

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
February 16, 2016**

Members present: Koepf, K. King, Barclay, S. King, and Clemens

Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by K. King, seconded by B. Barclay, to approve minutes held on February 2, 2016.
Motion passed.

- 1 Durette 14 Water Street Window / door alteration rear**

David Novak contractor, presented plans to eliminate one of the sliding doors on the sun room at the rear of house. The door will be replaced with a permanent window which matches the existing. The sliding door is not utilized and another walk through entry door is just a few feet away.

Motioned by B. Barclay, seconded by K. King. S. King abstained. Motion passed.

- 2 Zingales 30 Timber Ridge Addition - Preliminary**
George Clemens, architect for applicant presented preliminary plans for a single story master bedroom addition to the east corner of the house. It will be tucked in the corner of the property and not really even visible from the street.

George Clemens recused himself, Motioned S. King, seconded by K. King. Motion passed.

- 3 Kozar 17 Maple Street Window alterations**
Mr. Barclay, reviewed Mr. Sande historic review report. Motioned by S. King, seconded by K. King, to accept Mr. Sande report.

Joseph Linek, architect presented plans to add French doors to the rear of house. It was agreed the use of mullions in the French door help with the scale, even though there are no mullions used in the existing windows. Also proposed was the removal of a window from the family room. Mr. Clemens and Mr. Koepf suggested they reconsider this and its impact on the loss of natural light. In addition, a double-hung window will be added over kitchen counter. Mr. Clemens suggested a casement type window as double hung windows are difficult to open when stretched over counter. Any vinyl siding will be replaced with matching.

Motioned K. King, seconded by S.King for final approval.

- 4 JPJ Properties 10 Washington Street Window alteration**
Jerry Hridel, of JPJ properties, presented proposed shop drawings, and pictures of existing front windows at Sanity and Passport to Peru need to be replaced. It was proposed that the new windows be all glass with no divisions. Historical photos were presented to show the store fronts in years past. The photos revealed the early windows had a transom effect at the top of the plate glass. It was suggested that the new design mimic this style, following the line of the door for the transom. This will be a compromise to the old and new style. A new drawing with elevations was requested.

Motioned by B. Barclay, seconded by S. King to grant preliminary approval. Motion passed.

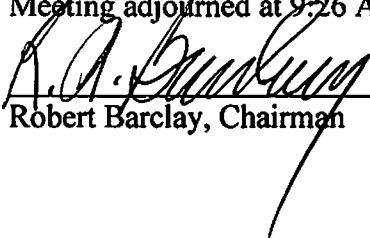
- 5 North Main Street Diner 16 North Main Street Signage**
John Krissinger, owner of North Street Diner presented photos to illustrate the proposed new sign. The sign is an actually a street sign but the reflective letters will not be an issue due to the angle. The sign will extend perpendicular to the restaurant and will be mounted just above the door frame.

Motion by S. King, seconded by K. King to approve as submitted.

- 6 Heinen's 20 Shopping Plaza Exterior alterations**
John Williams architect, for Process Creative Studios presented preliminary plans for review. An outdoor seating area, complete with pergola, will be added to the front of the building. Mr. Clemens suggested adding impassable barriers to separate dining area from parking. The existing entrance requires that the new entrance design be angular in nature to observe the recommended set back from the parking pavement. Mr. King questioned whether this was too modern of a design but Mr. Koepf and Mr. Clemens both agreed that it was a nice detail for an otherwise simple design. A loading dock will be added to the rear of the building but will not significantly change the appearance. All brick used will match the existing with the except of the area under the windows. This will be a blonde colored brick.

Motion by S. King, seconded by K. King to grant preliminary approval.

Meeting adjourned at 9:26 AM.


Robert Barclay, Chairman


Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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MEMORANDUM

Date: 8 February 2016

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

Subject: 17 Maple 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 17 Maple 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) architectural drawings A2.01 and A2.02 prepared by Linekstudio, Architects, provided by the Village Building and Zoning Department. A site visit, and brief meeting with the owner, was made on Friday, 5 February 2016.

The Issue: The owner desires to make several minor window changes on the east, west and south walls of the house and to add a new wood deck and steps off the family room on the south side of the house.

Findings:

- The house at 17 Maple Street stands on the south side of the street, the second lot east of Walnut Street. It is outside the southeast boundaries of the National Register of Historic Places Chagrin Falls West Side District.
- According to the Cuyahoga County Auditor Property Information, online, the two and a half story, wood-frame house and the detached one-story, two-car, wood-frame garage were built in 1916. OHI Form CUY758826, prepared by Gray & Pape in 2005, dates the house to ca. 1916 and describes it as vernacular. More precisely, it is vernacular

17 Maple Street, Chagrin Falls, Ohio

Prairie Style, as defined in Virginia and Lee McAlester's *A Field Guide to American Houses*, pages 438 - 451.

- The house and detached garage appear to be in good condition.
- The proposed changes in fenestration on the east and west walls are toward the south and are not conspicuous from Maple Street. The proposed south fenestration changes and new south wood deck and steps are not visible from Maple Street.

Conclusions and Recommendations: The house at 17 Maple 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; b) it is potentially eligible for listing as a contributing structure in a proposed future National Register historic district; and c) it represents a style that was popular in the Village during the first quarter of the 20th century.

- The proposed minor window changes and the proposed south deck and steps addition would not cause an adverse effect to the historical significance of the house.
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End of Report