

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
June 19, 2018**

Members present: Barclay, Clemens, King, Naylor; Absent: Koepf

Also Present: Edwards, Law Director Dale Markowitz

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 King to approve June 5, 2018 meeting minutes. Motion passed.

1. Strauss 23 Water Preliminary Approval-Addition

Architect Joseph Parks and owner Susan Strauss presented plans for addition. Discussion included scale and massing of new addition, along with retention of siding, trim and existing front door proportions on historic portion of the house.

Barclay moved for Executive Session, Naylor second. Motion passed.

Motion by Naylor for Preliminary Approval of plans as presented except retain existing front door details including height, width and placement; with replacement of siding, trim and molding on all elevations to match existing with retention of historic samples; and front porch side door width change to 36” per owner request. Second by Barclay. Motion passed.

2. Solaris Inc. 77 Maple Street Revise & Resubmit – Addition

The Historical Significance Report (HSR) for 77 Maple Street dated 6/13/2018 as prepared by Mr. Sande was reviewed by Board.

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

Owner Mark Berger presented proposed plans. Owner agreed to enclose front porch with windows as an alternative to proposed large box shaped rear addition. Clemens stated need to keep a one-story bungalow appearance to the house.

Adjoining neighbors James Kopachy, 77 Maple Street and Brig Carr, 83 Maple Street submitted written concerns and gave comments about proposed plans related to water mitigation, site lines, lot coverage, grade changes, paving, impact on trees, lack of garage and driveway plans and compliance with Chagrin Falls Design Guidelines.

Motion by Naylor to Revise and Resubmit based on discussion, second by King. Motion passed.

3. D.O. Summers

129 Maple Street

Revise & Resubmit – Alterations

The Historical Significance Report (HSR) for 129 Maple Street dated 4/30/2018 as prepared by Mr. Sande was reviewed by Board.

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

Architect Mark Cohen and Owner Bret Goldberg presented plans and photographs. Board asked for removal of stone veneer wainscot and use of proposed shingle for walls throughout the exterior with focus on design to match character of surrounding neighborhood.

Motion to Revise and Resubmit by Naylor with suggestions, second by King. Motion passed.

4. Rajan

34 East Cottage

Final Approval – Screen Porch Alteration

The Historical Significance Report (HSR) for 34 East Cottage Street dated 6/12/2018 as prepared by Mr. Sande was reviewed by Board.

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

Architect Mike Cato presented plans and photographs. Board discussion included bracket location, railing height and spindle separation width.

Motion by Naylor for Final Approval of plans as presented with adjusted roof railing height of 36” above the surface, width between spindles to comply with Code, and brackets mounted in front of screen, second by Barclay. Motion passed.

5. Herkley

148 Solon Road

Revise & Resubmit – Detached Garage

Contractor Diane Bija presented plans for vinyl sided low pitch front gable garage, and suggested instead a hipped roof design to blend with house. Board agreed with hipped roof design and suggested a window, man door with glazing, and slightly larger dimensions.

Motion by Naylor to Revise and Resubmit, second by King. Motion passed.

6. Demes

28 Philomethian Street

Final Approval – Dormer Addition

The Historical Significance Report (HSR) for 28 Philomethian Street dated 6/12/2018 as prepared by Mr. Sande was reviewed by Board.

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

Contractor Koepf presented proposed plans and photos for dormer addition which were met with positive comment from the Board with consideration given to lengthening windows on north elevation dormer.

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

7. Bell Tower Bell Toer Court Preliminary Approval - New Dwellings

Architect Dave Jansen presented proposed plans for new townhomes. The Board viewed the new townhomes as generally compatible and reiterated that units facing Bell Street and units #111-113 need more dimension and reorientation to street and public sight lines.

Motion by Naylor for Preliminary Approval of plans as presented with revision and restudy of units facing Bell Street and units #111-113, second by King. Motion passed.

8. Bosley 287 Miles Road Resubmit – Patio Roof

Owner presented drawings for patio roof. The concept was met with positive comment from the Board. Board requested resubmittal with architectural drawings.

Motion by Naylor to Resubmit with architectural drawings, second by King. Motion passed.

9. Johnson 89 East Cottage Street Final Approval – Addition

Owner Ken Johnson and architect Mike Cato presented proposed plans and photographs which were met with positive comment from the Board.

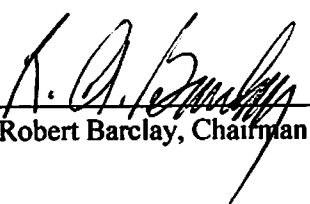
Motion by Barclay for Final Approval, second by Naylor. Motion passed.

