

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
September 1, 2015**

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

Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by Mr. King, seconded by Mr. Barclay, to approve minutes held August 18, 2015.
Motion passed.

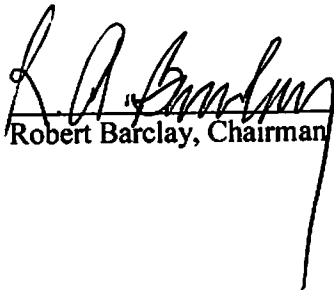
- 1 Henry 264 Bell St. Alterations to barn**
Review of Mr. Sande HSR, motioned by: Barclay, seconded by: King to accept Mr. Sande report. Steve Ciciretto architect, and property owner Fredrick Henry presented proposed alterations to accessory building.
Zoning Inspector Harry Edwards, mentioned that during the plan review there was a question raised on whether the barn was going to be used as single family or a two family use? Mr. Henry stated that it was only for a single family.
Motioned by King, to approve of garage doors on west lower level of the building. Seconded by Barclay to approve. Motion passed.
- 2 A&E Realty 41 North Main St. Façade Alterations**
Review of Mr. Sande HSR, motioned by: Barclay, seconded by: King to accept Mr. Sande report. Zoning Inspector Harry Edwards, mentioned that the alteration to the parapet does require a variance and is scheduled to be in front of BZA in September
Tony Majc of RSA Architects & Larry Shibley of A&E Realty submitted plans for a restoration of façade to original design parapet & storefront.
Motioned by King to approve as submitted and ARB highly approves of this. Seconded by Barclay. Motion passed.
- 3 Patton 460 Bell St. Front porch**
Review of Mr. Sande HSR, motioned by: King, seconded by: Barclay to accept Mr. Sande report. Steve Heintzleman, contractor presented plans for a new front porch.
Motioned by King to grant preliminary approval and revise and resubmit west elevations drawings. Seconded by Barclay. Motion passed.
- 4 Goldstein 49 West Washington St Fence & outdoor fireplace**
Todd Goldstein, property owner and landscape contractor Mike Bightol presented a fence and patio with outdoor fireplace. Motioned by King to approve as presented, seconded by Barclay. Motion passed.
- 5 Steger 135 Solon Rd Field change #1**
No one present for the applicant, Building Inspector Harry Edwards explained the field change,

Phil Koepf had concerns about split face block holding water and advised that they should use some water block to the face of block. Motioned King to approve the field change, seconded by Barclay. Motion passed.

- 6 **Longencker** **65 West Summit St.** **Addition - Final**
Tami Graft of Hurst Design Studios, and property owner Jim Longencker presented final plans for a new garage addition and front porch. Motioned by King to approve as submitted, seconded by Barclay. Motion passed. Preliminary review 8-18-2015

Resident John Daglie inquired about ARB minutes of the 135 Division Street house and was unable to search them from the website. Building and Zoning Inspector, Harry Edwards mentioned that all the minutes are on the website, and would be happy to email him the minutes if he would like.

Meeting adjourned at 8:45 am.

 9/15/15

Robert Barclay, Chairman Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 24 August 2015

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

Subject: Addendum No. 1.; 264 Bell Street, Chagrin Falls, Ohio

The Issue: The owner desires to modify the existing detached garage and property by creating a three-car lower level, revising the second floor apartment, removing a portion of the east driveway and extending the west access drive by adding a new paved parking apron.

Reference: 1) Historical Significance Report for 264 Bell Street prepared by Ted Sande, AIA Emeritus dated 1 May 2014; 2) Cuyahoga County Auditor Property Information online; 3) architectural drawings X-1, A-1, A-2 and E-1 prepared by Stephen Ciciretto, AIA, Architect, and provided by the Village Building and Zoning Department. A site visit was made on Sunday, 23 August 2015.

Conclusions and Recommendations:

- The Historical Significance Report referenced above determined that the house at 264 Bell Street met the standards of Historical Significance as defined in Ordinance 2007-19 (as amended). It did not address the detached garage.
- The Cuyahoga County Auditor Property Information online notes the present two-car garage but does not provide a date when it was built. OHI form CUY723026 also notes the garage as an outbuilding but does not state when it was built. If the structure were originally a barn, it has since lost its agricultural historical significance through extensive 20th-century changes.
- The proposed changes to the present garage outbuilding would not adversely effect its historical significance.
- The proposed changes to the present garage outbuilding would not adversely effect proximate historically-significant structures.

End of Addendum

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: 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 Campana 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