VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES July 3, 2018

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

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 Naylor to approve June 19, 2018 meeting minutes with edits from King. Motion passed.

1. Snyder 47 Hall Street Final Approval - Window Alteration

The Historical Significance Report (HSR) for 47 Hall Street with Addendum dated 6/28/2018 as prepared by Mr. Sande was reviewed by Board.

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

No one appeared to present plans. King objected to window placement. Koepf requested window trim details be added on exterior.

Motion to approve plans as presented with window trim details added to exterior by Barclay. Second by Naylor. Motion passed, King voted no.

2. McClintock 40 Tartan Ct. Final Approval – Alterations

Architect Rick Siegfried presented proposed plans for remodel which were met with positive comment from the Board.

Motion by King to approve plans as presented, second by Naylor. Motion passed.

3. Loomis 284 Monticello Dr. Final Approval – Window Alterations

The Historical Significance Report (HSR) for 284 Monticello Drive dated 6/28/2018 as prepared by Mr. Sande was reviewed by Board.

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

Architect Brian Cook presented proposed plans for window alterations which were met with positive comment from the Board.

Motion to approve plans as presented by King, second by Naylor. Motion passed.

4. Murphy

72 Ridgewood Rd.

Preliminary Approval - Addition

The Historical Significance Report (HSR) for 72 Ridgewood Rd. dated 6/12/2018 as prepared by Mr. Sande was reviewed by Board.

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

Architect Brian Cook presented plans and photographs. Board discussion included additional square footage, addition of two bay garage, that most alterations are at the rear of the house, metal standing seam roof on dormers was deemed appropriate, window replacement, and rebuild of addition to the rear. Consideration was given to scale, massing and proportion of existing and recent construction on the street.

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

5. Cole

323 East Washington

Final Approval – Porch

Owner Melissa Cole and designer Marc Graham presented revised porch drawing showing hipped roof, which was met with positive comment from the Board.

Motion by Naylor to approve plans as presented, second by King. Motion passed.

6. Bull & Bird Steakhouse 87 West Street

Final Approval - Signage

Architect Rick Siegfried presented plans for new signage which were met with positive comment from the Board.

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

7. Herkey

148 Solon Rd.

Final Approval - New Detached Garage

Contractor presented revised plans addressing comments from previous ARB meeting including hipped roof, and addition of window and man door. Plans were met with positive comment form the Board.

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

8. Turner

54 W. Washington Street

Final Approval - Fence

No one appeared to present plans. Drawings show black metal picket fence to match neighbor fence to the west. Drawings were met with positive comment from the Board.

Motion by Naylor to approve plans as presented, second by King. Motion passed.

Adjourned at 9:10 AM

A Chairman 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:

28 June 2018

To:

Robert Jamieson, Chief Administrative Officer, Village of Chagrin Falls,

Ohio

Subject:

Addendum No. 1: 47 Hall Street, Chagrin Falls, Ohio

<u>The Issue</u>: The owner proposes to add two small windows, one on either side of the east wall chimney.

Reference: Historical Significance Report prepared for 47 Hall Street by Ted Sande, on 14 August 2013.

<u>Findings</u>: The 14 August 2013 determined that the house at 47 Hall Street met the standards for Historical Significance as defined in Ordinance 2007- 19 (as amended) Section 1146.05.

The proposed two new east windows would not be prominent additional features of the exterior of the house.

Conclusions and Recommendations:

The proposed two new east windows would not cause an adverse historical effect to either the present house or to proximate historical structures.

End of Addendum

Ted Sande, AIA Emeritus Historic Preservation Consultant

13415 Shaker Boulevard, Suite 11-H-4, Cleveland, OH 44120 tedsande@ameritech.net

MEMORANDUM

Date:

28 June 2018

To:

Robert Jamieson, Chief Administrative Officer, Village of Chagrin Falls,

Ohio

Subject:

284 Monticello Drive, 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 284 Monticello Drive 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) architectural drawings A-1 through A-7 prepared by Clemens Pantuso architects and provided by the Village Building and Zoning Department. A site visit was made on Wednesday, 27 June 2018.

<u>The Issue</u>: The owner proposes to make extensive interior changes and several exterior window changes to the existing house.

Findings:

- 284 Monticello Drive is located on the west side of the street, the second house north of the Solon Road intersection, in a R1-100 Residential District. The terrain slopes steeply up to the north.
- The house is a large contemporary. design. There is no OHI form for this property.
- According to the Cuyahoga County Auditor Property Information, online, the house was built in 1965 and may have had earlier additions to it.

<u>Conclusions and Recommendations:</u> The house at 284 Monticello Drive does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended),

284 Monticello Drive, Chagrin Falls, Ohio

Section 1146.05 because: a) although it is more than 50 years old, it is not listed in the National Register of Historic Places; b) it does not appear to be eligible for either individual listing or as a contributing structure within a National Register historic district; and c) it does not appear to be associated with historical persons or events significant in Village history.

- The proposed changes to 284 Monticello Drive would not have an adverse effect to the historical significance of the house.
- The proposed changes to 284 Monticello Drive would not have an adverse effect upon proximate historically-significant structures.

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:

28 June 2018

To:

Robert Jamieson, Chief Administrative Officer, Village of Chagrin Falls,

Ohio

Subject:

Addendum No. 1: 72 Ridgewood Road, Chagrin Falls, Ohio

The Issue:

The owner proposes to add a front porch and east additions to the existing

house.

Reference:

Historical Significance Report for 72 Ridgewood Road prepared by Ted

Sande, AIA Emeritus, dated 1 February 2017.

Findings:

The 1 February 2017 HSR determined that 72 Ridgewood Road did not

meet the Standards of Significance as defined in Ordinance 2007-19 (as

amended) Section 1146.05.

<u>Conclusions and Recommendations</u>: The proposed changes to the exterior and interior of the 72 Ridgewood Road house would not cause an adverse effect to its historical significance; nor would it cause an adverse effect to proximate historically-significant structures.

End of Addendum