10. A Bit of Skirt 31 North Main Street Final Approval – Signage

Sign designer Adam New presented proposed plans and photographs for signage which were met with positive comment from the Board.

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

Adjourned at 11:20 AM


Robert Barclay, Chairman 7/2/18 Date

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

MEMORANDUM

Date: 13 June 2018

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

Subject: 77 Maple 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 77 Maple 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) drawings prepared by LMS Design, Architectural Consulting and Structural Engineering; provided by the Village Building and Zoning Department. A site visit was made on Friday, 1 June 2018.

The Issue: The owner proposes a two-story addition to the south (rear) of the the house.

Findings:

- 77 Maple Street is located on the south side of the street across from the Water Street intersection, in an R1-50 Residential District. It is within the boundaries of the Chagrin Falls West Side District, listed in the National Register of Historic Places.
- The property appears to be in fair to good condition. The proposed addition would not be obtrusive on Maple Street or from Water Street.

Conclusions and Recommendations: The house at 77 Maple Street meets the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because it is a contributing structure within a National Register Historic District.

- The proposed south addition to 77 Maple Street would not cause an adverse effect to the historical significance of this house.

77 Maple Street, Chagrin Falls, Ohio

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- The proposed south addition to 77 Maple Street would not cause an adverse effect to proximate properties of historical significance.

End of Report

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: 13 June 2018

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

Subject: Addendum No. 1: 129 Solon Road, Chagrin Falls, Ohio

The Issue: The owner proposes adding additional windows and doors to this commercial property.

Reference: Historical Significance Report prepared 30 April 2014 prepared by Ted Sande, AIA Emeritus, which determined that the property was not historically significant. It was built as a gasoline service station ca. 1930 and later converted to its current use as a clothing dry-goods cleaning store. That use remains.

Findings: The proposed changes continue a pattern of development dating back to 2014.

Conclusions and Recommendations: The proposed changes to the existing structure will not adversely effect either its historical significance or that of historically-significant surrounding buildings.

End of Addendum No. 1

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

MEMORANDUM

Date: 12 June 2018

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

Subject: 34 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 34 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; d) Chagrin Falls Historical Society Archives; and e) one sheet of plans and elevations by Payne & Payne provided by the Village Building and Zoning Department. A Site visit was made on Friday, 1 June 2018.

The Issue: The owner proposes adding an east enclosed porch and foundation modifications to the south wall.

Findings:

- 34 East Cottage Street is located on the south side of the street, the fourth lot east of North Main Street, in an R1-100 Residential District. The site slopes to the south.
- The Cuyahoga County Auditor Property Information, online, dates the house to 1900. However, this is incorrect. OHI Form CUY-2070-26, prepared by Fisher in June 1978, notes that the house was relocated to this site from East Orange Street when a new church was constructed at the Orange Street location ca. 1967. Several historical photos of the house at its original site show that a number of stylistic and volumetric changes have been made to it. The original house was built ca. 1850.

Conclusions and Recommendations: The house at 34 East Cottage Street does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because it would not qualify for listing in the National Register of Historic Places due to its loss of historical site context.

- The proposed east and south improvements to 34 East Cottage Street would not adversely effect the historical significance of this house.
- The proposed east and south improvements to 34 East Cottage Street would not adversely effect the historical significance of 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: 12 June 2018

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

Subject: 28 Philomethian 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 28 Philomethian 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 East Side Historic District National Register form; and e) drawings A-1 through A-4 prepared by P. M. Koepf, Inc., architect, and provided by the Village Building and Zoning Department. A Site visit was made on Friday, 1 June 2018.

The Issue: owner proposes to add a north dormer addition and a door and window to the middle and rear portions of the house.

Findings:

- 28 Philomethian Street is located on the east side of the street, four houses north of East Washington Street, in an R1-60 Residential District. It is listed in the National Register of Historic Places as a contributing structure in the Chagrin Falls East Side Historic District.
- The proposed central and rear modifications are not generally visible from Philomethian Street.
- Conclusions and Recommendations: The house at 28 Philomethian Street meets the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), because it is listed as a contributing structure in a National Register historic district.

- 28 Philomethian Street, Chagrin Falls, Ohio

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- The proposed changes to 28 Philomethian Street would not cause an adverse effect upon the historical significance of the house.
- The proposed changes to 28 Philomethian Street would not cause and an adverse effect to proximate historically significant structures.

End of Report