

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES  
November 3, 2015**

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

Also present: Edwards, Himes

Meeting called to order at: 8:30 AM

**APPROVAL OF MINUTES**

Motioned by Mrs. Fredrickson, seconded by Mr. King to approve the minutes held October 20, 2015. Motion passed.

- 1                      Puflea                                      280 Miles Rd                                      Demolition of house**  
Mr. Barclay reviewed Mr. Sande report. Motioned by King, seconded by Fredrickson to accept Mr. Sande report. Motion passed.  
Matt Puflea future property owner explained that he does not have preliminary drawings at present time and is in the process of purchasing the property. Mr. Barclay opened the floor for public comment; Mary Muddler of 316 Miles Rd mentioned she was concerned about construction equipment damaging the driveway that serves four houses, and if there is going to be more than one entrance to the property. The resident of 284 Miles Rd. wanted clarification that there was one going to be one house built? Jerry Hridel of 272 Miles Rd was concerned about runoff from the new house? Mr. Hridel mentioned that there was a large house built a few years ago up on the hill behind him which has created tremendous amount of runoff onto his property and Miles Road. Phil Koepf mentioned that the runoff concerns will be addressed with the new construction, and also reviewed by the village engineer.  
Steve King mentioned that we have studied this project extensively for the demolition a few meetings ago, and Lisa Fredrickson mentioned that we all have toured the property. Harry Edwards, Zoning Inspector mentioned that since there are no formal drawing submitted for the new dwelling, The village will send out notices again to the adjacent property owners once we receive preliminary plans.  
Motioned by Barclay for conditional approval pending approval of the new dwelling. Seconded by Fredrickson. Motion passed.
- 2                      Nazelli                                      35 High Court                                      Alteration -Final**  
Phil Koepf, architect presented window alteration for a new bay window on the front of house, and removal of double hung window to be replaced with transom window on right side elevation. Motioned by Fredrickson, seconded by King to approve. Motion passed.
- 3      Falls Walk Development                      280 Falls Walk Way                                      New dwelling**  
Public hearing; No one present no comments received.  
John Brown architect and Gary Spaeth presented preliminary plans for new dwelling. Harry Edwards, Zoning Inspector mentioned that in the zoning review the footprint is at 25% and needs to be reduced so it complies with the 24% lot coverage before a final approval is granted.  
Motioned by King, seconded by Fredrickson to grant preliminary approval conditional on the compliance with the lot coverage. Motion passed.

- 4 **Bare Attitude Bath & Body**      **7 North Franklin St.**      **Wall sign**  
Leah Chaykowski, owner of Bare Attitude & Body, presented her wall sign and explained the reason for her font style for her signage.  
Motioned by Fredrickson, seconded by King to approve as submitted. Motion passed.

- 5 **Chagrin Falls Board of Education**      **77 East Washington Street**      **Demolition – feasibility report**  
Bob Hunt, Superintendent of schools, Michael Carter of StanTec Architecture, and Russell Berusch, of Berusch Development Partners, LLC presented the economic feasible study. After a lengthy discussion between school administration and the Architectural review members Mr. Hunt asked the ARB for a clear direction so they can proceed.  
Motion was made by King, approve the demolition of the 1914 structure, which would be required for option #1. Seconded by Fredrickson.

**Roll Call:**

King: No.

Frederickson: No.

Barclay: No.

Motion fails.

Bob Hunt asked for the record the reason for the denial on the 1914 building?

Steve King made a motion in the affirmative which is a procedural matter from the law director, and to give you a clear direction. George Clemens stated that it is a very clear and simple structure and doesn't in body the problems of the later wing; it is an iconic portion from Washington Street and is the oldest part of the school.

Lisa Fredrickson mentioned being a member of the Architectural Review Board and the boards concerns deals with the exterior of the building, that this is a very strong present on East Washington Street, and not to mention that this is the first high school in the Village of Chagrin Falls and it has historic value.

Motioned by Fredrickson, to allow demolition of the 1939- 1940 and leaving the front elevation in tack (Auditorium section of the 1939 -1940 portion preliminarily, pending final approval of the new structure Seconded by King.

