

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
August 18, 2015**

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

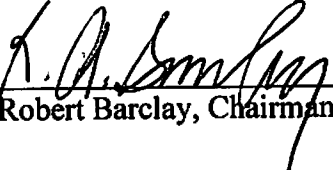
Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by Mr. King seconded by Mrs. Fredrickson, to approve minutes held August 4, 2015.
Motion passed.

- 1 Longenecker 65 West Summit Addition - Preliminary**
Mr. Barclay reviewed Mr. Sande report. Motioned by King, seconded by Fredrickson to accept the report. Motion passed.
Tami Graft of Hurst Design, and property owner Jim Longenecker presented preliminary plans for a one car garage. Zoning inspector Harry Edwards mentioned that the applicant has applied to the BZA for a (1) foot side yard setback variance.
Motioned by King to grant preliminary approval with the following comments and revise and resubmit:
1. Align porch shed roof with band.
2. Use flat siding instead of vertical hardy board.
3. Reconsider rake at garage door.
Seconded by Barclay. Motion passed.
- 2 Trace 108 Bell Street Vinyl siding**
Mr. Barclay reviewed Mr. Sande report. Motioned by Fredrickson, seconded by King to accept the report. Motion passed. Property owner is proposing vinyl siding.
Larry Trace, property owner presented a proposal for vinyl siding.
Motion by Fredrickson to approved with the following considerations:
1. Keep all existing details and trim.
Seconded by Barclay. Motion passed.
- 3 Berger 212 North Street Window alteration**
Henry Piper architect presented two window alterations.
Motioned by Frerickson, seconded by Barclay to approve as submitted. Motion passed.
- 4 Newbauer 65 Olive Street Addition -Final**
Richard Gates architect presented final plans for addition and attached garage.
Motioned by King, seconded by Fredrickson. Motion passed.
Prelim/HSR: July 7, 2015, 2nd preliminary: August 4, 2015, Final: August 18, 2015


Robert Barclay, Chairman 9/1/15
Date

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

MEMORANDUM

Date: 25 August 2015

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

Subject: 41 North Main 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 41 North Main 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; e) telephone interview with the owner on 24 August 2015; and f) photographs and three architectural drawings of the east and north elevations and the proposed new east parapet prepared by RSA Architects, LLC and provided by the Village Building and Zoning Department. A site visit was made on Sunday, 23 August 2015.

The Issue: The owner desires to restore the east and north walls of the 1st floor to their original appearance and to restore the original east parapet according to available historical documentation.

Findings:

- 41 North Main Street, known as the Campane Building, is located on the west side of the street immediately north of the Triangle Park, in the CS Business District. It is a contributing structure within the Chagrin Falls Triangle Park Commercial District listed in the National Register of Historic Places.

41 North Main Street, Chagrin Falls, Ohio

- The present 1st floor east storefront and large north windows, capped by a deep fascia, are clearly not original and, according to the current owner, were installed in the 1950s. The overall condition of the east and north walls appears to be good.
- There does not appear to be a separate OHI form for this property and data on the site is not available from the Cuyahoga County Auditor Property Information, online.
- A building is shown on both the 1878 Map of Chagrin Falls and the 1883 Panoramic View of Chagrin Falls, when there were adjacent buildings to its north. A parapet profile shows at this location in the Panoramic View and is remarkable close to the proposed reconstruction. There is a ca. 1935 photograph on page 241 of *Chagrin Falls: An Ohio Village History* that shows portions of the east and north walls, including a fire escape on the east wall and a parapet above that has a profile similar to the proposed parapet. The owner's research on the building indicates that the first building on this site was of wood-frame construction and was built in 1875. It was torn down by the owner and replaced with the present masonry building in 1910. These are the dates that appear on the proposed parapet restoration, together with the name "Tenny", the original owner. The corner stone at the northeast corner of the building provides the name of the architect: T. V. Huggett, but not the date of the building.

Conclusions and Recommendations: The commercial building at 41 North Main 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 Triangle Park Commercial District listed in the National Register of Historic Places.

- The proposed restoration of the east and north walls of this building would not cause an adverse effect to its historical significance.
- The proposed restoration of the east and north walls of this building would not cause an adverse effect to proximate historically-significant buildings.

End of Report

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 25 August 2015

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

Subject: 460 Bell 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 460 Bell 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; and d) a site plan prepared by the Schade Surveying Company and a north elevation and section drawing prepared by Isaac A. Lewin, Professional Engineer, provided by the Village Building and Zoning Department. A site visit was made on Sunday, 23 August 2015.

The Issue: The owner desires to add a new north (front) porch and regrade the entrance to eliminate the present two steps up to the porch.

Findings:

- 460 Bell Street is located on the south side of the street at the corner of Ridgewood Road in an R1-60 Residential District.
- Cuyahoga County Auditor Property Information, online and OHI form CUY725426 agree that the house was built in 1940. It is a small, one and a half story wood frame structure in the Colonial Revival style. According to the OHI form, a south (rear) dormer addition was done ca. 1950.

Conclusions and Recommendations: The house at 460 Bell Street does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended),

460 Bell Street, Chagrin Falls, Ohio

Section 1146.05 because: a) although it is more than 50 years old, it is not listed in the National Register of Historic Places; b) it does not appear to be associated with persons or events significant in Village history; and c) it does not appear to have unique architectural or engineering features that would suggest that it would be eligible for listing in the National Register of Historic Places, either individually or as a contributing structure within a possible future National Register historic district.

- The proposed new porch and site regrading would not cause an adverse effect to the historical significance of this house.
- The proposed new porch and site regrading would not cause an adverse effect to proximate historically-significant properties.

End of Report