## VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES September 15, 2015

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

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 September 1, 2015. Roll call: King: Yes, Barclay: Yes. Fredrickson abstained. Motion passed.

Darcie Downy 273 Miles Rd Demolition of detached garage

Mr. Barclay opened the floor for public comment, no comments heard. Mr. Barclay closed the public comment.

Mr. Barclay reviewed Mr. Sande report. Motioned by Fredrickson, seconded by King accept Mr. Sande report. Motion passed.

Motion made by Fredrickson, King, to approve demolition of detached garage. Motion passed.

Darcie Downy 273 Miles Rd. New detached garage

Steve Heintzelman, contractor presented a new 380 square foot detached garage.

Comments from ARB: Match details of the house and use an azek or similar material for trim. Motioned by King, seconded by Fredrickson to approve with the condition mentioned. Motion passed.

Patton 460 Bell Street Front porch

Resubmission from September 1 ARB meeting, Steve Heintzelman contractor for the applicant presented revise elevations.

Comments from the ARB: Return beam back to on all (3) sides of porch.

Motioned by King, seconded by Fredrickson to approve with conditions mentioned. Motion passed.

Steve Heintzelman contractor asked the ARB about the removal of the chimney at 79 West West Street as it is unsafe and a hazard the wood siding runs behind the chimney and would be retained. The ARB felt that there would not be any issues with the removing of the chimney.

Motioned by King, seconded by Fredrickson to adjourn. Motion passed. Meeting adjourned at 8:49 am.

# Ted Sande, AIA Emeritus Historic Preservation Consultant

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#### **MEMORANDUM**

Date: 8 September 2015

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

Ohio

Subject: 273 Miles 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 273 Miles 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; and d) an architectural plan and three elevation drawings prepared by Isaac Lewin, Structural Engineer, and three site photographs provided by the Village Building and Zoning Department. A site visit was made on Saturday, 5 September 2015.

<u>The Issue</u>: The owner desires to demolish the existing detached, wood-frame and brick garage and to replace it with a new wood-frame detached garage.

### Findings:

- 273 Miles Road is located on the south side of the street, six lots east of Orchard Street, in an R1-50 Residential District. The site drops sharply to the south and east from the north wall of the detached garage.
- According to the Cuyahoga County Auditor Property Information, online, the house on this property was built in 1934. A date for the detached garage is not given.
- OHI form CUY698626 dates the house to ca. 1934, notes the detached garage as an outbuilding, but does not provide a date when the garage was built.

- The detached garage, which sits on a one-story brick foundation, is in distressed condition, with the brick walls bowed out and on the verge of collapse. Its roof is an eccentric shed-gable with the ridge running east/west. The garage appears to date from ca. 1950.
- The gambrel roof of the proposed new garage is compatible with the existing house roof.

Conclusions and Recommendations: The house and detached garage at 273 Miles Road do not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) although they are more than 50 years old, they would not be eligible for listing in the National Register of Historic Places, either individually or as contributing structures within a potential future National Register historic district; b) They do not appear to be associated with events or persons significant in Village history; and c) they do not represent unique or distinctive examples of architectural or engineering design.

- The proposed demolition of the existing detached garage and replacing it at the same location with a new detached garage would not cause an adverse effect to this property.
- The proposed demolition of the existing detached garage and replacing it with a new detached garage at the same location would not cause an adverse effect to proximate historically-significant properties.

**End of Report**