

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
November 1, 2016**

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

Also Present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motion by King, second by Barclay to approve October 18 meeting minutes. Motion passed.

1. Rodgers/Johnson

65 Ridgewood

Demolition-Approval

Historical Significance Report (HSR) dated 10/28/16 as prepared by Mr. Sande states that house at 65 Ridgewood Street does not meet the standards for historical significance as defined by Village Code, and that proposed demolition will not cause an adverse effect. The proposed new one and one-half story house would be larger in appearance than the present structure, but consistent in size and design with at least three larger houses in the residential block.

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

Public Hearing called for demolition of existing house. Letters were presented from residents: Doug King at 373 East Washington in support of demolition; and, Betsy Towns at 463 East Washington against demolition. The following neighborhood residents spoke in favor of demolition: Dan Taussig, 50 Ridgewood; Wendy Davis, 84 Ridgewood; and Chris Manchen, 83 Ridgewood. David Payne of Payne & Payne Builders stated that the house sits below grade on a concrete slab foundation creating freezing pipes and other water related issues, also making mechanical improvements difficult. The frame rafters are 2'x 6' and not truss; baseboard heat with poor mechanicals hobbled together. He stated that it does not make economic sense to save the house. Mr. King noted that Mayor Jim Solether lived in the house and was important to the Village, however that the condition of the house does not appear to make the house economically feasible to rehabilitate.

Motion to close public hearing by Naylor, second by Barclay. Motion passed.

Architect Mike Caito, Builder David Payne and Applicant-Owners Mr. Rodgers and Ms. Johnson presented drawings and photographs. The new one and one-half story house is 27' in height and occupies a smaller footprint than the existing house. It is compatible with the scale and design of houses on the street.

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

2. Rodgers/Johnson

65 Ridgewood

Preliminary Approval

Architect Mike Caito, Builder David Payne and Applicant-Owners Mr. Rodgers and Ms. Johnson presented drawings and photographs. Mr. Clemens and Mr. Koepf had the following comments: restudy the relationship between the arched window and porch at front elevation suggesting removal of shutters which are very wide, eliminating window arch and allowing porch to be wider; side elevations are friendly to neighbors; restudy rear elevation to improve relationship between gables - consider changing middle gable to shed roof and incorporating planned chimney, with reference to potential ice conditions.

Motion for Preliminary Approval of plans as presented with comments by Naylor, second by Barclay. Motion passed.

3. Higley

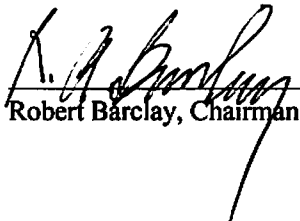
78 East Washington

Final Approval

Mr. Andy D'Angelo presented plans on behalf of Applicant-Owner Higley for installation of a black aluminum fence 4' in height enclosing the backyard. The plans were met with positive comments with the addition of notes on drawings for location of fence related to southwest corner of house.

Motion for Final Approval of plans as presented with comments by Barclay, second by Naylor. Motion passed.

Adjourned at 9:16 am


Robert Barclay, Chairman

11/15/12
Date

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

MEMORANDUM

Date: 28 October 2016

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

Subject: 65 Ridgewood 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 65 Ridgewood 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) Site Improvement Plan, architectural drawings 1 through 5 prepared by Payne & Payne Builders Inc. provided by the Village Building and Zoning Department. A site visit was made on Wednesday, 26 October 2016.

The Issue: The owner desires to demolish the existing house and build a new house on the site. Drawings showing the proposed new house have been provided.

Findings:

- 65 Ridgewood Road is located on the west side of the street, three lots north of East Washington Street in an R1-100 Residential District. The houses on this street appear to have been built after World War II, and designed in a vernacular Eclectic Colonial Revival style, as defined by Virginia and Lee McAlester, or later variations. Three of the houses are very large and stand on expansive lawns; the remainder tend to be smaller in scale, one and a half to two story, white clapboard with black shutters, gable roof structures, similar to the present 65 Ridgewood Road house. This house was the home of Mayor Jim Solether, who served from 1956 to 1964 and again from 1976 to 1984.

