

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
April 17, 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 Naylor, second by Barclay to approve April 3 meeting minutes. Motion passed.

1. Botha 65 Walnut Street Final Approval -Alterations

Architect Al Kraus and owners Mr. & Mrs. Botha presented plans for removal of green house and replacement with addition at rear of house using same footprint. Plans were met with positive comment from the Board.

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

2. Lockert 16 East Summit Street Preliminary Approval

Architect George Clemens presented plans for alterations including front entry, rear porch, addition of windows and elevator to improve livability of house. The Board discussed options and had positive comments about the proposed alterations.

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

3. Wlosek 55 Heather Ct. Preliminary Approval - Alterations

Architect Rebecca Pantuso presented plans for alterations to front and rear elevations, adding a rear screened porch, new windows and replacement siding. The Board discussed options and had positive comments about the proposed alterations.

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

4. Fireside Book Store 29 North Franklin Final Approval – Sign

No owner representative was present. Drawings of rear door signage were met with positive comment from the Board.

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

5. Catani 105 Hall Street Final Approval – Addition

Architect Phil Koepf submitted revised plans incorporating comments from previous meeting. Clemens requested that gable at south elevation be improved to blend into house.

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

6. Federated Church 76 Bell Street Final Approval

Architect Phil Koepf and owner representative Keith Master presented plans for rooftop mechanical unit installation at the rear of building screened by existing building elements. The Board had positive comments about the improved location.

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

7. Lowe's Audio & Video 1 West Washington Street Revise and Resubmit

Nat Millstein, Easy Sign Co., presented plans for signage. Board comments discouraged location of sign covering cartouche. Board encouraged a 45 degree blade sign at the corner with linear sign between window openings on the South Franklin Street elevation. Sign options were discussed.

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

**WALK-INS
Diane Moore 20 North Main Street Signage**

Owner Diane Moore requested feedback on proposed sign board and under awning blade sign which were met with positive comment from the Board.

Larry Trace Bell Street Gazabo

Owner Larry Trace presented images of proposed gazebo for installation in rear yard. The Board had positive comment and asked for more information related to location and dimensions.

Adjourned at 9:20 AM



Robert Barclay, Chairman Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 2 April 2018

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

Subject: 105 Hall 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 105 Hall 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) site plan and architectural drawings A-1 and A-3 prepared by P. M. Koepf, Inc., architect, and provided by the Village Building and Zoning Department. A site visit was made on Thursday, 22 March 2018.

The Issue: The owner proposes to construct one and two-story additions to the south (rear) portion of the existing building.

Findings:

- 105 Hall Street is located on a long, narrow lot on the south side of the street immediately opposite and east of the Church Street intersection, in an R1-50 Residential District. It is located south of and outside the current boundaries of the Chagrin Falls West Side District, listed in the National Register of Historic Places.
- The Cuyahoga County Auditor Property Information, online, gives the date of the two-story house as 1904 and the detached garage as 1973. OHI Form CUY707626 dates the house to ca.1883 and notes two rear (south) additions: ca. 1950 and 1970-80. The north portion of the present house appears in the 1883 *Panoramic View of Chagrin Falls*.

105 Hall Street, Chagrin Falls, Ohio

- The house appears to be in fair to good condition. The OHI Form identifies the house's style as vernacular. I would suggest vernacular Queen Anne.

Conclusions and Recommendations: The house at 105 Hall 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; and b) it would qualify for listing in the National Register of Historic Places as a qualifying contributing structure in an expanded Chagrin Falls West Side District.

- The proposed south one and two story additions to the existing house are located at the rear of the property and would not be prominent from Hall Street.
- The proposed south additions would not cause an adverse effect to the historical significance of the existing house.
- The proposed south additions to the existing house would not cause an adverse effect to the historical significance of proximate historically-significant properties.

End of Report