**Roll call:**

Fredrickson: Yes

King: Yes

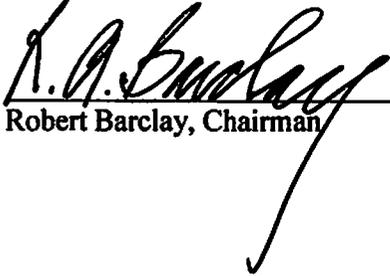
Barclay: Yes

Motion passed.

Lisa Fredrickson mentioned for the record why she was in support of allowing the demolition of the 1939-1940 building and going back to what George said in an earlier meeting. It is very important to keep the school in Chagrin Falls, and once we make that decision let's make it the best school given the constraints we have to work with, and the 1939-1940 portion is a huge issue since it is not ADA compliant and we have make public school user friendly to the public and that's why I am in favor in demolition of the 1939-1940 portion.

Brad Bush & Sue Keido were seeking information from the ARB in the process, and had some questions in regards to the property at 178 North Street as they have interest in possibly purchasing the property. No formal action taken, for informational purposes only.

Meeting adjourned at 10:15 am.

  
Robert Barclay, Chairman      11/17/15  
Date

**Ted Sande, AIA Emeritus**  
**Historic Preservation Consultant**  
13415 Shaker Boulevard, Suite 11-H-4, Cleveland, OH 44120  
tedsande@ameritech.net

**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



INNOVATIVE PARTNER.  
TRUSTED ADVISOR.

**RECEIVED**

**OCT 23 2015**

**VILLAGE OF  
CHAGRIN FALLS  
BUILDING & ZONING DEPT.**

Memorandum

To: Architectural Review Board of Chagrin Falls  
From: Berusch Development Partners, LLC  
Date: October 23, 2015  
Re: Chagrin Falls Intermediate School: Demolition Request

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Berusch Development Partners LLC ("BDP") has been retained by Chagrin Falls Exempted Village Schools ("District") to evaluate the economic feasibility of alternative plans and cost budgets concerning modernizing/replacing the existing Intermediate School located at 77 E. Washington St. ("Philomethian Property"). BDP understands that the District has previously asked the Village Architectural Review Board ("ARB") for conditional approval for permission to demolish the 1914 and 1947 connecting sections of the school, while retaining the auditorium and gym, and that said request was denied based on the determination that those sections of the school are historically significant.

Property summary

The school property is approximately 89,364 gross square feet, sits on 3.4 acres, and has 75 regular parking spaces. Site access is not restricted and vehicular circulation around the property is poor. The space for bus loading and unloading, and the parking lot, are shared with the gated blacktop playground area. This condition presents a challenge for visitors during school events.

The school building is not ADA compliant, and classrooms are significantly undersized when compared to current standards and to state requirements for publically-funded new school construction. The State of Ohio deems major renovations and upgrades as necessary.

Plan options considered

To provide a modern and appropriate facility that is well-positioned for current and future student learning and enrichment, the District has evaluated and considered the following options:

1. Sell the Philomethian property and build a new, right-sized facility on School-owned land at the Gurney site
2. Demolish only the 1947 building section, retain the gym and auditorium and the 1914 building, and carry out a combined renovation and new construction project
3. Demolish both the 1947 building section and the original 1914 building, retain the gym and auditorium, and carry out a combined renovation and new construction project

**BERUSCH DEVELOPMENT PARTNERS**

216.402.8089 [www.berusch.com](http://www.berusch.com)  
11607 Euclid Avenue, Suite C, Cleveland, OH 44106

### Demolition requirements

To receive Village permission to demolish buildings or sections of buildings, Village building code (Section 1146.06 (a)) requires that one of several conditions exist. One of the conditions indicated (#2) calls for the applicant to demonstrate that historically significant property is either not habitable or otherwise not safe, the repair or renovation of the property is not economically feasible, and the property's condition did not result from damage which has been purposefully caused to the property due to the gross neglect of the owner. Another stated condition (#3) is that the owner demonstrate that denial of the demolition is inconsistent with a legitimate interest in the health, safety and welfare of the Village.

Within the context of both economic feasibility and interest in health, safety and welfare as referenced in the Village code, this memo addresses the potential selective demolition of certain sections of the property – namely the 1914 original school building, and the 1947 “L”-shaped building connecting the 1914 building with the rest of the school. Those building sections have been deemed by the Village through its historic preservation consultant to be of historic significance.

