

# VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES November 18, 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, Mr. King, seconded by Mrs. Fredrickson, to approve minutes held November 4, 2014. Barclay abstained. Motion passed.

<b>Varga</b>	<b>171 North Street</b>	<b>Addition</b>
Mr. Barclay review Mr. Sande report. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to accept the report as presented. Roll call: Fredrickson: Yes, Barclay: Yes, King abstained. Motion passed.		
Dave Jansen architect, along with property owner Joe Varga presented preliminary plans for an addition to rear of the dwelling. Applicant is scheduled to be in front of BZA in December for side yard setback and will be returning with finals after the BZA.		
Motioned Mrs. Fredrickson, seconded by Mr. King. Motion passed.		

<b>Arcadi</b>	<b>473 Falls Rd</b>	<b>Detached garage</b>
Mr. Barclay reviewed Mr. Sande report. Motioned Mrs. Fredrickson, seconded by Mr. King to accept the report as presented. Motion passed.		
Mr. Barclay opened the floor for public comment, no comments heard.		
Tim Mulli architect & Rick Arcadi property owner presented final plans for new detached garage. Motioned by Mr. King to approve with the following comments:		
<ul style="list-style-type: none"> <li>• New garage to be place behind rear building line of main house.</li> <li>• Consider using a cedar plank instead of vinyl.</li> </ul>		
Seconded by Mrs. Fredrickson. Motion passed.		

<b>Baker</b>	<b>49 East Summit Street</b>	<b>Addition</b>
Mr. Barclay reviewed Mr. Sande report. Motioned Mrs. Fredrickson, seconded by Mr. King accept the addendum to the August 2011 report.		
George Clemens architect presented a porch addition to rear of house. Motioned by Mrs. Fredrickson, seconded by Mr. King. Motion passed.		

<b>Gaberialson</b>	<b>105 Pear Tree Circle</b>	<b>Acc. structure</b>
No one present for the applicant plans for pizza oven were reviewed for the rear yard. Motioned by Mrs. Fredrickson, seconded by Mr. King. Motion passed.		

**M- Italian Restaurant**                      **22 West Orange Street**                      **Field change**  
Rick Siegfried of RSA architects presented a field change to front elevation.  
Motioned by Mr. King, seconded by Mrs. Fredrickson to approve as presented. Motion passed.

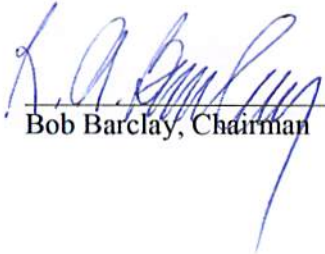
**River Walk**                                      **46 West Orange St.**                      **New dwelling (preliminary)**  
Robert Vitt presented preliminary plans for new single family dwelling.  
Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as presented. Motion passed.


**Robert Vitt**                                      **47 West Cottage**                      **Field change**  
Robert Vitt presented change to windows in upper rear gable by centering and adding a fourth window and extend and lower the gable. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as presented. Motion passed.

**David Payne**                                      **487 Walters Rd**                      **Information only**  
David Payne & Mike Catio of Payne & Payne Builders, and property owner Renee Hruska discussed different elevations for an upcoming proposed house. Discussion about a simplified entry and balcony including above the entry and eliminate the stucco. Informational purposes only.

**Manor Brook Homes**                      **117 East Summit Street**                      **Information only**  
Gary Spaeth of Manor Brook Homes presented some additional design entry elevations for the rear of a new house. Informational purposes only.

Meeting adjourned at 10:12 AM.

  
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Bob Barclay, Chairman

  
\_\_\_\_\_  
Date

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

**Date:** 13 November 2014

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

**Subject:** 171 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 171 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; d) Chagrin Falls Historical Society archives; and e) architectural drawings CS-1, A-1 and A-2 prepared by RSA, Architects, provided by the Village Building and Zoning Department. Site visits were made on 11 and 12 November 2014.

The Issue: The owner desires to add a 2nd floor dormer over the one-story hip-roof north wing and to extend the main roof to the west to accommodate a renovated 2nd floor bedroom; and, to renovate the west porch and extend its roof overhang.

