

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
March 6, 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.

APPROVAL OF MINUTES

Motion by King, second by Barclay to approve February 20 meeting minutes. Motion passed.

1. Holeski/Weber 20 Bellview Addition – Final

Architect David Jenson presented plans. Clemens requested a 33"x 65" window at front elevation dormer.

Motion for Final Approval of plans as presented by Naylor, second by King with 33"x 65" window at front elevation dormer. Motion passed.

2. Varos 111 Walnut Street Addition-Final

Architect George Clemens presented plans which were met with positive comment from the Board.

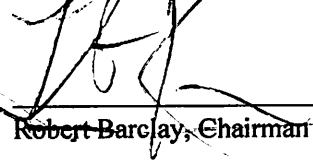
Motion by King for Final Approval, second by Naylor. Motion passed.

WALK-IN

Taylor 62 Orange Street Addition

Owner Jennifer Taylor presented photographs, concept drawings and 1950s blueprints asking the Board for feedback on a proposed addition. The Board gave positive feedback to retain the house with new two-story setback garage and rear addition reworking an awkward existing design. Tearing down the house and building new was strongly discouraged. Options were discussed regarding proposed dig out of existing basement.

Adjourned at 9:18 AM


Robert Barclay, Chairman

3/22/18
Date

Ted Sande, AIA Emeritus
13415 Shaker Boulevard, Suite 11-H-4
Cleveland, Ohio 44120
Tel/Fax: 216-577-6325 email: tedsande@ameritech.net

MEMORANDUM

Date: 9 March 2018

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

Subject: Addendum No. 1: 24 Walnut Street, Chagrin Falls, Ohio

The Issue: The owner proposes to demolish the existing one-story, wood-frame, detached two-car garage and replace it with a new, one-and-a-half story, wood-frame detached two-car garage at approximately the same location.

Reference: a) Historical Significance Report dated 14 April 2016 prepared by Ted Sande, AIA Emeritus; b) site photographs of the existing garage taken by the Building and Zoning Department; c) site survey prepared by Marino Surveying, LLC, and sheet A1.1 provided by Hart Associates, Inc., architects.

Findings:

- 24 Walnut Street is located on the west side of the street, the second lot south of West Washington Street. It is bounded on the west by an alley that runs north/south from West Washington to Center Street and provides access to the existing garage.
- The 14 April 2016 historical significance report established that the existing house is a contributing structure within the Chagrin Falls West Side District, listed in the National Register of Historic Places, even though it had been relocated to its present site in 1939 from the north side of West Washington Street to make way for a new WPA sponsored U. S. Post Office. The detached garage was not mentioned in this report.
- The existing detached two-car garage was built in 1910, according to the Cuyahoga County Auditor Property Information, online. It is a one-story, shed roof structure with north and south parapet walls to conceal the shed-roof's slope. It is in fair condition and does not appear to have been designed to match the house or other nearby structures. It has no distinguishing architectural or engineering features.
- The proposed new detached two-car garage, with its gable roof facing east/west and more traditional appearance should relate well to the existing house and proximate buildings.

Conclusions and Recommendations:

- The existing detached two-car garage does not meet the Village standards for 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 eligible for listing in the National Register of Historic Places, either individually or as a contributing structure within a historic district; b) it does not possess any unique architectural or engineering features; and c) it does not appear to be associated with persons or events significant in Village history. The demolition of the existing detached two-car garage would not cause an adverse effect to the structure nor to proximate historically-significant buildings.

End of Addendum

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