

location. Clemens suggested retaining the dining room window on the east elevation to allow for light and the addition of interior shutters for privacy. The Owner stated that the removal is for purposes of furniture arrangement. Naylor suggested a fixed pane horizontal window in the dining room set higher to allow for furniture below, as used on Queen Anne homes.

Motion for Final Approval of plans with comments as presented by King, second by Barclay. Motion passed.

3. Wasson 195 South Main Street Final Approval - Addition

Architects Tony Majc, John Peterson and Owner Mr. Wasson presented plans for rear addition with garage. The existing house has had previous additions following the elongated lot. The Board discouraged further extending the house to the rear, creating an extended block effect. Based on comments from previous meeting, architects added windows to south elevation. Owner talked about future plans to add a wraparound porch at the façade to restore historic character to the house.

Naylor, King and Koepf discouraged the "freight train" or "shot gun" house. Naylor requested consideration be given to a detached garage which would break up the block effect. Clemens expressed that owners want a three-car garage design as presented, and that there are limited alternatives. A Letter of Support for neighbors at 187 South Main was presented.

Motion for Final Approval of plans as presented by King, second by Naylor. Barclay and King vote Yes, Naylor vote No. Motion passed.

4. Beldon 240 Falls Walk Final Approval – New Dwelling

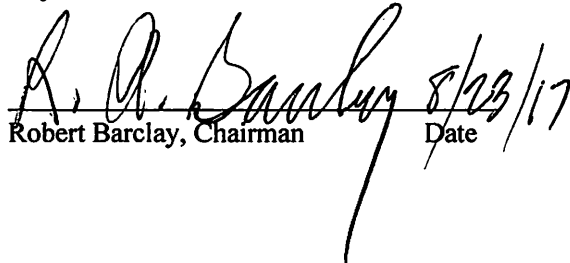
Architect John Brown presented plans for new house which were met with positive comment from the Board. Clemens suggested attic windows in place of dove cote detail.

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

**WALK IN
271 High Street**

Architect Gordon Costlow and designer Gordon Crawford presented plans for redesign of existing house. Koepf and Clemens pointed out the challenge of the topography of the lot and garage placement. The plans were met with positive comment from the Board.

Adjourned at 9:21 AM


Robert Barclay, Chairman Date 8/23/17

Ted Sande, AIA Emeritus
Historic Preservation Consultant
13415 Shaker Boulevard, Suite 11-H-4, Cleveland, OH 44120
tedsande@ameritech.net

MEMORANDUM

Date: 26 July 2017

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

Subject: 140 High 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 140 High 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) site plan prepared by Rudy E. Schwartz, Professional Surveyor, architectural drawings A-1 and A-2 prepared by RSA Inc., architect, and Detached Garage Proposal prepared by the owner, all provided by the Village Building and Zoning Department. A site visit was made on Wednesday, 26 July 2017.

The Issue: The owner desires to add a detached two-story, two-car, wood-frame garage in the south (rear) portion of the lot.

Findings:

- 140 High Street is located on the south side of the street, the second lot east of North Street, in an R1-60 Residential District. The lot is bounded on the north by High Street and on the South by Mill Street. The south portion of the site drops sharply down as it approaches Mill Street.
- Cuyahoga County Auditor Property Information, online, lists the house as being built in 1875. OHI Form CUY704426 identifies this Italianate structure as the Anerew [sic, Andrew] Thomas House and dates it to ca. 1883.

140 High Street, Chagrin Falls, Ohio

- According to information in the Chagrin Falls Historical Society archives, Andrew Thomas built his house on High Street in 1883. He was a stonemason, “well known and highly respected”. [*Exponent, Vol. 24, May 27 1897.*] He was a member of the International Order of the Odd Fellows local lodge and a member of the Congregational Church.
- The owner has prepared a 31-page Detached Garage Proposal that explores the Italianate Style and its context in Chagrin Falls relative to the proposed new building.
- The proposed detached garage integrates Italianate themes into its design that are compatible with the adjacent existing house.
- The proposed garage would not be visible from High Street. It would be visible from Mill Street.

