

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
September 16, 2014**

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

Also present: Edwards

Meeting called to order at: 8:31 AM

APPROVAL OF MINUTES

Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve minutes from September 2, 2014 with addendum. Motion passed. King abstained.

1 Chagrin Falls Historical Society 87 East Washington St Alterations

Review of Mr. Sande report. Motioned by Mr. King, seconded by Mrs. Fredrickson to accept the report. Motion passed.

Phil Koepf architect presented plans for alterations. Motioned by Mr. King, seconded by Mrs. Fredrickson to approve with following recommendations;

- Restudy windows in rear and make them taller & narrower.
- Restudy the entry door to make them more Italianate.

Motion passed.

2 Curtiss 63 East Summit St. Addition

Review of Mr. Sande report addendum #1. Motioned by Mrs. Fredrickson, seconded by Mr. King, to accept the addendum. Motion passed.

Marc Graham, and property owner Kelly Curtiss presented plans for an addition.

Motioned by Mr. King, seconded by Mrs. Fredrickson to approve with the recommendations;

- Maintain shingles on roof & keep roof below 2nd floor windows.

Motion passed.

3 Paris Room 7 North Franklin St Awning

Sally Mc Sherry tenant/owner for the Paris Room presented awning proposal. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve with following recommendation;

- Lower the awning.
- Take the signage and create a wall sign on back of building above the awning, rather than on the awning.

Motion passed.

4

Rini

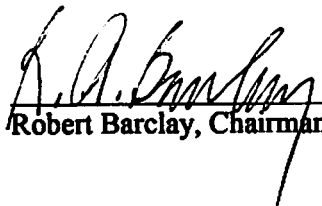
59 Standridge

Prelim - Addition

John Fischer architect, presented preliminary plans addition to existing house with the addition of a new attached garage.

Motioned by Mrs. Fredrickson, seconded by Mr. King to grant preliminary approval with the following recommendations;

- Study shed roof dormer at the front & rear elevation of garage.
- Lift gable on rear porch with a beam.


Robert Barclay, Chairman


Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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MEMORANDUM

Date: 27 August 2014

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

Subject: 87 East Washington 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 87 East Washington 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) Chagrin Falls East Side Historic District Nomination; d) Gray & Pape Photographic Survey; and d) architectural drawings A-1 through A-6 prepared by Philip M. Koepf, Inc., architect, and provided by the Village Building and Zoning Department. A site visit was made on Friday, 22 August 2014.

The Issue: The new owner, the Chagrin Falls Historical Society, desires to modify the existing original residential building, that had been converted to commercial use, to accommodate the Historical Society's offices and museum. Changes include: 1. Removal of the two *portes cochere* on the east wall and replacement of the north *porte cochere* with a new vestibule, kitchen, storage room and entrance porch. 2. New siding on the north wing. 3. Window modifications on all four exterior walls. And 4. Interior plan modifications on the first and second floors.

Findings:

- 87 East Washington Street is located on the north side of the street, five lots west of Philomethian Street, in an R1-60 Residential District.

87 East Washington Street, Chagrin Falls, Ohio

- **The house at 87 East Washington Street is known as the George Ober House. It is listed in the National Register of Historic Places as a contributing structure within the Chagrin Falls East Side Historic District.**
- **According to OHI form CUY-2095-26 prepared by Fisher in June 1978 the two-story, Italianate house was built in 1874. At the time the OHI form was prepared the property was known as the Reed-Nichols-Lawrence Funeral Home. The National Register Nomination concurs with this date and provides additional information on modifications to the original house over time and states that the funeral home occupied the site from 1968 to 2001. The two *portes cochere* were added during this occupancy and, probably, the north wing was considerably enlarged and made two stories in height, based on a comparison of a historical photograph from the Historical Society's collection, included in the Nomination, and the existing building. The Queen Anne style south porch appears to have been added between 1899 and 1913 according to the Nomination. A free-standing sign in the front yard lists various office tenants in the building prior to the Historical Society's acquisition of the property.**

Conclusions and Recommendations: The house at 87 East Washington 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) it is a contributing structure within the Chagrin Falls East Side Historic District listed in the National Register of Historic Places.

- **The proposed changes to 87 East Washington Street would not have an adverse effect upon the building.**
- **The proposed changes to 87 East Washington Street would not have an adverse effect upon proximate historically-significant structures.**

End of Report

87 East Washington Street, Chagrin Falls, Ohio