

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES  
August 5, 2014**

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

Also present: Edwards

Meeting called to order at: 8:35 AM

**APPROVAL OF MINUTES**

Minutes from July 15, were tabled. Mr. King mentioned that the minutes did not reflect all of the comments regarding the 135 Division Street discussion and would like some additional information added to the minutes. Mr. Edwards mentioned, if he would like something added to the minutes that it should be put in writing and it can be added to the minutes. Mr. Barclay tabled the minutes till the next meeting.

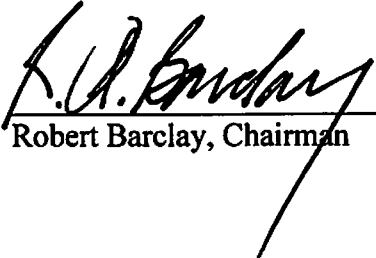
Chairman Barclay mentioned to audience that there are only two voting members present, and in order to have an approval you need the majority in favor. If anyone wishes, they can defer to the next meeting.

- 1**                    **Goldstein**                    **49 West Washington St**                    **New dwelling**  
Tim Wagner architect for the applicant submitted preliminary plans proposing new dwelling. Discussion among the board members; have concerns about the elevation and felt that what is being proposed is creating a canyon effect and a massing effect on the neighbor's property to the west that faces the alley. It was also mentioned that the resident at 58 W. Washington St. submitted a letter with concerns with scale of what is being proposed. Suggestions were made to push the massing back from the alley and or break up the massing along the alley side. Resident Nancy Rogoff of 17 Water Street, and Beth Skeel (address unknown) spoke in opposition to what is being proposed. Motion by Mr. Barclay to approve the preliminary submission. Seconded by Mr. King. Roll call: Barclay No, King; No. Motion fails, preliminary not approved.
- 2**                    **Bower**                    **60 South Franklin Street**                    **Alteration**  
Bill Childs architect for the Bowers presented plans for front porch canopy Applicant proposing new front entrance canopy. Motioned by Mr. King, seconded by Mr. Barclay Roll call: Barclay Yes, King Yes. Motion passed.
- 3**                    **Baldrige**                    **47 East Orange St**                    **Fence**  
A representative from H&M Landscaping presented a board on board fence design for the rear yard not exceeding 6 feet in height. Motioned by Mr. King, second by Mr. Barclay. Roll call: Barclay; Yes, King: Yes. Motion passed.

4                    **Pistell**                                    **205 Falls Walk SL 2**                                    **New dwelling**  
John Brown, architect presented final plans for a new dwelling. Motioned by Mr. Barclay, seconded By Mr. King to approve as submitted. Roll call: Barclay: Yes, King: Yes. Motion passed. (PRELIMINARY REVIEW JULY 1, 2014)

5                    **Falls Walk Development**                    **140 Pear Tree Circle SL 22**                                    **New dwelling**  
John Brown architect presented final plans for a new dwelling. Motion Mr. King, seconded by Mr. Barclay to approve. Roll call: Barclay: Yes, King: Yes. Motion passed.(PRELIMINARY REVIEW JULY 15, 2014)

Meeting adjourned at 9:26 AM.

 8/19/14  
Robert Barclay, Chairman                                    Date

**Ted Sande, AIA Emeritus**  
**Historic Preservation Consultant**  
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**MEMORANDUM**

**Date:** 25 July 2014

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

**Subject:** 60 South Franklin 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 60 South Franklin 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: Site Plan, A-1 through A-5 prepared by William H. Childs, Jr., AIA, architect, and provided by the Village Building and Zoning Department. A site visit was made on Thursday, 24 July 2014.

The Issue: The owner desires to restore the open front porch of the main (east) wall of the house to its original appearance.

Findings:

- 60 South Franklin Street stands on the west side of the street, two lots south of Center Street, in an R1-50 Residential District.
  
