



**4. Thorman Petrov Group    50 East Washington Street**

**Signage – Final Approval**

Applicant Owner Chris Gorman presented plan for proposed signage. Board requested alternative font, however font is firm logo. Signage font accepted with request to center sign vertically and horizontally at fascia board.

Motion for approval with Board comments by Naylor, second by Barclay. Motion passed.

**5. Lucias Salon                    67 North Main Street**

**Signage – Final Approval**

Applicant Sally Lemo presented plan for awning with sign. Plan was met with positive comment and suggestion of alternative color to selected off white color, in order to avoid showing dirt.

Motion for approval by Naylor, second by King. Motion passed.

**6. Classen                            27 Walnut Street**

**Preliminary Approval**

Architect Richard Gates presented plans and photographs for a second floor addition. Board comments focused on massing, proportion, height and public site lines including views from Center and Walnut Streets. Several schemes were presented with Scheme D selected as the best solution.

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

**7. Puflea                                280 Miles Road**

**Final Approval**

Applicant Owners Susan and Matt Puflea and architect Greg Ernst presented photographs, plans and material samples. Plans were approved by Village of Moreland Hills and deferred to Chagrin Falls for final design approval.

Plans showed alteration with extended roof eaves to protect glass from wind and keep walls clean of run-off.

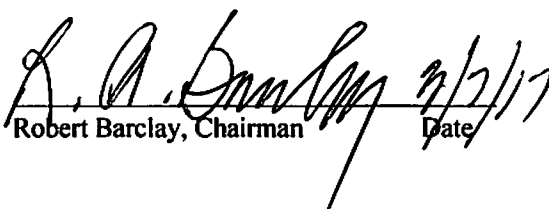
Motion for Final Approval of plans as presented by King, second by Naylor. Motion passed.

**8. Jim & Patty Weingart    154 High Street**

**Walk-In**

Jim & Patty Weingart presented drawings prepared by architect John Brown and asked for feedback for proposed new house, replacing previous house lost to fire. Drawings were met with positive comment. Board suggested adjustment of drawings to avoid seeking lot coverage variance. Board suggestions in response to questions included removal of west elevation side porch and consult with structural engineer regarding hillside and any fill brought onto the property.

Adjourned at 9:39 AM

  
Robert Barclay, Chairman                    Date

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

**Date:** 13 February 2017

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

**Subject:** 45 Stanridge 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 45 Stanridge 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) architectural drawings including a site location map, partial site plan, first and second floor plans and east and south elevations provided by the Village Building and Zoning Department. A site visit was made on Sunday, 12 February 2017.

The Issue: The owner desires to demolish the existing house and to construct a new house on the same site.

Findings:

- Stanridge Road is on the west side of North Main Street, opposite Lyndale Drive. It is an "L" shape road that extends west to 45 Stanridge Road where it turns sharply north and dead-ends at lot 71. The house at 45 Stanridge Road is located on an irregular "L" shape parcel that pitches deeply to the west. It is in an R1-100 Residential District.
- The houses to the immediate south and north, with some similar features, may have been built at the same time as 45 Stanridge Rd. In general the houses on this road vary considerably in size, style and configuration.

- According to the Cuyahoga County Auditor Property Information, online, the house and detached garage were built in 1949. OHI Form CUY700626 dates the house to ca. 1949 and notes that the house has aluminum windows (2005). It classifies the house as “No academic style. Vernacular”. The house is included in the Gray & Pape Photographic Survey.
- From the east main entrance side, the house presents the appearance of a typical 1940s “Ranch” with a one-story house, breezeway and garage. However, taking advantage of the terrain, the basement level opens on grade to the west, with large areas of glass that give the house on its west side a Modernist look that was probably the result of changes ca. 1980.
- The existing house is vacant and shows signs of deferred maintenance, particularly in the wood siding and chimney, but appears to be plumb and structurally sound. A note on the front door advises that the utilities were shut off in September 2016. The grounds seem to have been well maintained until relatively recently.

**Conclusions and Recommendations:** The house at 45 Stanridge 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, it would not qualify for listing in the National Register of Historic Places, either individually or as part of a potential future National Register historic district; b) the property does not appear to be associated with events or persons significant in Village history; and c) the house does not appear to have high artistic values.

- 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 structures.
- The proposed new house is a more “traditional” design than the present house and is similar in scale and appearance to several new houses built along the west side of North Main Street in this vicinity during the last 10 years.

**End of Report**