

5. Lewis

45 Stanridge Street

House Plans

Owners Mr. & Mrs. Lewis presented house plans and requested comments from Board. Clemens and Koepf suggested redesign of dormer above central entry at façade making it larger, horizontal with more windows, and change to a shed roof. Owners inquired about vinyl based siding and were cautioned about issues related to installation.

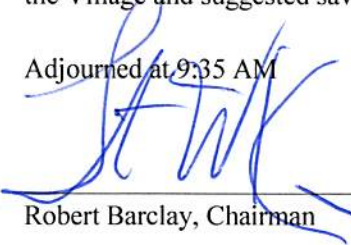
6. Novak

139 East Washington Street

Barn

Owner Jonathan Novak presented plans to replace existing barn. The Board discouraged demolition of the existing barn and replacement with the proposed mid-century modern design. In addition, the new design appeared to require variances. The Board stated the importance of historic barns to the character of the Village and suggested saving barn by remodeling it for upstairs tenant storage or studio use.

Adjourned at 9:35 AM


Robert Barclay, Chairman

5-16-17
Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 13 April 2017

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

Subject: 45 South Main 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 45 South Main 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; d) *Chagrin Falls: An Ohio Village History*; and e) architectural drawings A-1 and A-2 prepared by P. M. Koepf, Inc., architect, and provided by the Village Building and Zoning Department. A site visit, meeting with the owner and tour of the property occurred on Wednesday, 12 April 2017.

The Issue: The owner desires to deconstruct portions of the existing brick one-story , flat-roof garage, reuse major portions of the south and east walls, rebuild and reconfigure the north and west walls and add a gable roof on the east/west axis.

Findings:

- 45 South Main Street is a commercial property located at the southeast corner of South Main and May Court in an RB Retail Business District. The site is occupied by the Sheffield Monument Company, which has had a presence in the Village since 1876. It has occupied this site since 1908. The brick garage that is the subject of this report appears to have been built in the 1920s.

45 South Main Street, Chagrin Falls, Ohio

- The existing garage is located close to the southern boundary of the site. Its brick walls are vine covered and in poor condition. The north wall is visibly distended and near collapse. The wood-frame flat roof is in poor condition.
- OHI Form CUY705726 focuses on the main building complex and merely notes that there is a garage on the site.
- The proposed rebuilding and reconfiguration of the existing garage are intended to create a more harmonious architectural relationship between the garage and the main building complex.

Conclusions and Recommendations: The existing garage at 45 South Main 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 would not be eligible for listing in the National Register of Historic Places, either individually or as a contributing structure within a future potential historic district; b) the garage does not possess architectural or artistic distinction; and c) although it is on a historically significant site, the garage does not appear to have contributed to the production of the firm's stonework; it was built to house vehicles.

- The proposed extensive changes to the existing garage would not cause an adverse effect to the structure.
- The proposed extensive changes to the existing garage would not cause an adverse effect to proximate historically significant structures.

End of Report

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 13 April 2017

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

Subject: 441 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 441 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) architectural drawings A-1 and A-2 prepared by Theodore P. Rusnak, architect, and provided by the Village Building and Zoning Department. A site visit and brief meeting with the owner occurred on Wednesday, 12 April 2017.

The Issue: The owner desires to add a second floor to the existing one-story northeast wing of the house.

Findings:

- 441 East Washington Street is located on the north side of the street, three lots west of Ridgewood Road in an R1-60 Residential District. This portion of East Washington Street contains a mix of wood-frame one to three story houses in various early 20th-century architectural styles.
- The Cuyahoga County Auditor Property Information, online, dates the house and detached garage to 1920. OHI Form CUY767626 dates the house to ca. 1920 and identifies the style of this two-story wood-frame residence as Craftsman/Arts and Crafts. The house retains its original configuration and siding.

441 East Washington Street, Chagrin Falls, Ohio

- The proposed addition aligns with the east, north and west walls of the existing one-story wing and extends its gable roof vertically to meet the ridge of the main house roof. The proposed addition would not be visible from East Washington Street.

Conclusions and Recommendations: The house at 441 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 is a good example of a vernacular Craftsman style popular in the Village in the first decades of the 20th century; and c) it would be eligible for listing as a contributing structure in a potential future National Register historic district.

- The proposed northeast wing second floor addition would not cause an adverse effect to the historical significance of the existing house.
- The proposed northeast wing second floor addition would not cause an adverse effect to the historical significance of proximate historically-significant structures.

End of Report

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MEMORANDUM

Date: 14 April 2017

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

Subject: 113 Olive 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 113 Olive 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-8 prepared by Henry G. Piper, architect and provided by the Village Building and Zoning Department. A site visit was made on Thursday, 13 April 2017.

The Issue: The owner desires to add a new front upper-level porch and a new garage level porch to the north side of the existing house.

Findings:

- 113 Olive Street is on the south side of the street, immediately west of Robens Court, in an R1-50 Residential District. The street and the site slope down sharply to the west, so that the garage doors of the house are approximately five feet lower than the present front porch steps.
- There does not appear to be an OHI form for this property and it is not included in the Gray & Pape Photographic Survey of Olive Street. According to the Cuyahoga County Auditor Property Information, online, the house and its attached garage were built in 1962.

113 Olive Street, Chagrin Falls, Ohio

- The style of the house is Minimal Traditional as defined in McAlester's *A Field Guide to American Houses*.
- The proposed porches are embellished with pediments and what appear to be Doric columns that would give the Minimal Traditional style more of a Colonial Revival appearance, which is a style evident in other houses in the neighborhood.

Conclusions and Recommendations: The house at 113 Olive Street does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05, even though it is more than 50 years old because: a) 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; c) it does not appear to be associated with events or persons significant in Village history; and d) it does not possess high artistic values.

- The proposed porch additions to the north (main) side of the existing house would not cause an adverse effect to the historical significance of the house.
- The proposed porch additions to the north (main) side of the existing house would not cause an adverse effect to proximate historically-significant structures.

End of Report