

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES  
September 20, 2016**

Members present: Barclay, Clemens, King, Koepf, Naylor.

Also Present: Edwards

Meeting called to order at: 8:31 AM

**APPROVAL OF MINUTES**

Motion by Naylor, second by Barclay, to approve September 6 meeting minutes. Motion passed.

**1. Fitz                                95 South Main Street        Demolition of Detached Garage- Approved**  
Historical Significance Report (HSR) dated 9/13/16 as prepared by Mr. Sande states that house at 95 South Main Street does not meet the standards for historical significance as defined by Village Code, nor will proposed changes cause an adverse effect to proximately located historically significant structures.

Public Hearing called for demolition of garage. Public hearing closed with no comment.  
Motion to close public hearing by Naylor, second by King. Motion passed.

Architect Rebecca Pantuso and Applicant-Owner Ginny Fitz presented drawings and photographs.  
Garage less than 200 sq. ft. in size. Demolition related to proposed alterations to house.

Motion to approve demolition of garage by Barclay, second by King. Motion passed.

**2. Fitz                                95 South Main Street                                Addition- Preliminary Approval**  
Architect Rebecca Pantuso and Applicant-Owner Ginny Fitz presented preliminary drawings and photographs. House is not within public sight line from South Main Street. Koepf suggested Craftsman detailing on brick elevation and removing shutters to tie design together.

Motion for Preliminary Approval of drawings as presented by Naylor, second by King. Motion passed.

**3. Dennis                                59 West Washington Street        Preliminary Approval with Comment**  
Architect Tim Wagner and Applicant-Owner Stephanie Dennis presented drawings and photographs. Clemmons had positive comment about re-design of fireplace. Further ARB comments: re-design dormers on left side elevation to meld into one large dormer and make windows symmetrical; at rear elevation - ends of gable are asymmetrical and gable window needs to be proportional consistent with other windows on house; add window to bathroom at second floor.

Motion for Preliminary Approval and revise and resubmit drawings to address Board comments by Naylor, second by Barclay. Motion approved.

**4. Hamori**

**194 Low Street**

**New dwelling- Final Approval**

Applicant-Owner Steve Hamori and Architect Nate Barrett presented revised plans addressing previous ARB comments.

Motion for Final Approval by Barclay, Second by Naylor. Motion passed.

**5. Demes**

**26 Bellview Street Alteration – Detached Garage - Final Approval**

Historical Significance Report (HSR) dated 9/13/16 as prepared by Mr. Sande states the 26 Bellview Street garage does not meet the standards for historical significance as defined by Village Code and proposed changes would not cause an adverse effect.

Architect Phil Koepf presented photographs and drawings. Alterations to existing garage reviewed with positive comment.

Motion that Historic Significance Report was reviewed by Naylor, second by King. Motion passed.

Motion for Final Approval by Barclay, second by King. Motion passed.

**6. Overholt**

**92 Church Street**

**Addition – Deferred to next meeting**

No appearance.

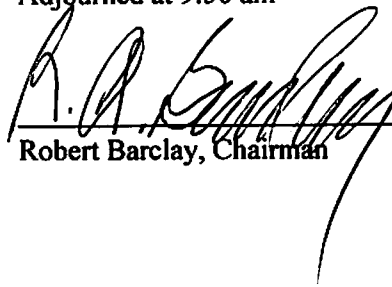
**7. Johnson**

**65 Ridgewood**

**Walk-In**

Architect Mike Caito and Owner Rachel Johnson requested feedback from ARB regarding proposed demolition of existing house and construction of new house approximately 2,800 sq. ft. in size, with 3 car garage and elevation height of 24'- 28', lot slopes to the rear.

Adjourned at 9:50 am

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 Robert Barclay, Chairman                      Date 10/14/16

**Ted Sande, AIA Emeritus**  
**Historic Preservation Consultant**  
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**MEMORANDUM**

**Date:** 13 September 2016

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

**Subject:** 26 Bellview 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 26 Bellview 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 and specifications A-1 through A-3 prepared by P. M. Koepf, Inc., architect, and provided by the Village Building and Zoning Department. A site visit was made on Friday, 9 September 2016.

