

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
February 20, 2018**

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

Also Present: Edwards

Meeting called to order at: 8:30 AM

The following minutes are a summation of comments and discussions relative to each agenda item, rather than a full recitation, due to the length of the meeting.

APPROVAL OF MINUTES

Motion by King, second by Barclay to approve February 6 meeting minutes. Motion passed.

1. Murphy Funeral Home 95 South Franklin Street Addition – Revise and Resubmit

The Historical Significance Report (HSR) for 95 South Franklin Street dated 1/25/2018 as prepared by Mr. Sande was reviewed by Board.

Motion that Historic Significance Report was reviewed by King, second by Naylor. Motion passed.

Architect Paul Beegan along with Owners David and Dennis Murphy presented plans for a rear addition. The Board expressed concern about the much larger size and massing of the addition in relationship to the existing building. The proposed second floor assembly space is too big, tall and wide - it needs to be disguised; the roof line of the proposed addition needs to be reconfigured to blend with the existing building. Clemens suggested a Western Reserve style clapboard addition to differentiate the existing brick Italianate building, as well as allow for design of a less imposing rear addition. This would also tie in with the existing clapboard garage building on the property to the north.

Motion by King to revise and resubmit, second by Naylor. Motion passed.

2. Murphy Funeral Home 95 South Franklin Street Final Approval - Signage

King requested reduction in size of lettering by 1”/10% to be more in scale with the surrounding residential setting.

Motion by King for Final Approval with 10% reduction in size of lettering, second by Naylor. Motion passed.

3. LaFalce

240 Senlac Hills

Dormer Addition-Final Approval

Architect Rick Siegfried presented plans for a dormer addition which was met with positive comment from the Board.

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

4. Board of Education

77 East Washington Street

Final Approval

Stantec Architects and Superintendent Bob Hunt presented proposed Intermediate School plans with requested revision and resubmittal of: (i) glass hyphens at stair corridors eliminating metal panels, using spandrel glass, and incorporating mullion pattern of proposed replacement windows to make hyphens blend in with existing building as contemporary interpretation of historic design elements; (ii) design of entries using a monotone grey and buff color material with varying texture at quoining to match existing stone; (iii) introduction of heavier cornice and/ or other detailing at entries to avoid a block Brutalist or International style look; and, (iv) proposed replacement windows to match historic window dimensions and profile as shown in historic image (attached).

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

5. Firehammer

44 West Washington Street

Final Approval -Addition

Architect Joseph Park and Owner Mr. Firehammer presented plans for house addition which were met with positive comment from the Board.

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

6. Classen

27 Walnut Street

Final Approval-Addition

Architect Rebecca Pantuso presented previously approved plans for rear addition and requested window alterations, addition of rear French doors and covered deck, which were met with positive comment from the Board.

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

7. Johnson

89 East Cottage Street

Preliminary Approval- Addition

The Historical Significance Report (HSR) for 89 East Cottage Street dated 2/16/2018 as prepared by Mr. Sande was reviewed by Board.

Motion that Historic Significance Report was reviewed by King, second by Naylor. Motion passed.

Owner Ken Johnson presented plans for addition to existing house, which had been previously presented at a Walk-In discussion with the Board. Board suggestions were incorporated into the plan which were met with positive comment.

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

WALK-IN

Nancy Rogoff

Planning & Zoning Chair Nancy Rogoff requested that ARB members review proposed changes to the demolition ordinance and make comments at the next P&Z meeting.

Koepf and King excused themselves from the meeting.

Cory Garlick

54 Church Street

Garage and Master Suite Addition

Owner Mr. Garlick presented concept plans and photographs for proposed garage and master suite addition. Naylor expressed concern about options for a porte cochere or attached garage perpendicular to the house, as impacting historic architectural integrity. Clemens expressed concern about extending the house to the rear to accommodate a garage. Both Clemens and Naylor encouraged a detached garage and were favorable towards a second floor master suite at the rear of the house.

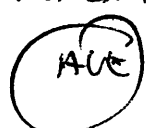
Knez Homes

East Washington Street

New Construction - Townhomes

Architect Rick Siegfried and developer William Sanderson, Knez Homes presented plans for 20 unit Townhome complex on lot across from Post Office. Clemens and Naylor stated that the proposed height needed to be reduced to no higher than 40' (the height of Cleveland Plumbing to the west) to be compatible with the surrounding area.