Findings:

- 171 North Street is located at the southwest corner of the intersection of East Cottage and North Streets in an R1-60 Residential District. The lot is triangular in shape.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1880 and the detached garage was built in 2004. OHI form CUY747626 dates the house to ca. 1874 and notes that the north wing was added ca. 1900 and the rear (west) porch was built ca. 1950. The two-story west and southwest additions probably were done ca. 1950 or later. Stylistically, the historical core of the house is vernacular Classical Revival. The house appears to be in good condition

171 North Street, Chagrin Falls, Ohio

- The 1878 Map of Chagrin Falls shows a structure on this lot and two other small buildings to its south. The original lot's shape was a triangle pointing south instead of the present triangle pointing west, due to a later reconfiguration of the eastern lots of the block between East Cottage and East Orange Streets.
- The 1883 Panoramic View of Chagrin Falls clearly shows at this location the present house and two identical houses to its south. All three houses were originally two stories, with gable roofs on the east/west axis, and one story wings on their west and south sides.
- These three houses along the west side of North Street on lots 171, 165 and 159 retain their essential ca. 1874 core, as shown in the 1883 Panoramic View of Chagrin Falls. All three have since been painted different colors and modified by additions, porches or secondary cross gable roofs over time. Yet all three retain their historical center sections with their gables facing east toward North Street and they have kept the same east wall fenestration of a pair of first floor windows with a single centered second floor window above.

**Conclusions and Recommendations:** The house at 171 North 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) the house retains its original historical core configuration; c) the house is unique as the northerly of three similar adjacent houses that were apparently built at the same time during the Village's early development; d) the vernacular Classical Revival architectural style was popular during the Village's formative years and well into the late 19th century; and e) the house would meet the standards for listing in the National Register of Historic Places as a contributive structure within a potential future historic district that could include these three adjacent properties.

- The proposed changes to the present house are consistent with its evolution to date and would not cause an adverse effect to its historical significance.
- The proposed changes to the present house would not cause an adverse effect to proximate historically-significant properties.

**End of Report**

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**MEMORANDUM**

Date: 12 November 2014  
To: Benjamin Himes, Chief Administrative Officer, Village of Chagrin Falls,  
Ohio  
Subject: Addendum No. 1, 473 Falls Road, Chagrin Falls, Ohio

The Issue: The owner desires to build a new detached one-story, wood-frame, two-car garage on the property, northwest of the existing house.

Reference: 1) Historical Significance Report for 473 Falls Road prepared by Ted Sande, AIA Emeritus dated 1 August 2009 (see attached); 2) Cuyahoga County Auditor Property Information online; 3) architectural drawings A-1 and A-2 prepared by RSA and TMA Architects showing the proposed garage plans and elevations, and current site photographs, provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 11 November 2014.

Conclusions and Recommendations:

- The Historical Significance Report of 1 August 2009 determined that the 473 Falls Road property did not meet the standards of historical significance as defined in Ordinance 2007-19 (as amended), Section 1146.05.
- The proposed new detached garage would not have an adverse effect on the historical significance of the existing house.
- The proposed new detached garage would not have an adverse effect on the historical significance of proximate historically-significant properties.

End of Addendum

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**MEMORANDUM**

**Date:** 1 August 2009

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

**Subject:** 473 Falls Road, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (2) paragraphs A and C of Ordinance 2007-19 (as amended), I have conducted research on the 473 Falls Road property 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 Archives Real Estate Appraisal/Reappraisal Records; b) Ohio Historic Inventory listings; c) Gray & Pape Photographic Survey; and d) recent site photographs provided by the Village Department of Building and Zoning. (No site or architectural plans were submitted for review.) A site visit was made on Friday, 31 July 2009.

The Issue: The owner desires to demolish a one and one-half story wood frame detached three-car garage in order to facilitate dividing the present large lot into two parcels. Future plans include a new house on the new adjacent lot and an addition with an attached garage to the existing house.

Findings:

- 473 Falls Road is located on the west side of the road at the northern end of the Village, three lots north of the Kenton Road intersection, in an R1- 100 residential zone. Approximately half of the west property line is along the Chagrin Falls Township line. The lot is large, triangular in shape and heavily landscaped with screen and decorative plantings.

- According to Cuyahoga County Archives real estate appraisal/reappraisal records, the house was built in 1928. The present garage seems to have been built later; possibly in 1956 (the date is not legible on the record card).
- The house is an example of the Tudor Revival Style<sup>1</sup> that was popular in this country from 1890 to 1940. The house appears to have been modified or updated on the exterior since it was originally built.
- The house, garage and grounds are exceptionally well maintained.
- The house is not currently listed in the Ohio Historic Inventory; nor is it either individually listed or listed as a contributing structure in a historic district in the National Register of Historic Places. It is not included in the Gray & Pape Photographic Survey.