The Issue: The owner desires to convert the south half of the existing 1 and 1/2 story, wood-frame, detached two-car garage into a studio and to re-clad the garage in new wood siding.

Findings:

- 26 Bellview Street is located on the south side of the street, four lots east of South Franklin Street in an R1-50 Residential District.
- Both the Cuyahoga County Auditor Property Information, online, and OHI Form CUY726726 date the vernacular Colonial Revival house to 1865. The County dates the garage to 1980. The OHI Form notes additions to the side and rear of the house to ca. 1970 and ca. 1900, respectively; and notes the contemporary detached garage but does not provide a date when it was built.

**Ted Sande, AIA Emeritus**  
**Historic Preservation Consultant**  
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**MEMORANDUM**

**Date:** 13 September 2016

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

**Subject:** 95 South Main 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 95 South Main 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 sketch plans and elevations A-1 and A-2 prepared by Clemens Pantuso, architects, and a Cuyahoga County GIS map of the site provided by the Village Building and Zoning Department. A site visit was made on Friday, 9 September 2016.

The Issue: The owner desires to demolish the existing detached one-car garage and to enlarge and make substantial changes to the design and configuration of the existing house, including incorporating an attached two-car garage.

Findings:

- 95 South Main Street is an interior lot accessible from South Main Street by way of a shared driveway between lots 87 and 103 South Main Street in an R1-50 Residential District. The site is on the crest of a moraine rising up from South Main Street and dropping steeply to the east toward May Court. The immediate neighborhood is dominated by a large contemporary multi-gabled house at 103 South Main Street that stands to the southwest of 95 South Main Street.
- The existing house is a small, relatively modest, 1 and 1/2 story, cross-gable, vernacular Colonial Revival structure that appears to be in fair condition. The Cuyahoga County

95 South Main Street, Chagrin Falls, Ohio

Auditor Property Information, online, lists the date of construction of both the house and garage as 1948. OHI Form 714426 dates the house to ca.1945 and notes vinyl or aluminum siding. The east wing of the house is exposed red brick and appears to have been designed to be its main entrance, facing toward the May Court spur. However, if it once was the main entrance, it appears to have been superseded by the west, rear, entrance in recent years.

- The proposed extensive changes to the existing house appear to keep it about the same height but extending the house to the south by including an attached two-car garage. The proposed design will significantly change the vernacular Colonial Revival style of the existing house to a much larger and more complex structure in the Arts and Crafts style. The house is not visible from South Main Street or May Court.

Conclusions and Recommendations: The house at 95 South Main Street 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 any distinctive architectural or engineering features; b) it does not appear to be the work of a local master or possess high artistic values; c) it does not appear to be related to persons or events significant in Village history; and d) it is not listed in the National Register of Historic Places nor does it appear eligible for listing in the National Register either individually or as a contributing structure within a future National Register historic district.

- The proposed substantial changes to the existing house and the demolition of the existing one-car garage would not cause an adverse effect to their historical significance.
- The proposed substantial changes to the existing house and the demolition of the existing one-car garage would not cause an adverse effect to proximate historically-significant structures.

End of Report

26 Bellview Street, Chagrin Falls, Ohio

- The detached two-car garage is located to the southeast of the house, set back from Bellview Street. The proposed door and window changes to the garage are mainly on the west and south walls and are not visible from Bellview Street or any other public right-of-way.

Conclusions and Recommendations: The detached garage at 26 Bellview Street does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05, because it is less than 50 years old.

- The proposed re-cladding and door and window changes to the existing detached garage would not cause an adverse effect to the historical significance of the property.
- The proposed re-cladding and door and window changes to the existing detached garage would not cause an adverse effect to proximate historically-significant properties.

End of Report