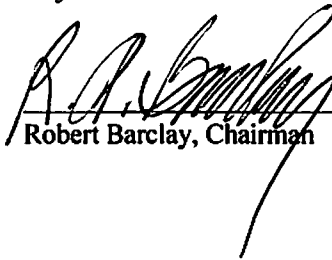


Koepf stated that: I disagree with the Board of Zoning Appeals granting of a variance on this house. We cannot keep allowing homeowners to fill every square inch of small lots. ARB is only here in the role of reviewing the quality of architectural design. Ms. Dennis and her architect have made changes asked for by the Board, but the result is a house which will have an adverse effect on the adjacent properties.

Motion for Final Approval with suggestion to Applicant that a window and bench be added at the rear entry on the right side elevation breaking up the blank wall presented by Naylor, second by Barclay. Motion passed.

Adjourned at 9:14 AM


Robert Barclay, Chairman


Date

Ted Sande, AIA Emeritus
13415 Shaker Boulevard, Suite 11-H-4
Cleveland, Ohio 44120
Tel/Fax: 216-577-6325 email: tedsande@ameritech.net

MEMORANDUM

Date: 27 December 2016

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

Subject: Addendum No. 1: 27 Walnut Street, Chagrin Falls, Ohio

The Issue: The owner desires to add a second floor addition to the existing house.

References: Historical Significance Report prepared by Ted Sande, AIA Emeritus, dated 12 July 2008 (see attached); and a plan, elevations and isometric drawing prepared by Richard S. Gates, AIA, Inc. and provided by the Village Building and Zoning Department. A site visit was made on Thursday, 22 December 2016.

Findings:

- The Historical Significance Report cited above determined that the house at 27 Walnut Street would meet the Village standards of historical significance even though it is outside the present boundaries of the Chagrin Falls West Side District, listed in the National Register of Historic Places.
- The house has been modified during its nearly one-hundred year history. Sometime after 1964, the original single gable, central dormer on the west wing was replaced by the present three-bay shed dormer that spans across the entire west slope of the west wing, facing Walnut Street. An east addition was made ca. 1950. Minor modifications were made to the east wing and south wall in 2008. The east half of the house is a visual cluster of various shapes that the proposed second-floor addition is, in part, apparently seeking to resolve.
- Unfortunately, the proposed solution, as shown in the isometric drawing and elevations, does not, in my opinion, meet that objective for two reasons: 1. the gable/hip roof rises significantly above the ridge of the west cross-roof dormer, changing the volumetric configuration of the house considerably; and 2. the proposed gable dormers, especially the north dormer, seem out of scale with respect to the rest of the house and are awkwardly placed. These proposed changes would have an adverse effect on the historical significance of the property.

Conclusions and Recommendations:

- I suggest that the owner consider a different approach that would allow for the second-story addition, but would be more sympathetic to the original Craftsman / Arts and Crafts style of the house. For example, it may be possible to reduce the height of the proposed roof by creating a flat center section that meets the ridge of the present west cross gable shed dormer and then adding shed dormers on the north and south.

End of Addendum

Ted Sande, AIA Emeritus
Historic Preservation Consultant
13415 Shaker Boulevard, Suite 11-H-4, Cleveland, OH 44120
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MEMORANDUM

Date: 12 July 2008

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

Subject: 27 Walnut Street, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (2) paragraphs A and C of Ordinance 2007-19 (amended), I have conducted research on the 27 Walnut 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) Gray and Pape OHI project and Photographic survey; c) National Register of Historic Places Nomination for the Chagrin Falls West Side Historic District; and d) one set of sketches and photographs forwarded by the Village Building and Zoning Office.

The Issue: The owner desires to modify a small, one-story addition on the east (rear) wall of the present house by replacing the existing north window with a pair of glass doors opening onto a proposed new short wood deck and stairs, replacing the east wall door with a window to accommodate the new wood deck, replacing the present east window of the addition with a new, projecting oriel window; and, on the east portion of the south wall, removing a double window and replacing it with a proposed projecting bay window.

Findings: (See Attachments No. 1)

- 27 Walnut Street is located on the east side of the street, facing west, and immediately south of the Chagrin Falls Historical Society. To its south, separated by a narrow side yard, is 31 Walnut Street. The east side of the property is bordered by an alley that runs from West Washington Street to Center Street. The house appears to be in good condition. It is in an R1-50 zone.

27 Walnut Street, Chagrin Falls, Ohio

- Neither 27 nor 31 Walnut Street were included within the original boundaries of the Chagrin Falls West Side Historic District, the period of significance of which was from 1845 to 1900.
- According to Cuyahoga County Archives real estate records, 27 Walnut Street was built in 1918. There is a free-standing one-story garage on the east side of the property, accessed from the alley. The east yard is enclosed by a tall, wood-slat fence.
- The County real estate appraisal record card contains a November 1959 photograph of the west (main) wall of the building showing a central, gable dormer. Sometime after 1964, this was replaced by the present three-bay shed dormer and the east one-story addition was built.

Conclusions and Recommendations:

- Although 27 Walnut Street was not included in the original West Side Historic District, it is likely that, despite changes to the structure's original configuration, it would qualify as a contributing structure if the original district boundaries were extended and the period of significance moved forward to cover more recent community developments.
- Based on the above, 27 Walnut Street would meet the standards of Historical Significance as defined in Section 1146.05 of Ordinance 2007-19 (as amended) because; a) it is more than 50 years old, b) it is potentially eligible for listing in the National Register of Historic Places as a contributing structure within an expanded existing National Register historic district, and c) it is associated with events that have made a significant contribution to the broad patterns of Village history; namely, the Village's early 20th-century residential development.
- The proposed changes to the east addition, east and the south walls of the main house, all of which are not visible from Walnut Street and only minimally visible from the alley, would not create an adverse effect to the potential historical significance of the house itself or to proximate historically significant properties in its vicinity.

End of Report