Adjourned at 10:25 AM

<u>APPROVED</u>	<u>3-6-18</u>	<u>By ROBERT BARCLAY</u>
Robert Barclay, Chairman	Date	



HIGH SCHOOL, CHAGRIN FALLS, OHIO

Source: Chagrin Falls Historical Society

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MEMORANDUM

Date: 16 February 2018

To: Robert Jamieson, Chief Administrative Officer, Village of Chagrin Falls,
Ohio

Subject: 89 East Cottage 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 89 East Cottage 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) 15 sheets of site plans, sketch architectural plans and sketch elevations prepared by Caito Architect and provided by the Village Building and Zoning Department. A site visit was made on Thursday, 15 February 2018.

The Issue: The owner proposes to make extensive interior and exterior changes to the existing house, to remove and replace the existing two-car attached garage, create a large addition on the east side of the house and add dormer to the west main roof.

Findings:

- 89 East Cottage Street is located at the northwest corner of Maple Lane and East Cottage Street in an R1-60 Residential District. The lot steps up sharply toward Summit Street on the north, with the house set on a plateau about a third of the way up the hill. The two lots to the west of the house are currently undeveloped and the land directly across East Cottage Street slopes steeply south to the church on East Orange Street below.
- The Cuyahoga County Auditor Property Information dates the house to 1886. OHI Form CUY 701126 provides more detailed information, including that the attached

89 East Cottage Street, Chagrin Falls, Ohio

garage was constructed ca. 1970 and that the house was originally a barn built ca. 1886, citing an *Exponent* architectural survey of 1905 that notes: "Hugh Henderson has remodeled a barn on his E. Cottage Street lot and is making it into a dwelling". Its appearance, as remodeled in 1905, is a vernacular Queen Anne style.

- The proposed extensive changes to the house have kept within, or equal to, the height of the present house and the proposed additions, although significantly adding to the volume of the structure, have interwoven the vernacular Queen Anne motifs so that the overall appearance is consistent with the 1905 structure's architectural vocabulary.
- The vinyl or aluminum sided house appears to be in fair condition.

Conclusions and Recommendations: The house at 89 East Cottage 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 was originally built as a barn and only later converted to a residence, thus losing its historical integrity; b) it does not appear to be associated with persons or events important in Village history; c) it does not possess significant artistic or crafts features; and d) it would not qualify for individual listing in the National Register of Historic Places.

- The proposed extensive changes to the house at 89 East Cottage Street would not have an adverse effect on its historical significance.
- The proposed extensive changes to the house at 89 East Cottage Street would not have an adverse effect on proximate historically-significant structures.

End of Report

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MEMORANDUM

Date: 25 January 2018

To: Robert Jamieson, Chief Administrative Officer, Village of Chagrin Falls,
Ohio

Subject: 95 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 95 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) a site plan and six sheets of architectural drawings and renderings prepared by Beegan Architectural Design and provided by the Village Building and Zoning Department. A site visit, tour of the existing building and meeting with the owner, were made on Tuesday, 23 January 2018.

The Issue: The owner proposes to make interior improvements to the existing house, remove the present east porch and create a large two-story addition to the east, virtually doubling the size of the existing structure.

Findings:

- 95 South Franklin Street is located on the east side of the street, four lots north of Bellview Street, in an R1-50 Residential District. The house is set back from South Franklin Street on a large, deep parcel. It is known as the Charles Cole House and has served as a funeral home since the 1920s.
- Cuyahoga County Auditor Property Information, online states that the house was built in 1860. OHI form CUY712026 dates the house to ca. 1872 and identifies its style as Italianate. It notes that a neo-classical porch and porte cochere were added on the west

95 South Franklin Street, Chagrin Falls, Ohio

(front) at an unspecified time in the past, as were ADA modifications. An east addition was done ca. 1920.

- The property appears to be in good condition.
- The interior improvements to the existing house include restoration of the original wood frames and trim.
- The proposed new east addition would be joined to the existing house by a one-story, north/south entrance passage that creates the appearance of two buildings adjacent to one another with similar configurations.

Conclusions and Recommendations: The house at 95 South Franklin 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 modified Italianate design popular in the Village in the mid to late 19th Century; and c) it would be eligible for listing in the National Register of Historic Places as a contributing structure in a potential future historic district.

- The proposed improvements to the existing building and the proposed new east addition would not cause an adverse effect to its historical significance.
- The proposed improvements to the existing building and the proposed new east addition would not cause an adverse effect to proximate historically-significant properties.
- A concern is the increased density of building on the site, but the property appears to be large enough to absorb this additional massing without crowding it or visually intruding on the South Franklin Street streetscape.

End of Report

95 South Franklin Street, Chagrin Falls, Ohio