

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES  
April 4, 2017**

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

Also Present: Edwards

Meeting called to order at: 8:30 AM

**APPROVAL OF MINUTES**

Motion by Naylor, second by Barclay to approve March 21, 2017 meeting minutes. Motion passed.

**1. Pawlikowski                      280 Chagrin Blvd.                      New Dwelling - Preliminary Approval**

Public Hearing opened to allow for comment. Neighbor Cindy Tabor, 255 Chagrin Blvd. present. Ms. Tabor made comment regarding proposed three car garage; most neighboring houses do not have front garages, if they do garages are located to the rear instead of a walk-out basement.

RSA Architects and Ryan Sanders of Premier Custom Builders presented plans for new dwelling composed of 3,300 sq. ft. with 1,930 first floor footprint to be constructed on vacant consolidated lot with 75' frontage. No variances are required. Three car garage is situated at façade. Clemens requested revised design incorporating Tudor style elements reflective of neighboring properties and noted house is tucked back to try to lessen impact of proportion and massing. Board members requested consideration of a scaled down two-car garage. Koepf noted neighboring houses were significantly smaller, but had no objection to the massing and scale except for three car garage. Naylor noted garage doors face street as cars come around the curve on Chagrin Blvd.

Motion for Preliminary Approval with comments by Barclay, second by Naylor. Motion passed.

**2. Bickett                              184 Willow Lane.                              Solar Panels- Denied**

Historical Significance Report (HSR) dated 3/31/17 as prepared by Mr. Sande states that the existing house does not meet the standards for historical significance as defined by Village Code. Mr. Sande states the proposed removable solar panel installation would not cause an adverse effect to the historic significance of the existing house or to proximately located historically significant buildings.

Motion that Historic Significance Report was reviewed and accepted by Naylor, second by Barclay.

Contractor Mathew O'Brien and Owners Diana & Tim Bickett presented photos and plans for solar panel installation on south rear elevation at roof using non-reflective panels. Although the house was determined to be not historically significant, NPS Technical Preservation Briefs were consulted for guidance due to the historic character of the Village. Naylor stated that NPS Technical Preservation Briefs recommend solar panel installation on secondary elevations if possible using low profile flush mount non-reflective panels. Naylor inquired about shingle style solar panels, which Mr. O'Brien stated

have efficiency problems. She stated that the proposed installation appears to comply with Secretary of Interior Standards with roof panels largely obscured from public sight lines at North Street. Panels are removable and do not cause permanent alteration to the house while promoting renewable energy. Mr. Barclay is opposed to solar panel installations in the Village. The Board suggested referral of solar panel installations to Planning & Zoning for guidance and legislation.

Motion for approval of proposed solar panel installation by Naylor, second by Barclay. Naylor vote yes; Barclay vote no. Motion denied.

**3. Schramm**

**241 Hickory Hill**

**Final Approval**

RSA Architects submitted plans for rear addition. Plans were met with positive comment from the Board.

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

**4. Bryant**

**92 South Franklin Street**

**Siding - Final Approval**

Historical Significance Report (HSR) dated 3/27/17 as prepared by Mr. Sande states that the existing house does not meet the standards for historical significance as defined by Village Code. Mr. Sande states the proposed residing would not cause an adverse effect and cautioned that reveals between existing door and window frames are relatively shallow.

Motion that Historic Significance Report was reviewed and accepted by Naylor, second by Barclay.

Architect Phil Koepf presented plans to replace existing exterior siding with Hardie Board siding. Clemens asked that new reveals be proud enough to accept Hardie Board siding. New windows on north elevation were met with positive comment from the Board.

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

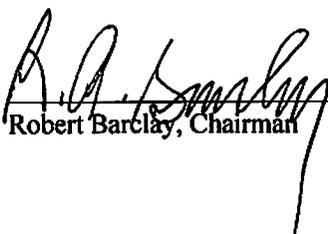
**5. Susan Strauss**

**23 Water Street**

**Walk-In**

Owner Susan Strauss, architect Joe Matava and contractor John Sinopoli requested discussion and feedback on rehabilitation of 23 Water Street house which has suffered water damage and mold, poor chimney condition and lead paint. Board encouraged retention of at least 700 sq. ft. historic front section of the house facing Water Street, but advised no binding decision could be made by the Board without a formal application, Historic Significance Report, and submittal of plans for rehabilitation or demolition and construction of new dwelling along with public hearing.

