- During my site visit, the owners showed me a sample of the proposed vinyl siding. It has a simulated wood shingle appearance, 5” simulated weather surface and is sturdier than the typical thin clapboard simulations commonly used. (Wood clapboards or wood shingles are typical on Craftsman Style houses.)

Conclusions and Recommendations: The house at 114 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 is a good example of the Craftsman Style, which was popular in Village residential architecture during the first third of the 20th-century; c) it retains much of its original configuration; and d) it would be considered a contributing structure within a future, possible National Register of Historic Places historic district.

- The proposed removal of the existing wood siding and its replacement with the proposed new vinyl siding, retaining the original relationship between the wall sheathing, door and window frames and corner boards; and the proposed replacement of the existing windows with new windows that would match the existing in size and appearance would not cause an adverse effect to the historical significance of this house.
- The proposed changes outlined above would not cause an adverse effect to proximate historically-significant structures.

End of Report

114 May Court, Chagrin Falls, Ohio