

Karl Maersch, 100 Church Street: Reviewed plans before meeting which did not include drawings presented today or photographs. He stressed need for submittal of full application materials in timely manner before Board meeting to allow public review. Concerned about impact and scale of proposed new house and stated house was too big for the neighborhood.

Laurel & Mike Heater, 42 Church Street: Laurel is local realtor and had always understood that shared driveways are not allowed to access rear lots along Church Street. She never would have purchased her home adjacent to the north of 48 Church Street if she had thought this was the case. Very concerned that this will set a precedent for allowing shared driveways to access other lots to the rear of lots fronting Church Street.

Matt Harrison, 18 Church Street: This is not about the Milko family. The village is one of the most special places he has ever found with historic setting and natural environment. He does not want to open the floodgates to development. He is asking that the property owners on Church St. come together and discuss doing a deed to conserve the natural space to the rear of lots fronting Church Street.

Ken Rosen, 30 Church Street: Concerned about the process, that Milkos did not come and talk to the neighbors about their plans for a new house and to ask how everyone can work together. Once we start to allow development to the rear of the Church Street lots, we are taking away natural habitat. There is in this community an unusual balance of proximity to the city and to nature which we need to maintain.

Susan Metallo, 35 Common Court: Questioned why no Historic Significance Reports on 48 and 54 Church Street and why is a shared driveway being considered.

Dwight Milko, 48 & 54 Church Street: He is a big supporter of preservation and historic architecture and lives on North Street in one of the oldest homes in the Village. He looked at ways to expand his current house and is also looking for ways to take care of other family members. He has been in touch with the land conservancy about options. He feels the only thing visible from Church Street will be the cupola of the proposed new house.

Michelle McQuade, 137 South Franklin Street: Asked if street frontage is required to allow construction of new home. She stated that preserving our undeveloped land in the Village is important.

Bobbi Wheeler, 4 Church Street: She has lived in the Village a long time. This proposed new house would set a precedent for building on unbuilt land. There is a shared driveway leading to a new house to the rear of her property which replaced an older house which was torn down.

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

Board discussion followed regarding historic significance of 48 & 54 Church Street, the need for Code review, compatibility of new construction and connectivity of the undeveloped land which needs to be reviewed as a whole.

Motion presented by Naylor, second by Barclay, to disapprove the plans as presented and request for submittal of the following information for future reviews as follows:

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

MEMORANDUM

Date: 28 November 2016

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

Subject: 189 East Washington 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 189 East Washington 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) McAlester, Virginia and Lee: *A Field Guide to American Houses*. A site visit was made on Friday, 25 November 2016.

The Issue: The owner desires to re-clad the existing wood-frame building with a vinyl siding.

Findings:

- 189 East Washington Street is located on the north side of the street, one lot east of the Senlac Hills Drive intersection, in an RMU Residential Mixed Use District. This is a commercial property, owned by Gleeson Real Estate Holdings and currently occupied by Gleeson Construction. The lot to the immediate west is occupied by a used car agency. The neighborhood to the east and south is residential with wood-frame houses of varying sizes and styles.
- OHI Form CUY739026, prepared by Gray & Pape in 2005, dates the house to ca. 1907, notes its style as "vernacular" and its building type as "American foursquare", which was a popular building type throughout the United States in the period 1900 - 1920.

- The building retains much of its original configuration and its original wood clapboard siding, with a minimal later front porch railing. The wood siding appears to be in fair to poor condition.

Conclusions and Recommendations: The house at 189 East Washington 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 retains much of its original configuration as a vernacular American foursquare house type, which was popular in the Village in the early 20th Century; and c) it would qualify as a contributing structure within a potential future National Register of Historic Places historic district.

As noted in previous cases where re-cladding with a new synthetic siding has been proposed, whether or not there is a potential adverse effect depends upon the quality of the materials used and the method of installation. Is the existing wood siding restorable at a reasonable cost? Is the new cladding being installed over the existing wood or is the existing wood siding being removed? New cementitious materials seem to offer a material that more closely resembles the original wood siding than aluminum or vinyl. The most important factor is the installation and detailing and how faithfully the original definition of the siding, window and door frames and corner boards and trim are maintained.

- The proposed re-cladding of the building at 189 East Washington Street may or may not cause an adverse effect to the building, depending upon the quality of materials proposed and the method of installation.
- The proposed re-cladding of the building at 189 East Washington Street may or may not cause an adverse effect to proximate historically-significant structures depending upon the quality of materials proposed and the method of installation.

End of Report

RECEIVED

DEC 05 2016

VILLAGE OF
CHAGRIN FALLS
BUILDING & ZONING DEPT.

December 5, 2016

Sent via email to: Harry@chagrin-falls.org

To: Village of Chagrin Falls Architectural Review Board
c/o Mr. Harry Edwards
Building & Zoning Inspector - Village of Chagrin Falls, Ohio

Regarding: Initial Proposal for a new dwelling @ 50 Church Street
Parcel # 932-01-026 & Parcel # 932-01-027

We are writing to voice our opposition to the proposed development of Parcel # 932-01-026 & Parcel # 932-01-027. We have reviewed the preliminary site drawing and feel the proposed development would impact the aesthetics' of our home and the surrounding historic area. We purchased our home in the historic district of the Village in 2010 and we have thoughtfully maintained our property and in doing so our home is recognized as a Village century home.

The green space behind the homes on this section of Church Street is rare in our Village. It would be a shame to take away this unique asset. Our property abuts the proposed development, and if approved, this green space / our view, will be replaced by a house, driveway, garage – all accompanied by property lighting. This will negatively impact the value of our home, and its future salability.

Unfortunately, we could not attend the December 6th preliminary Architectural Review Meeting to voice our concerns directly to the Board so that you could hear first-hand from us our level of concern regarding this matter.

Respectfully,

Jan & Ken Coleman
36 Church Street
Chagrin Falls, Ohio 44022

CL: ASR 3 FILE

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DEC 06 2016

VILLAGE OF
CHAGRIN FALLS
BUILDING & ZONING DEPT.

**TO: ARCHITECTURAL REVIEW BOARD, CHAGRIN FALLS
OHIO, DECEMBER 6TH, 2016**

My wife and I oppose the proposed development behind 54 and 48 Church Street. Here are 5 reasons for doing so:

- 1) Pari and I were drawn to 60 Church Street by the quiet nature of the street, the owner occupied and well-kept historic homes and the natural woodland extending to the Chagrin River at the rear of many of these homes.
- 2) The proposed monstrous building, if permitted, will directly and negatively affect us by its proximity to our property. It deeply changes the natural wilderness and will burden us with increased congestion, noise and vehicle traffic into the heart of this precious open woodland and it will adversely affect the financial value of our property.
- 3) We reside in a historic home and take pride and joy in maintaining it. Next door to us, at 54 and 48 Church Street, are two historic homes that include historic barns. Recently both homes are used as rentals and have been allowed to deteriorate. With the financial burden applied to building the proposed new residence, these two historic homes will suffer further neglect as they lapse into permanent rental properties.
- 4) A permit to allow this new home will in turn further prevent owner occupation of 54 and 48 Church Street. This will change the ambience and character of the historic district as it also opens the floodgate to further development of the wooded area.
- 5) Construction of shared driveways must be discouraged. It is shortsighted at best. Shared driveways negatively impact future owners. It will diminish the value of the property and in turn adversely affect the value of all properties in the neighborhood.

Sincerely,

Ralph and Pari Tuthill
60 Church Street
Chagrin Falls Ohio