VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES October 6, 2015

Members present:

Koepf, Fredrickson Barclay, King, and Clemens.

Also present: Edwards

Meeting called to order at: 8:31 AM

APPROVAL OF MINUTES

Motion by Fredrickson, seconded by Barclay to approve minutes held September 15, 2015. Motion passed.

- 1 Gypsy Sole 71 North Main Street Front Window Alteration
 No one present for the applicant. Proposed window alteration was approved as submitted.
 Motioned by Fredrickson, seconded by Barclay to approve as submitted. Motion passed.
- 2 Ken Hodgman 52 East Cottage New detached garage
 Tony Majc of RSA Architects presented plans for a detached garage.
 After further review it was determined that need to add sub sills, including rake & return modifications to look traditional and try to match existing house.
 No vote taken. Mr. Barclay asked that the applicant to revise and resubmit.
- 3 Steer 111 South Franklin Street Vinyl siding
 Paul Steer property owner, and Mike Fury contractor submitted information regarding installation of vinyl siding.
 Motioned by Barclay to have the applicant revise and resubmit further information regarding the trim details. Seconded by Fredrickson. Roll call: Barclay: Yes, Fredrickson: Yes, King abstained. Motion passed.
- 4 Shimrak 68 East Orange Street Addition

 Mr. Barclay read Mr. Sande Historical report for the proposed addition.

 Motioned by Fredrickson, seconded by Barclay to accept his report as there would be no adverse effect. Motion passed.

George Clemens architect presented final plans for addition to the rear of the house. Motioned by Barclay seconded by Fredrickson to approve as submitted. Motion passed.

5 McClurg 52 South Franklin St 2' retaining wall Jim McClurg, presented plans for a 2'-3' retaining wall to be located in side yard along the western side of the garage.

Motioned by Fredrickson, seconded by Barclay to approved as submitted. Motion passed.

(6) Matt Puflea of 104 South Franklin Street, spoke to the board regarding a property that he looking at which is located on Miles Road which has depilated house on it, and is seeking some information on the possible demolition of a dwelling and building a new dwelling. No action taken discussion was for informational purposes.

Meeting adjourned at 10:00 am.

Robert Barclay, Chairman

Ted Sande, AIA Emeritus Historic Preservation Consultant

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MEMORANDUM

Date: 28 September 2015

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

Ohio

Subject: 68 East Orange 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 68 East Orange 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) topographic survey and architectural drawings A-1 through A-7 prepared by Clemens Pantuso, architects, provided by the Village Building and Zoning Department. A site visit was made on Saturday, 26 September 2015.

<u>The Issue</u>: The owner proposes a major addition to the south (rear) side of the existing house and interior renovations.

Findings:

- 68 East Orange Street stands on a small lot located on the south side of the street in an R1-60 Residential District. It is three lots west of the Public Library and abuts a P1 Park and Institutional District on the south. The site slopes steeply down to the south and west.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1854 and the attached west-side garage dates to 1995. OHI form CUY745226, prepared by Gray & Pape in 2005, gives the date of the original house as ca.1854 and notes that: "This house has a side addition and chimney addition ca.

1995." The OHI form does not list a historic name for the property. Gray & Pape did not include the house in its photographic survey of East Orange Street.

• The historical core of the present house appears to be the east half up to where the north wall steps back at the 1995 west addition. Its foundation is virtually a square shape, with a bay window projection at the southeast corner. The very broad front gable may reflect changes made to the 2nd floor and roof in 1995, or at an earlier date, since the width and the fenestration of the present north wall are not typical of a vernacular, Classical Revival house of the mid-19th century. The original house may have had an east/west gable roof. I do not find anything comparable in plan or appearance to the present house, or portions of it, in the 1878 Map of Chagrin Falls or the 1883 Panoramic View of Chagrin Falls. The house is clad in a brown vinyl siding and appears to be in fair to good condition.

Conclusions and Recommendations: The house at 68 East Orange Street does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) although it is more than 50 years old, it has lost much of its original configuration and appearance; and b) it is not listed in the National Register of Historic Places nor does it appear to be eligible for listing in the National Register, either individually or as a contributing structure within a potential future historic district.

- The proposed south addition and interior renovations to the house at 68 East Orange Street would not cause an adverse effect to its historical significance.
- The proposed south addition and interior renovations to the house at 68 East Orange Street would not cause an adverse effect to proximate historically-significant properties.

End of Report