

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
June 16, 2015**

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

Also present: Edwards

Meeting called to order at: 8:35 AM

APPROVAL OF MINUTES

Motioned by Fredrickson, seconded by King, to approve minutes held June 2, 2015. Motion passed.

1 Goldstein 49 West Washington Street Detached garage - Final
Mr. Barclay reviewed Mr. Sande HSR addendum #1 for new detached garage in rear yard.
Motioned by Fredrickson, seconded by King, to accept Mr. Sande report. Motion passed.

Mr. Barclay opened the floor for public comment; comments; Nancy Rogoff, 17 Water Street.
Beth D'Onfro 55 West Washington Street voiced concerns regarding additional drainage and grading.

Motioned by Fredrickson, seconded by King to close public comment.

Tim Wagner, architect, and property owner Todd Goldstein, presented final plans for detached garage. Motioned by Fredrickson, seconded by Barclay to approve with the following contingencies;

- 1) Direct drainage from driveway into an approved storm sewer system, and consider adding a drain in front of the garage doors.
- 2) Move porch columns closer to wall.
- 3) Add beam to porch
- 4) Match trim around garage to trim on porch door.
- 5) Eliminate the "Pork Chop" effect at eve.

Harry Edwards, Building & Zoning Inspector mentioned that the Village engineer is reviewing the site plan for the detached garage and he will address any drainage and/or grading concerns. Seconded by Barclay. Motion passed.

2 **Steger** **135 Solon Road** **Addition - preliminary**
Mr. Barclay reviewed Mr. Sande report. Motion by Fredrickson, seconded by King to accept the report. Motion passed.

Mike Bonner, architect presented preliminary plans for and addition on the rear of the house. Harry Edwards, Building & Zoning Inspector, requested that the applicant should verify with the design professional that prepared the site plan as the rear yard setback, which is on the plan shows it complies but when making a site visit taking some measurements from the property corner stake there appeared to be an encroachment of two feet into the thirty foot rear yard setback.

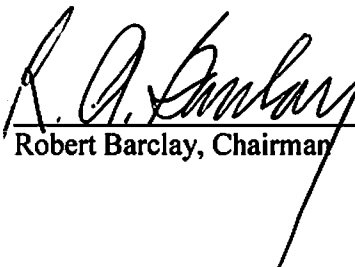
Motioned by King, seconded by Fredrickson to grant preliminary approval with the following contingencies are met on the final submission:

- 1) Confirm that existing house and addition meets all setbacks and lot coverage percentage.
- 2) Continue take down to gutter board without projected soffit.

Motion passed.

3 **Crandall** **135 Division Street** **Fence & field change**
George Clemens, architect submitted a fence plan for a proposed in ground swimming pool in rear yard. Motioned by Fredrickson, seconded by King to approve as submitted. Motion passed.

Meeting adjourned at 9:20 am.


Robert Barclay, Chairman 7/7/15
Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 10 June 2015

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

Subject: Addendum No. 1, 49 West Washington Street, Chagrin Falls, Ohio

The Issue: The owner desires to add a detached two-car, one and a half story garage, with a second floor studio, at the southeast corner of the property, replacing the existing one-story, two-car garage at approximately the same location.

Reference: 1) Historical Significance Report for 49 West Washington Street prepared by Ted Sande, AIA Emeritus dated 28 November 2012; 2) Cuyahoga County Auditor Property Information online; 3) architectural drawings ST-1 and A-2 prepared by Timothy R. Wagner, Architect, and provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 9 June 2015.

Conclusions and Recommendations:

- The historical significance report prepared in November 2012, referenced above, was for the then existing, severely-deteriorated cottage on the property, which has since been demolished.
- A new large two-story house in the Italianate historical style is currently under construction on the site. It faces onto West Washington Street and occupies approximately the north half of the property. This house would not meet the definition of historical significance as defined in Ordinance 2007-19 (as amended), Section 1146.05.
- The Cuyahoga County Auditor Information, online, does not have current information posted on this property since the new house is still under construction.
- The proposed new one and a half story, two-car garage would face Crocker Alley with a concrete parking apron between the alley and garage, similar to the placement of the existing garage.
- The proposed new garage, with its gable roof and dormers is consistent in style and scale with proximate residential structures.

- The proposed new garage would not cause an adverse effect to the historical significance of the house currently under construction on this property.
- The proposed new garage would not cause an adverse effect to proximate historically-significant structures.

End of Addendum No. 1

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 10 June 2015

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

Subject: 135 Solon Road, 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 Solon Road 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 A-1 through A-7, prepared by M. A. Bonner, Architect, Inc., provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 9 June 2015.

The Issue: The owner desires to construct a two-story addition to the east (rear) side of the property.

Findings:

- 135 Solon Road is located on the east side of the street, two lots south of Hall Street, in a R1-50 Residential District.
- The Cuyahoga County Auditor Property Information, online, lists the date of the house and its detached garage as 1941, which may be true for the garage, but not for the house. OHI form CUY743926 prepared by Gray & Pape in 2005 dates the house to ca. 1870 and notes that the rear porch was added ca. 1950.
- A house appears at this location in the 1878 Map of Chagrin Falls, with the name "Isaac" below the house's plan. (A brief review of *Chagrin Falls: An Ohio Village*

- *History* did not reveal any information on the Isaac name.) A similar rectangular plan, one and a half story house is shown at this location in the 1883 *Panoramic View of Chagrin Falls*, which suggests that the house was enlarged to its present full two stories at a later date, possibly in 1941.
- The house is clad in what appears to be vinyl siding and all of the original windows have been replaced with modern 1/1 clear glass windows. The wood painted front door appears to be original. The overall condition of the house appears to be good.
- The proposed two-story addition on the east (rear) side of the house would not be conspicuous from Solon Road.

Conclusions and Recommendations: The house at 135 Solon Road 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) even though it has modern synthetic siding and modern windows, it retains much of its original configuration and would qualify for listing as a contributing structure in a proposed future National Register of Historic Places historic district.

- The proposed two-story east wall addition would not cause an adverse effect to the historical significance of the house.
- The proposed two-story east wall addition would not cause an adverse effect to proximate historically-significant structures.

End of Report