Conclusions and Recommendations: The house at 140 High 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 fine example of the Italianate Style, popular in the Village during the latter half of the 19th century; c) it would qualify as a contributing structure in a potential future National Register of Historic Places historic district; and d) it is associated with a person important in Village history.

- The proposed detached garage would not cause an adverse effect to the historical significance of the existing house.
- The proposed detached garage would not cause an adverse effect to proximate historically-significant structures.

End of Report

Ted Sande, AIA Emeritus
Historic Preservation Consultant
13415 Shaker Boulevard, Suite 11-H-4, Cleveland, OH 44120
tedsande@ameritech.net

MEMORANDUM

Date: 26 July 2017

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

Subject: 19 South 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 19 South 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) 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 Wednesday, 26 July 2017.

The Issue: The owner desires to make several window changes and to add a dormer to the north side of the house and to make door and window changes to the east wing's east and south walls.

Findings:

- 19 South Street is located on the north side of the street, three lots east of Franklin Street, in an R1-50 Residential District. The south side of the street is in Geauga County.
- The Cuyahoga County Auditor Property Information, online, dates the two-story house to 1900 and the attached one-car garage to 1970. However, OHI Form CUY739826 lists the date of the house as ca. 1870 and notes side additions (east and west) ca. 1950 and ca. 1980. The house is described as "Greek Revival", which is not accurate. The original style of the central portion of the house is vernacular Queen Anne.

19 South Street, Chagrin Falls, Ohio

- Although the house at 19 South Street may date to the 1870s, it has lost much of its original Queen Anne configuration and detail by various changes including the two-story west garage, the one-story east wing, new windows and a patterned shingle siding.
- The houses along the north side of South Street cover a range of historical styles, from Colonial Revival to Queen Anne.
- The proposed changes to the north side of the house would not be visible from South Street. The proposed changes to the east wing would be visible from South Street.

Conclusions and Recommendations: The house at 19 South 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) various changes to the exterior have masked its original Queen Anne configuration; b) it does not appear to be associated with persons or events significant in Village history; c) it would not qualify for listing in the National Register of Historic Places, either individually or as a contributing structure within a potential future National Register historic district.

- The proposed changes to the exterior of 19 South Street would not cause an adverse effect to its historical significance.
- The proposed changes to the exterior of 19 South Street would not cause an adverse effect to proximate historically-significant structures.

End of Report

Paul G. Appelbaum
Lee Anne Thompson

RECEIVED

AUG 01 2017

187 South Main St., Chagrin Falls, OH 44022 | 440-821-1883/440-821-1966

VILLAGE OF
CHAGRIN FALLS
BUILDING & ZONING DEPT.

July 31, 2017

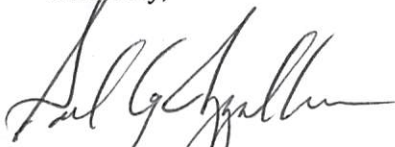
Architectural Review Board
Village Hall
21 W. Washington St.
Chagrin Falls, OH 44022

Dear Architectural Review Board:

Eric Wasson and Sneha Shah owners of the house located at 195 South Main St., have submitted plans for your review to add an attached garage onto the back of their house. Our address is 187 South Main St. and we share a common driveway with Eric and Sneha. The purpose of this letter is to provide our support for their plans. We prefer the proposed attached garage over the construction of a detached garage.

Thank you for considering our perspective as the neighbors most impacted by this proposal.

Sincerely,



Paul G. Appelbaum



Lee Anne Thompson

1950

1951

1952

1953

1954

1955

1956

1957

1958

1959

1960

1961

1962

1963

1964

1965

1966

1967

1968

1969

1970