

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
May 17, 2016**

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

Also present: Edwards

Meeting called to order at: 8:30AM

APPROVAL OF MINUTES

Motioned by Karla King seconded by Steve King to approve minutes held May 3, 2016. Motion passed.

Chagrin Valley Little Theatre 40 River Street Alteration
Rick Seigfried and Tim Wagner presented drawings for ADA alterations to make theatre more accessible. Mr. Clemens suggested changing scale and style of ticket window. The counter on the inside of the window, however, dictates the function and style of the window.

Steve King made motion to approve drawings as presented, Karla King seconded. Drawings approved.

Joyce Building Company 255 Bell Street New dwelling - preliminary
Prior to ARB meeting, the project received BZA approval for front yard setback and 2% increase in lot coverage. The public was invited to speak in reference to ARB presentation. There was no one in attendance to speak to the public hearing.

Mr. Joyce presented drawings for preliminary approval on new dwelling. Mr. Koepf raised questions for the two porch roofs. In one instance, the elevation does not match the floor plan. It was suggested to change the metal porch roofs to shed style, change scale of front porch transoms – make bigger, change scale of front windows, for example, separate the two windows on second story and make more traditional with center mullion. The center mullion should carry throughout all windows. Question was also raised with regard to board and baton material for front gable...perhaps carry one lap wood siding or brick gable with brick foundation.

Steve King made motion to approve with suggestions, Karla King seconded. Preliminary approval granted.

Schron

117 Elm Court

Addition – preliminary

Steve King made a motion to accept the historical significance report, as prepared by Mr. Sandi, Karla King seconded. Report accepted.

Donald Geitz presented drawings for a proposed second story addition in rear of dwelling. Mr. Clemens and Mr. Koepf both commented the design lacked elements of the existing house and did not reflect architecture of surrounding homes. Mr. Clemens suggested reducing the width of the overall addition and adding that space to the west elevation. There was a unanimous feeling the whole concept needed to be reworked. Mr. Geitz will need access to the interior of the home, which he has not yet been done, in order to fully develop the plan.

Steve King made a motion to request for redesign and resubmittal, Karla King seconded. Needs redesign and resubmittal.

Killian

15 East Cottage Street

Resubmission Fence

A re-submission from May 3.

Don Simpson from Auburn Fence presented technical drawings for an open style picket fence. The fence will run from front west corner of the house, going east and tying back to deck in the rear of house.

Steve King made motion to accept technical drawings, Karla King seconded. Fence installation approved.

David Dickson

262 South Franklin Street

Walk In Information

David Dickson of CPD Homes presented rough drawings for a renovation he plans to flip. Mr. Clemens and Mr. Koepf recommended the south elevation needs demarcation. They suggested using the existing primary pitch for guidance. Dormers and slopes may be used for lighter massing.

Meeting Adjourned at 9:26AM.

 
Robert Barclay, Chairman Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 12 May 2016

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

Subject: 117 Elm Court, 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 117 Elm Court 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; e) Virginia & Lee McAlester's *A Field Guide to American Houses*; f) Village Building and Zoning Department records; and g) architectural drawing of the proposed addition prepared by Donald L. Geitz, Architect, together with site photos provided by the Village Building and Zoning Department. A site visit and meeting with the owner was made on Wednesday, 11 May 2016.

The Issue: The owner desires to add a second story to the one-story, shed-roof north (rear) addition to the existing two-story house.

Findings:

- 117 Elm Court is located on the north side of the street, six lots east of South Main Street in an R1-50 Residential District.

- According to the Cuyahoga County Auditor Property Information, online and OHI form CUY699026, the house was built in 1904. The one-story north addition was built ca. 1950 and the detached two-car garage dates to 1979. All three are wood-frame. The house has aluminum or vinyl siding. The buildings appear to be in good condition.

117 Elm Court, Chagrin Falls, Ohio

- When the house was built in 1904, Elm Court dead-ended just beyond lot 127. To the east was a marsh and a pond that for much of the 20th century was popular for winter skating, according to the owner and staff at the Historical Society.
- According to Village Building and Zoning Department records, Elm Court was turned 90 degrees, extended to the north and joined with May Court in 1976-77 to provide vehicular access to the new Village Green Subdivision.
- The 1878 Village Map and the 1883 Panoramic View of Chagrin Falls show several houses in the vicinity of Elm Court, but no streets on the east side of Main Street at this time. It appears that the lots east of those facing South Main Street and extending to lots 127 on the north side and 124 on the south side of Elm Court were developed beginning in the early 20th century.
- It is likely that lots 113, 117, 123 and 127 were developed at the same time, ca.1904, due to their similar Dutch Colonial Revival, gambrel roof, designs; two cross-gambrel and two front gambrel. (McAlester: *A Field Guide to American Houses*, pages 321-325.) The McAlesters point out that the Dutch Colonial style represents only about 10 percent of the popular Colonial Revival which seems consistent with Chagrin Falls' architectural history as well.
- The proposed second-story, gable-roof addition would not be visible from Elm Court.

Conclusions and Recommendations: The house at 117 Elm Court 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 retains much of its original fabric and configuration and c) it, together with its three neighbors, are excellent examples of the Dutch Colonial Revival style and would qualify as contributing structures within a potential future National Register of Historic Places historic district.

- The proposed north second-story, gable-roof addition would not cause an adverse effect to the historical significance of the existing house. However, I suggest that the owner and architect consider a gambrel roof design, if economically feasible, which would be harmonious with the original house and later garage.
- The proposed north second-story, gable-roof addition would not cause an adverse effect to proximate historically-significant properties.

End of Report