

approved.

Rizzo

451 East Washington Street Porch Roof Addition

Rick Siegfried presented drawings to show modifications to existing west side elevation porch. Mr. Clemens suggested mitering the beam and returning back to the house. Also, both Mr. Koepf and Mr. Clemens felt the porch should include the Victorian details found elsewhere on the house and that the column detail on the front of the house should be matched. Karla made a motion to approve drawings with addition of Victorian details and matching columns on front of the house. Mr. King seconded. Drawings were approved.

15 Bell Street LLC

15 Bell Street

Renovations

Rick Siegfried, resubmitted building renovations which were initially approved in 2011. Mr. King reread Mr. Sandi's historical significance report for reference. The only question was whether to include shutters on top window. Steve King made a motion to approve drawings as presented with the decision to keep/eliminate black shutters to be decided later, Karla seconded. Drawings approved.

Scott

65 Maple Street

Rear Porch Addition

Susan Scott presented photos and drawings showing the addition of 6 feet to existing rear porch. Mr. Clemens raised the question of historical accuracy for use of barn siding as it does not fit style of house. There was some discussion with regard to the gas fireplace placement. The suggestion was made to put fireplace on interior wall. Steve King made motion to approve drawings with fireplace on interior wall, Karla King seconded. Drawings approved.

Falls Walk Development

260 Falls Walk SL 26

New Dwelling – revised final

Preliminary review 12/1/15, Final 2/16/16

John Brown presented a revision to Final plans. The house is to be rotated 90 degrees to allow for 10% slope code for driveway. Steve King made motion to approve drawings as presented, Karla King seconded. Drawings approved.

Falls Walk Development

215 Falls Walk SL 3

New dwelling - Final

Preliminary review March 15, 2016

Final review new dwelling.

John Brown presented drawings for new house. Mr. Clemens and Mr. Koepf were not in favor of the broad blank space over garage doors. They proposed the addition of some visual element over the garage doors. Steve King made motion to approve drawings with visual element added over garage doors, Karla King seconded. Drawings approved.

Killian

15 Cottage Street

Fence

Don Simpson from Auburn Fence presented technical drawings to show 48-inch black aluminum fence to be added to rear yard. Steve King made motion to approve technical drawings, Karla King seconded. Fence approved.

Wouters

122 Walnut Street

Fence

Allison Wouters and Don Simpson from Auburn Fence presented technical drawings to show board on board fence to be installed in rear yard. It was suggested the fence maintain the 6 feet height but be set back 10 feet from side walk. Karla King made motion to approve, Steve King seconded. Fence approved

Meeting Adjourned at 10:03 AM.


Steve King,

5/4/16
Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 29 June 2009

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

Subject: 15 Bell Street, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (2) paragraphs A and C of Ordinance 2007-19 (as amended), I have conducted research on the 15 Bell Street property 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 Archives, Real Estate Appraisal/Reappraisal Records; b) Chagrin Falls Historical Society Archives; c) Gray & Pape Photographic Survey, d) Ohio Historic Inventory List; e) Six sheets of plans and elevations, undated, prepared by Vocon and forwarded to me by the Village Building and Zoning Department. I visited the site on Thursday, 25 June 2009.

The Issue: The owner desires to remodel and enlarge this currently vacant, one-and-one-half story, brick commercial building as a café.

Findings:

- 15 Bell Street stands on the north side of the street, in the CS Business District. It is bordered on the west by a small park, on the north by the Chagrin River and on the east by a commercial building.
- The shell of this brick building dates back to the early days of the Village when Bell Street was called Front Street. It was first a wagon shop run by I. Griffith in 1847 and, within a year, became Charles Chase's blacksmith shop. Ownership and commercial use have changed a number of times during the past 162 years. In the early-mid 20th century it was an automobile batteries store, the Chagrin Valley Cleaners, a T.V. store, and until a year or so ago, a beauty salon. The building is currently unoccupied.

- The building is in a vernacular Classical Revival style with decorative brickwork accents. The wide arch on the south wall appears to have been the original entrance to the blacksmith shop.
- Both the exterior and the interior have been extensively modified due to changes in ownership and use. The exterior configuration of the original building and its brick walls, except where infill occurs, remain and convey a sense of its early appearance. The building appears to be in relatively good condition.
- The Chagrin Falls Historical Society's Archives contain a number of historical photographs and the property is documented in the Elisabeth G. Rodgers Collection.
- 15 Bell Street is recorded in the Ohio Historic Inventory (CUY693926). It is just east of the east boundary of the National Register Chagrin Falls Triangle Park Commercial District. It is not a contributing structure within a National Register historic district nor is it listed individually in the National Register.

Conclusions and Recommendations:

- 15 Bell 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) the exterior brick shell and the site date to the earliest days of the Village, c) the exterior brick shell retains much of its original masonry fabric and architectural configuration, and d) the building is associated with important persons in the Village's early history and with its early commercial enterprises.
- The proposed changes to the present building stay within the existing configuration, except for the proposed extension of the present wing over the Chagrin River. (Historically wings of commercial and industrial buildings extending out over a river in the 18th and 19th centuries were built to accommodate toilets.) The additional windows on the west wall and the changes in the south and north walls would not radically alter the building's historical appearance and would not cause an adverse effect to its historical significance, due in large part to the numerous changes that have been made to the structure during its long lifetime.
- The proposed changes would not cause an adverse effect to proximate buildings of historical significance.