Adjourned at 9:50 AM

  
Robert Barclay, Chairman

4/18/17  
Date

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

**Date:** 27 March 2017

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

**Subject:** 92 South Franklin 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 92 South Franklin 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 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 Thursday, 23 March 2017.

The Issue: The owner desires to reside the entire house in Hardy Shingle Siding, Hardy Lap Siding and Boral or Azek Trim. It is proposed also that the south wall of the center section be modified by altering a single door to a single window and installing a three-panel sliding door arrangement.

Findings:

- 92 South Franklin Street occupies the southwest corner lot of the intersection of South Franklin and Maple Streets in an R1-50 Residential District. The house and grounds appear to be well maintained.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1956 and the now-attached garage in 1957. The center, connecting, link may date to 1957 or later. There does not appear to be an OHI form for this property and it is not recorded in the Gray & Pape Photographic Survey.

92 South Franklin Street, Chagrin Falls, Ohio

- The house is a Minimal Traditional style building, popular in this country since the mid-1930s, based on Virginia & Lee McAlester's *A Field Guide to American Houses*.
- The proposed changes to the south center exterior wall would not be visible from South Franklin Street.

Conclusions and Recommendations: The house at 92 South Franklin 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 is not listed in the National Register of Historic Places; b) it does not appear to be eligible for listing in the National Register, either individually or as a contributing structure within a potential future National Register historic district; and c) it does not appear to be associated with individuals or events significant in Village history.

- The proposed re-siding of the existing house and changes to the south wall of the center section would not cause an adverse effect to the historical significance of the existing house.
- The proposed re-siding of the existing house and changes to the south wall of the center section would not cause an adverse effect to proximate historically-significant structures.
- A concern is that the present reveals between the existing door and window frames and the existing siding are relatively shallow. How will that definition of the frames from the siding be maintained or enhanced by the re-siding?

End of Report

**Ted Sande, AIA Emeritus**  
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**MEMORANDUM**

Date: 31 March 2017

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

Subject: 184 Willow Lane, 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 184 Willow Lane 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) a Cuyahoga County Property Summary Report, ARB Application and a photograph of the house showing the proposed roof-mounted solar panels provided by the Village Building and Zoning Department. A site visit was made on Thursday, 30 March 2017.

The Issue: The owner desires to install solar panels on the south (rear) slope of the existing gable roof of the house.

Findings:

- 184 Willow Lane is located on the south side of the lane, three lots west of Falls Road in an R1-100 Residential District. Willow Lane is a dead-end street that serves 11 houses that appear to have been built about the same time.
- According to the Cuyahoga County Property Information, online, the house and its attached garage were built in 1960. There does not appear to be an OHI form for this property and it is not recorded in the Gray & Pape Photographic Survey.
- This one-and-a-half story, wood-frame house is in the Minimal Traditional style as defined by Virginia & Lee McAlester in *A Field Guide to American Houses*.

184 Willow Lane, Chagrin Falls, Ohio

- The proposed removable solar panels would be mounted flat on the south (rear) slope of the gable roof. They would not be visible from Willow Lane and would be barely visible during the winter months from North Street.

Conclusions and Recommendations: The house at 184 Willow Lane 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 is not listed in the National Register of Historic Places; b) it does not appear to be eligible for listing in the National Register, either individually or as a contributing structure within a potential future National Register historic district; and c) it does not appear to be associated with persons or events significant in Village history.

- The proposed installation of roof-mounted solar panels would not cause an adverse effect to the historical significance of the existing house.
- The proposed installation of roof-mounted solar panels would not cause an adverse effect to proximate historically-significant structures.

End of Report