





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

Clemens and Barclay suggested removal of middle post on porch, revision and resubmittal of plans.

Motion by Naylor for revision and resubmittal of plans as presented based on comments from Board, second by King. Motion passed.

**9. Tringali**

**17 Maple Street**

**Tabled**

No one appeared to represent owner. Item tabled.

**Walk-Ins**

**1. Joseph Park**

**8 Water Street**

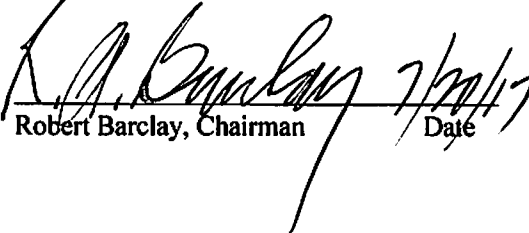
Architect Joseph Bart presented re-design of rear addition and attached garage. Board stated that proposed rear addition is too elongated and large in comparison to scale and massing of existing house. Board stated that retention of historic material was of primary importance under the Code and recommended retaining scale and massing of existing house with smaller addition to rear extending from only the first floor. Naylor suggested building a detached barn – garage to the rear of the property in place of addition. She pointed out that the house has two primary elevations to consider at both Water Street and West Washington Street. Koepf stated need to recognize historic house, with garage addition that needs improvement.

**2. Rob Grodin**

**341 Meadow Lane**

Owner Rob Grodin requested feedback on the general concept of building a one-story side addition to the existing house, which was met with positive comment from the Board.

Adjourned at 10:00 AM

  
Robert Barclay, Chairman      Date

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

**Date:** 16 June 2017

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

**Subject:** 162 Vincent 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 162 Vincent 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 Historical Society archives; e) Virginia and Lee McAlester: *A Field Guide to American Houses*; and f) architectural drawing A-1 prepared by P. M. Koepf, Inc., architect, provided by the Village Building and Zoning Department. A site visit was made on Friday, 16 June 2017.

**The Issue:** The owner desires to replace the existing enclosed one-story northeast front porch with a new one-story open front porch.

**Findings:**

- 162 Vincent Street stands on the south side of the street, the second lot west of American Street, in an R1-50 Residential District.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1924 and the detached garage in 1994. OHI Form CUY753826 dates the two-story house to ca. 1924 and identifies its style as Dutch Colonial Revival.
- An undated aerial photograph in the Chagrin Falls Historical Society archives, taken from above the south bank of the Chagrin River looking south, shows the ca. 1924

162 Vincent Street, Chagrin Falls, Ohio

house as the north two-thirds of the present house. At an undetermined date, probably after WWII, the house was expanded to the south with a two-story gambrel-roof addition. Unfortunately, large evergreen trees block the view of the north main entrance so that it is not clear if a northeast porch existed at that time.

- The Gray & Pape Photographic Survey, ca. 2005, shows the north (main) wall of the house with what appears to be the present one-story enclosed, hip roof main entrance porch with the door centered on the north wall and flanking windows.
- The proposed one-story, hip roof, open porch with classical columns, replicates the volumetric configuration of the present enclosed porch.

Conclusions and Recommendations: The house at 162 Vincent 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) although it has a large south addition, it appears to retain much of its original Dutch Colonial configuration, a residential style popular in this country from the late 19th century to the 1920s; and c) it would qualify as a contributing structure within a potential future historic district.

- The proposed open porch on the northeast corner of the house would not cause an adverse effect to the historical significance of the structure.
- The proposed open porch on the northeast corner of the house would not cause an adverse effect to proximate historically-significant structures.

End of Report