- This house is known historically as the John Wesley Williams Residence and is located within the Chagrin Falls West Side District listed in the National Register of Historic Places. It is one of 12 properties within this historic district that are recognized for their historical importance. It is mentioned twice in the NR Nomination Form. Under Section 7: "The largest and most impressive brick Italianate house is at 60 Franklin Street. It is basically cubical, and simple in form and outline, but impressive in size and location. The classical pediment over the doorway is a later addition." And under Section 8:

60 South Franklin Street, Chagrin Falls, Ohio

“One of the most impressive houses is that of J. W. Williams. The Williams Thimble Skein and Sad Iron Factory began as a small iron furnace in 1844. From local iron manufacture it grew to be a wholesale supplier throughout the United States, making sad-irons, bolster plates, pruning tools and ‘seamless thimble skein’. J. W. Williams brick Italianate house is located at 60 Franklin Street, and his factory was on the river at the foot of West Washington Street.” [Sad iron is defined as heavy iron that is typically used in the manufacture of flat-irons for smoothing clothing (“ironing”). Thimble skeins were metal covers at the ends of a wood axle, on which the wheels turned. They were used extensively on covered wagons headed west during the 19th Century.]

- According to the late Annie Gumprecht, in a program on structures moved in the Village that she presented to the Chagrin Falls Historical Society in February 1986, the present house was built in 1873. It stands on the site of an earlier house Williams built, sometime between 1854 and 1869, that was moved due west to 54 Walnut Street to become the residence of his son, A. C. Williams. [The center portion of the present Walnut Street house.]
- The Cuyahoga County Auditor Property Information, online, dates the house to 1860, which may be accurate for the first house on the site that was later relocated, and the attached garage to 1895. OHI form CUY-2083-26 prepared by Fisher at the Western Reserve Historical Society in 1978, gives a date of 1869 for the present house, but he was obviously not aware of Gumprecht’s later research.
- The proposed restoration of the porch to its original appearance is based on photographic documentation. See architectural drawing A-2 and *Chagrin Falls: An Ohio Village History*, page 258. The existing main entrance, with its classical pediment and Ionic pilasters, is entirely incompatible with this house’s fundamental Italianate Style.

Conclusions and Recommendations: The house at 60 South Franklin 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 not only listed in the National Register of Historic Places as a contributing structure within the Chagrin Falls West Side District but cited as one of the signature buildings within the district; and c) it is associated with persons and events that are significant in Village history.

- The proposed open porch restoration would not cause an adverse effect to this historic house nor would it cause an adverse effect to proximate historically-significant structures.

End of Report

**From:** [Beth D'Onfro](#)  
**To:** [Harry Edwards](#)  
**Subject:** ARB / 49 W Washington  
**Date:** Monday, August 04, 2014 12:08:54 PM

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Hi Harry - I'm back in MA again & won't be able to attend the ARB meeting tomorrow. Could you please forward my concerns (below) to the members of that board. Thanks so much - Beth D'Onfro

I am writing to ask you to consider the following before approving the plans for the house to be built at 49 W Washington:

Though I consider it attractive architecturally, as an abutter, I am concerned about the scale relative to the lot size, the other homes on the south side of the street & particularly to its appearance on the alley.

The ZBA approved a variance (unnecessarily, I believe) allowing it to be built just 6 feet from the alley which will extend for 89 feet, a long wall - most of which will be 2 stories high. There will be about 16 feet between my home & backyard directly on the alley & the new house - about 9' of which is paved road. This will result in a 20 foot high "canyon" - for the 30 feet or so that my house is 2 stories & will loom over the alley for another 30 or more feet. I could not find a precedent in town to help me visualize this, but do not think it will look right.

The 2000 sq ft footprint of the house is about twice that of the previous home on that property, my house & larger than other homes on our side of the street. Again, I think the disparity in scale will appear awkward.

Thank you for your consideration - Beth D'Onfro