

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
October 20, 2015**

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

Also present: Edwards

Meeting called to order at: 8:32 AM

APPROVAL OF MINUTES

Motioned by King, seconded by Fredrickson to approve minutes from October 6, 2015. Motion passed.

- 1 Bare Attitude Bath and 7 North Franklin Street Wall sign**
Body
Wall sign, this is the former Country Gifts store. No one present. No action tabled to the next meeting
- 2 Ken Hodgman 55 East Cottage detached garage**
Rick Siegfried, and Tony Majc ,of RSA architects presented revised plans for detached garage. Motioned by King, seconded by Fredrickson to approve as submitted. Motion passed.
- 3 Steer 111 South Franklin Street Vinyl siding**
Mike Fury, contractor for the property owner submitted additional information as requested from the last meeting.
Motioned by King to approve with the following comments per Phil Koepf comments respecting the existing architecture and details.
 - The only thing they are replacing is the vinyl siding itself.
 - All of trim, and details all are being constructed, will be made out of Boral to reciprocate all the existing trim, cornice molds details, including the soffit and rake details.Seconded by Barclay. Motion passed.
- 4 North Main Diner 16 North Main Street Signage & Awnings**
John Krissinger, owner of Main Street Diner presented awnings for the front and rear entrances same size as the former tenant awning just changing color of fabric.
Motioned Fredrickson, seconded by King. Motion passed.
- 5 Hruska 487 Walters Road Fence in rear yard**
Renee Hruska, property owner, and Mike Michael Beightol of Excape Designs, presented a field change in regards to the current approve plans for the new house. The proposal is for a Board on Board fence, not to exceed 6 feet in height, the style is to match the adjacent neighbor fence and proposed fence will only be installed in the rear yard.
Motioned by Fredrickson, seconded by King to approve as submitted. Motion passed


Robert Barclay, Chairman _____ Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 13 October 2015

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

Subject: 280 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 280 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; d) site maps and a photo provided by the prospective buyer; and e) site photos provided by the Village Building and Zoning Department. A site visit and meeting with the prospective buyer was made on Monday, 12 October 2015.

The Issue: The prospective buyer desires to demolish the existing house, detached garage and utility shed on the property and to build a new house on the site. Plans for a proposed new house have not been developed at this time.

Findings:

- 280 Miles Road is a triangular shape lot located on the north side of the street in an R1-60 Residential District. The house stands on a plateau behind and above the north-side residential properties facing onto Miles Road. It is not visible from Miles Road or any other public right-of-way.
- The Cuyahoga County Auditor Property Information, online, states that this two-story, one-family house and two-car detached garage were built in 1924. OHI form CUY712826 dates the house to ca. 1924 but does not mention the detached garage. The form notes that the porch was enclosed and a side addition was built ca. 1950-1970.

The OHI form notes erroneously that the vernacular Colonial Revival house has vinyl or aluminum siding. The siding is wood clapboard. A small, gambrel-roof utility shed stands to the east of the house and detached garage and appears to date to ca. 1980.

- The present condition of the house and detached garage is poor. The exterior of the house has visibly declined since it was photographed in 2005 by Gray & Pape, due to neglect and deferred maintenance.

Conclusions and Recommendations: The house at 280 Miles Road does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) even though it is more than 50 years old it does not appear to be eligible for listing in the National Register of Historic Places, either individually or as a contributing structure within a potential future National Register historic district; b) the house does not appear to be associated with persons or events significant in Village history; and c) the house does not possess unique architectural or engineering features.

- The proposed demolition of the house, detached garage and utility shed at 280 Miles Road would not cause an adverse effect to this property nor to proximate historically-significant properties.

End of Report