### Economic feasibility and fair market value

Village code states that “Economically Feasible” means that the cost of renovation/restoration of an Historically Significant Property, when combined with the cost of the land, do not exceed the *fair market value* of the real property after the renovation/restoration of the Historically Significant Property has been completed.

The *fair market value* concept is used widely with respect to real estate that is commercial/income-producing or residential, and that involves private underwriting and property transactions between willing buyers and sellers within the marketplace. However, the phrase is less generally applicable and provides less guidance in the sphere of public school valuation, construction cost benchmarking, and decision-making of the kind called for in the current situation. The cost of renovating and/or replacing the existing school under any of the scenarios considered will, for instance, exceed the economic value of a new school by a large sum.

Therefore, when evaluating “economic feasibility” and “fair market value” it is necessary and appropriate to employ and emphasize a combination of industry norms and metrics, logic, and sense of reasonableness over valuation techniques that are traditionally geared toward commercial and residential real property.

### Work performed

BDP has conducted the following activity:

- Met with School officials
- Met with School consultants Gilbane (construction cost estimator) and Stantec (architect) to review site issues, the multiple design directions pursued, and planning and cost implications and trade-offs associated with the various schemes
- Walked around the existing site and building
- Subcontracted with Turner Construction to assist in the review of Gilbane's assumptions as to the construction scope of work and cost estimation

- Reviewed a 2015 matrix report from the State of Ohio containing the State's Opinion of Probable Cost for construction of new schools pursuant to the State's Design Manual Update
- Reviewed the 2011 building assessment report by the Ohio School Facilities Commission
- Obtained information on intended, pending and closed transactions of schools in other relevant markets
- Studied pricing information of other schools built by Turner Construction in Northeast Ohio
- Considered the highest and best use of the existing site if redeveloped as a use other than a school
- Estimated a probable sale price range were the school to be sold to a commercial developer

**Note on construction assumptions and cost estimates**

Readers of this memo are asked to understand that the numbers that follow are estimates derived by considering actual costs or valuations of comparable or relevant other school facilities; conversations and work sessions with BDP's independent construction manager, Turner Construction, both with and separate from Gilbane, the School's construction consultant; and BDP's experience and judgement. At times, assumptions and estimates were adjusted in attempts to equalize the scopes of work, years of construction, and other assumptions in order to make 'apples to apples' comparisons as best as possible. Moreover, no architectural drawings or competitive bidding information was available. It can be expected that once construction drawings are complete, the time of construction is clarified, and hard contractor bids are received, that actual construction bids will vary from the figures estimated here, and that such differences may be material.

Additionally, note that the construction cost figures below are expressed in 2015 dollars and exclude "soft costs" such as architecture and engineering, bond issuance costs, legal fees, interest expense, etc. Rather, the following construction numbers relate to "hard costs" only.

**Broad context for hard construction costs**

It is difficult to pristinely isolate and compare so-called 'comparables' in the form of other renovated or new schools. This is because individual school project designs, amenity premiums, labor rates, the necessity of temporary classroom space during construction, and contracting procedures and requirements vary, sometimes significantly. Yet, BDP has obtained completed project price information on a number of applicable or instructive new schools elsewhere in Northeast Ohio, as well as a matrix of allowable cost reimbursement data from the State of Ohio for the Northeast Ohio region.

On the basis of this information, in BDP's opinion, typical and normative new school construction projects in Northeast Ohio range from \$280 per square foot to \$300 per square foot, with an average of \$290 psf.

**Construction scenarios and analysis**

***Scenario 1 ~ Sell the Philomethian property and build a new facility at Gurney.***

Constructing a new +/- 76,000 square foot facility at Gurney can be estimated to cost approximately \$23.5 million. If the District were to sell the Philomethian site to a commercial developer, BDP estimates

a developer would pay on the order of \$1.5 million for the property. This estimate assumes the current underlying zoning does not change, and that a developer's potential request for demolition of all building sections deemed to be historic would be denied.

The net cost, or cash outlay, relative to building a new facility at Gurney would be approximately \$22 million (\$23.5 million less \$1.5 million in sale proceeds), equating to approximately \$290 per square foot for a 76,000 sf facility.

*Scenario 2 ~ Demolish only the 1947 building section, retain the 1914 building and gym and auditorium, and carry out a combined renovation and new construction project.*

The estimated cost of this +/- 86,600 sf project is \$26.5 million, or \$306 psf. This amount excludes temporary swing space. If such space is added, then project cost hard costs would be \$29.5 million to \$31 million, or \$340 psf to \$358 psf.