**Conclusions and Recommendations:**

- 473 Falls Road does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05, even though the house, and possibly the garage, are more than 50 years old, because: a) the property is not listed in the National Register of Historic Places nor preliminarily determined to be eligible for listing in the National Register, b) there is no indication that the property is associated in a significant way with events or persons important in Village history, and c) the house and garage are not architecturally or stylistically exceptional.
- The demolition of the garage would not cause an adverse effect to the property.
- The demolition of the garage would not cause an adverse effect to proximate historically-significant properties, due, in part, to the extensive screen planting of the property.
- However, if the garage is in as good condition as it appears to be, it is suggested that the possibility of relocating it and adaptively using it be explored.

**End of Report**

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<sup>1</sup> Virginia & Lee McAlester: *A Field Guide to American Houses*. NY: Knopf, 1984. pp.: 354-371.

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**MEMORANDUM**

Date: 12 November 2014

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

Subject: Addendum No. 1: 49 East Summit Street, Chagrin Falls, Ohio

The Issue: Desires to add a porch to the rear (north) side of the house.

Reference: 1) Historical Significance Report for 49 East Summit Street prepared by Ted Sande, AIA Emeritus dated; 8 August 2011 (see attached); 2) Cuyahoga County Auditor Property Information online; 3) Plat Survey and architectural drawings A-1 through A-3 prepared by George Clemens, Architect, application, and current site photographs provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 11 November 2014.

Conclusions and Recommendations:

- The Historical Significance Report of 8 August 2011 determined that the house at 49 East Summit Street did not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05.
- The proposed porch addition is on the north side of the house and would not be visible from East Summit Street.
- The proposed porch addition would not cause an adverse effect to historical significance of the existing house.
- The proposed porch addition would not cause an adverse effect to proximate historically-significant properties.

End of Addendum



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**MEMORANDUM**

**Date:** 8 August 2011

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

**Subject:** 49 East Summit Street, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (2) paragraphs A and C of Ordinance 2007-19 (as amended), I have conducted research on the 49 East Summit Street property 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 Archives Real Estate Appraisal/Reappraisal Records; b) Cuyahoga County Auditor Property Information, online; c) Ohio Historic Inventory listings; d) Gray & Pape Photographic Survey; and e) architectural drawings A-1 and A-3 showing a site plan, elevations and a section, prepared by George Clemens, Architect, dated 7/6/2011, provided by the Village Building and Zoning Department. A site visit was made on Friday, 5 August 2011.

The Issue: The owner desires to add a second floor bedroom above the present one-story southeast wing of the house. (See attached photograph.)

Findings:

- 49 East Summit Street is located on the north ridge that rises several feet above street level, in an R1-60 Residential District. It is seven lots east of North Main Street and the second lot west of the prior Windsor Hospital property. The house is screened by dense plantings on the south and east sides of the property.
- This two-story wood-frame, vernacular Greek Revival house was built in 1914, according to the Cuyahoga County Auditor's Property Information, online and Cuyahoga County real estate records. An Ohio Historic Inventory (OHI) form prepared by Gray & Pape in 2005 dates the house to ca. 1900 and notes rear and

**49 East Summit Street, Chagrin Falls, Ohio**

**side additions ca. 1980-1990; and that the chimney has been replaced. The detached two-car garage dates to 1950.**

- **The property is not listed in the National Register of Historic Places, either individually or as a contributing structure within a historic district.**

**Conclusions and Recommendations:**

- **The property at 49 East Summit Street does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05, even though it is more than 50 years old, because: a) it is not listed in the National Register of Historic Places, either individually or as a contributing structure within a historic district; b) changes and additions since it was originally built have modified its original configuration and transformed it into a typical late 20<sup>th</sup> century suburban residence; c) it does not appear to be associated with events or persons significant in Village history; and d) it is not a structure that embodies distinctive local architectural features, nor the work of a local master.**
- **The proposed second-floor addition to the present southeast wing of 49 East Summit Street would not cause an adverse effect to the building's historical significance.**
- **The proposed second-floor addition to the present southeast wing of 49 East Summit Street would not cause an adverse effect to proximate historically significant structures.**

**End of Report**