

7. Christoff

162 Vincent Street

Final Approval – Porch Addition

Architect Philip Koepf presented photos and plans incorporating previous Board comments. Plans were met with positive comment from the Board.

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

8. Depetro

206 East Washington Street

Final Approval – Addition


Historical Significance Report (HSR) dated 7/10/17 as prepared by Mr. Sande states that the existing house meets the standards for historical significance as defined by Village Code. Mr. Sande states the proposed addition 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 King, second by Naylor.

Architect George Clemens presented plans for rear addition including functional master suite. Plans were met with positive comment from the Board.

Motion for Final Approval by Barclay, second by King. Motion passed.

Adjourned at 9:57 AM


Robert Barclay, Chairman 8/1/17
Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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MEMORANDUM

Date: 27 August 2010

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

Subject: 128 Vincent Street, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (2) paragraphs A and C of Ordinance 2007-19 (as amended), I have conducted research on the 128 Vincent 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) Ohio Historic Inventory listings; c) Gray & Pape Photographic Survey and nine sheets of architectural drawings prepared by Stephen Ciciretto, AIA, Architect, dated 8/13/10. A site visit was made on Wednesday, 25 August 2010.

The Issue: The owner desires to build one-story additions on the south and east walls of the east wing of the existing house, with related interior changes, and to expand a shed dormer on the south side of the east wing roof. A new stone-paved terrace is planned to the south of the east wing.

Findings:

- 128 Vincent Street is located on the south side of the street, four lots east of Bell Street in an R1-50 residential district.
- According to the Cuyahoga County real estate records, the original vernacular Colonial Revival house, consisting of a one and one-half story east wing, breezeway and west two-car garage, was built in 1950. A partially complete Gray & Pape Ohio Historic Inventory form gives a date of ca.1940. The OHI form suggests that the breezeway was enclosed ca.1970. The north bay windows and main entrance porch of the east wing appear to be later additions or modifications. The house appears to be in excellent condition.

128 Vincent Street, Chagrin Falls, Ohio

Conclusions and Recommendations:

- The house at 128 Vincent Street does not meet the standards of historical significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 although it is more than 50 years old because: a) it is not listed in the National Register of Historic Places, either individually or as a contributing structure within a historic district; b) the house does not appear to be associated with events or persons significant in Village history; and c) the house does not possess distinctive architectural or structural features.
- The proposed changes to the south and east walls of the east wing and the south shed dormer would not cause an adverse effect to the historical significance of the house.
- The proposed changes to the south and east walls of the east wing and the south shed dormer would not cause an adverse effect to proximate historic properties. .

End of Report

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 10 July 2017

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

Subject: 195 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 195 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; and d) architectural drawings AS-01, D-1, A-1 through A-3 prepared by RSA Architects, LLC, and provided by the Village Building and Zoning Department. A site visit was made on Wednesday, 5 July 2017.

The Issue: The owner desires to demolish portions of the east wall and to construct a two-car attached garage on the east wall and to make garage door modifications on the north wall of the house.

Findings:

- 195 South Main Street is located on the east side of the street, three lots north of the Geauga County Line, in an R1-50 Residential District.
- The Cuyahoga County Property Information, online, dates the house to 1890 and the attached garage to 2000. OHI Form CUY716226 dates the house to ca. 1890 and the large addition with the attached garage to ca. 1990. It lists the style as Greek Revival, which it is not. The house is a vernacular Queen Anne design.

195 South Main Street, Chagrin Falls, Ohio

- The proposed demolition and new garage addition are not visible from South Main Street.

Conclusions and Recommendations: The house at 195 South Main 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 Queen Anne Style house; and c) it would qualify as a contributing structure within a potential future National Register of Historic Places historic district.

- The proposed changes to the existing house would not have an adverse effect on its historical significance.
- The proposed changes to the existing house would not have an adverse effect on proximate historically-significant structures.

End of Report