In addition to per square foot project costs significantly exceeding the relevant industry norms and reference points noted above, it must be emphasized that, functionally, keeping the 1947 section of the building would be particularly problematic for these reasons:

- Classroom sizes in the building range from 590 sf to 750 sf, with most rooms approximately 650 sf. These sizes are below the current State standard of 800-900 sf per classroom
- The depth of the building footprint (from the wall adjoining the gym/auditorium to the exterior) at 34 feet will only accommodate a single loaded corridor with a very narrow classroom module of 23 feet, thus preventing development of classrooms that are sized adequately to state standards of modern learning practices
- The "L" shaped plan of the 1947 addition has 9 level changes in it, both at the 'knuckle' in the northwest corner and at the east end of the north extension. This makes both ADA accessibility and way-finding very difficult, if even impossible
- The floor-to-floor heights vary considerably; the main floor at the south end and the third floor are too low to accommodate a ducted HVAC system
- Full ADA accessibility would require 2 or possibly 3 new elevators cut into the existing building – not impossible but very expensive. The two existing elevators are not located in positions that make them useful for ADA compliance.
- Routing ductwork, a sprinkler system, plumbing, and conduit will more than likely expose hazardous materials which are now encapsulated, creating additional costs
- The redeveloped site can only accommodate approximately 52 parking spaces - significantly few spaces than currently exist, and fewer than the number of spaces recommended by the State of Ohio's Ohio Facilities Construction Commission, which is 84 for applicable schools with the same student population

Temporary classroom space, or 'swing space', will be necessary to obtain in order to house students during construction. Swing space in the form of newly constructed buildings can be developed at the Gurney site. Alternatively, it is conceivable but not able to be known at this early juncture of project planning, that students could possibly be temporarily housed on the Philomethian site through the use of some combination of trailers and phased construction. BDP estimates the cost of obtaining swing

space via either the off-site or on-site method at between \$3 million and \$4.5 million. If the more optimistic scenario of \$3 million were to materialize, then the project hard cost would be \$29.5 million, or \$340 per square foot.

This cost is 17% higher than the average applicable per unit cost of \$290 per square foot indicated in the comparable data set. And if the swing space costs more than \$3 million, which is plausible, then the premium would obviously increase.

It is BDP's opinion that the combination of i) a 17% + cost premium, and ii) major functional compromises and deficiencies that would be made necessary by retaining the 1947 building, render preservation of the 1947 building not economically feasible, or reasonably required.

*Scenario 3 ~ Demolish both the 1947 building and the original 1914 building, retain the gym and auditorium, and carry out a combined renovation and new construction project.*

The cost to deliver this +/- 74,000 sf project is estimated at between \$28.3 Million and \$29.8 Million, or \$382 - \$403 per square foot. These amounts include the cost of providing swing space to house students while construction is underway. Here again, such space could be provided either by new buildings at Gurney, or possibly by implementing a program including trailers and phased construction at Philomethian. Deducting the cost of swing space, the hard costs of this scenario would be \$25.3 million, or 342 per square foot.

Even without factoring in the cost of swing space, the hard cost estimate of \$342 per square foot is 18% higher than the average applicable per unit cost of \$290 per square foot

### Conclusion

Concerning Scenario 2, BDP's conclusion is that it is not economically feasible or reasonable to preserve the 1947 building. As indicated above, doing so would be functionally problematic and deficient in the extreme, and the cost of retaining the 1947 building as part of a workable renovation and new construction plan is well above that of comparable and pertinent schools elsewhere, as well as the amount approved by the State of Ohio. Moreover, at a minimum, proper classroom size and full ADA accessibility are presumably in the legitimate best interest in the health, safety and welfare of the Village. Those conditions can best be met with a development program that excludes the 1947 building.

Concerning Scenario 3, an ARB obligation to retain both the 1914 building and 1947 section would impose on the School district a significant construction cost premium of approximately 18%, or \$3.8 million (\$25.3 Million compared to \$21.5 million, based on \$290 per square foot), excluding the cost swing space. Including swing space at between 3 million and \$4.5 million, the total premium would increase to \$28.3 million to \$29.8 million, or \$382 - \$403 per square foot.