65 Ridgewood Road, Chagrin Falls, Ohio

- There is no OHI form for this house, nor was this street included in the Gray & Pape Photographic Survey. Cuyahoga County Auditor Property Information, online, dates the house and its attached garage to 1950. It is my impression that the south half of this one and a half story house contains the original 1950 building and that several additions may have been made over the intervening years on the west and north including the long east porch. The house is set well back from Ridgewood Road. The property appears to be well maintained.
- The proposed new one and a half and two story house would be larger in appearance than the present structure but consistent in size and design with at least the three larger houses in this residential block.

Conclusions and Recommendations: The house at 65 Ridgewood 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, its original, smaller configuration appears to have been significantly altered by later additions and modifications; b) the house does not possess unique architectural or engineering features; and c) the house would not qualify for listing in the National Register of Historic Places, either individually or as a contributing structure within a potential future National Register historic district.

- The proposed demolition of the existing house would not cause an adverse effect to its historical significance.
- The proposed demolition of the existing house would not cause an adverse effect to proximate historically-significant properties.

End of Report

Harry Edwards

Subject: FW: Ridgewood Road Demolition request

RECEIVED

OCT 31 2016

VILLAGE OF
CHAGRIN FALLS
BUILDING & ZONING DEPT.

VIA EMAIL

From: Betsy Towns [<mailto:btowns79@gmail.com>]
Sent: Monday, October 31, 2016 2:40 PM
To: Harry Edwards
Subject: Re: Ridgewood Road Demolition request

Dear Wendy, Phil, George, Steve and Bob,

I am not able to be at the meeting Tuesday morning due to work but thought I would send a note.

I am not in favor of the latest demolition request for Ridgewood Road.

When we purchase a home we should be fully aware of the home we are buying including any idiosyncrasies. Matt clearly knew the house was built on a slab when he bought it and the types of systems that the house supported. I am against the continued demolition of our local homes.

I have talked openly about this before, and the flavor of the village is forever changed and cannot be recreated once our older homes are torn down. The current architectural style of many new homes will clearly one day be referred to in some form or fashion but the style does not relate to a Western Reserve historic village.

While people may deem these new homes to be nice and attractive, that's a very subjective observation. There is no historic relevance to these homes. They are over sized in both height and lot coverage. What we end up with is a rag tag mix of old and new.....not always the best thing.

There are so many lousy choices that have been made in recent days. I don't see how we can go back but I believe we are making tragic mistakes.

Just say no!!!

Sincerely,

Betsy Towns
463 E. Washington Street
Chagrin Falls, OH 44022


DOUGLAS A. KING
ATTORNEY AT LAW
34 SOUTH MAIN STREET
CHAGRIN FALLS, OHIO 44022

RECEIVED

NOV 01 2016

VILLAGE OF
CHAGRIN FALLS
BUILDING & ZONING DEPT.

PHONE: (440) 247-4470

October 31, 2016

FAX: (440) 247-1680

Village of Chagrin Falls
Architectural Review Board
Village Hall
Chagrin Falls, Ohio 44022

Subject: 65 Ridgewood Road, Chagrin Falls, Ohio, 44022

Ladies and Gentleman:

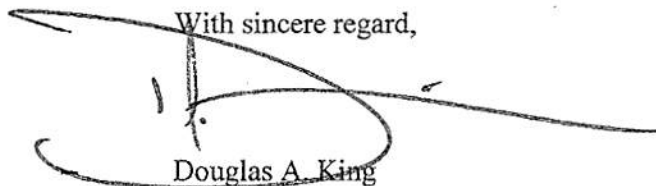
I've lived at 373 East Washington Street for well over 20 years. The home at 65 Ridgewood Road is directly adjacent to my property.

My understanding is that the owners thereof, Matthew Rogers and Rachel Freshman Johnson, are planning to remove the house currently on the property and replace it with a newly constructed home.

I'm quite familiar with both the property and home now in place. While I haven't seen plans for the new home to be built, I certainly have no objection to the property owners' proposal. Two years ago the house next door to the Rogers/Johnson home was demolished and replaced. I had concerns then that that new home would impair the character of my woods adjacent thereto with invasive lighting. As it turned out, the exterior lighting installed does not spill over. The house itself turned out to be a distinct improvement upon its predecessor, though bigger fits well on the lot and is otherwise a pleasant upgrade. I fully expect the similar removal and replacement project proposed for 65 Ridgewood will also prove to be equally acceptable. While I'm not privy to plans for the new home to be built, my understanding is that it will be compatible with the other houses in the Ridgewood neighborhood.

In capsule, I have no objection to my neighbors proposed project. Thank you for your consideration.

With sincere regard,


Douglas A. King