End of Report

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MEMORANDUM

Date: 14 April 2016

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

Subject: 24 Walnut 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 24 Walnut 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; e) Chagrin Falls West Side District nomination; f) *Chagrin Falls: An Ohio Village History*; and g) drawing of interior master hall renovation and north wall color photo showing proposed new window provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 12 April 2016.

The Issue: The owner desires to modify the second floor master hall and add a new window to the north wall at this location.

Findings:

- 24 Walnut Street is located on the west side of the street, the second lot south of West Washington Street in an R1-50 Residential District. It is a contributing structure within the Chagrin Falls West Side District, listed in the National Register of Historic Places. The house appears to be in good condition and retains much of its historic integrity and configuration.
- According to the Cuyahoga County Auditor Property Information, online, the house dates to 1860. OHI form CUY-2078-26 prepared by Fisher at the Western Reserve Historical Society in June, 1978, states that the house is Eastlake in design and was

24 Walnut Street, Chagrin Falls, Ohio

built in 1883. It is known as the Orrin F. Fraser House. Orrin Frazer was a pharmacist whose store was popular as a dispenser of medicinal alcohol during Prohibition. (See *Chagrin Falls*, p.164.)

- According to the late Dr. Elizabeth Rodgers, the house originally stood on the north side of West Washington Street. (See Chagrin Falls Historical Society archives: unpublished manuscript on houses in the Village that had been moved from their original site. February, 1986.) She notes that the house was moved from West Washington Street due south to its present 24 Walnut Street address in 1939 to make way for a new U. S. Post Office, one of several WPA projects in Chagrin Falls carried out under the Roosevelt Administration during the Great Depression.

Conclusions and Recommendations: The house at 24 Walnut 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 a contributing structure within the Chagrin Falls West Side District listed in the National Register of Historic Places; and c) it is associated with a person who is recognized in Village history.

- The proposed new north wall second floor window is consistent in design and size with the existing windows of the house and would not cause an adverse effect to its historical significance.
- The proposed new north wall second floor window would not cause an adverse effect to proximate historically-significant properties.

End of Report

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MEMORANDUM

Date: 13 April 2016

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

Subject: 445 Walters 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 445 Walters 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) architectural drawings A-1 and A-2 prepared by Clemens Pantuso, Architects, provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 12 April 2016.

The Issue: The owner desires to add a front porch and new shutters to the house and a cupola and new vehicular door to the attached two-car garage.

Findings:

- The house at 445 Walters Road is located on the north side of the street, the fifth lot east from Bell Street, in an R1-60 Residential District. The lots in this section of Walters Road are relatively small and the houses, historical and contemporary, are rather tightly clustered one and two story wood-frame structures. This one-story house is an exception with brick exterior walls. Typically, these low-cost, post WWII houses were wood frame. The house appears to be in good condition.
- Cuyahoga County Auditor Property Information, online, lists the house and its attached garage as built in 1949. There is no OHI form for this property.

445 Walters Road, Chagrin Falls, Ohio

- Virginia and Lee McAlester's *A Field Guide to American Houses* classifies the design of this house as Modern: Minimal Traditional (ca. 1935-1950).
- The proposed changes to the house and garage introduce a Craftsman Style theme that appears to be compatible with the existing house's stylistically neutral design.

Conclusions and Recommendations: The house at 445 Walters Road 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 does not possess high artistic values; b) it does not represent the work of a local master craftsman or architect; c) it is not associated with the lives of persons significant in Village history; and d) it would not qualify for listing in the National Register of Historic Places, either individually or as a contributing structure within a proposed future National Register historic district.

- The proposed changes to the house and attached garage would not cause an adverse effect to its historical significance.
- The proposed changes to the house and attached garage would not cause an adverse effect to historically significance proximate properties.

End of Report

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MEMORANDUM

Date: 14 April 2016

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

Subject: Addendum No. 1, 15 Bell Street, Chagrin Falls, Ohio

The Issue: The owner desires to convert the present building into a restaurant.

References:

- 1) Historical Significance Report for 15 Bell Street prepared by Ted Sande, AIA Emeritus dated 29 June 2009.
- 2) Architectural drawing A-4.0 prepared by RSA, Architects, and provided by the Village Building and Zoning Department.
- 3) A site visit was made on Tuesday, 12 April 2016.

Findings:

- Reference 1) determined that the existing commercial building at 15 Bell Street meets the standards of Historical Significance as defined in Section 1146.05 of Ordinance 2007-19 (as amended) and that the then proposed changes to it for restaurant use prepared by Vocon would not cause an adverse effect to the building nor to proximate historically significant structures.
- Reference 2), Architectural drawing A-4.0, indicates that the proposed project designed by RSA, Architects, is similar in its scope of work to the 2009 submittal.
- A comparison of the Vocon and RSA proposed work shows: a) a more sensitive historical treatment of the south wall, except for the use of shutters which are out of context; and b) the use of french doors on the west wall which takes better advantage of the existing concrete platform for outdoor dining at that location.

Conclusions and Recommendations:

- The proposed changes, as shown on the RSA drawing A-4.0, would not cause an adverse effect to the historical significance of the structure, nor would they cause an adverse effect to proximate structures of historical significance.

End of Addendum