

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL REVIEW BOARD MINUTES

September 6, 2016

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

Also Present: Edwards

Meeting called to order at: 8:33 AM

APPROVAL OF MINUTES

Motion by Naylor, second by Barclay, to approve August 16 meeting minutes. Motion passed.

1. Margiotta **59 Hall Street** **Fence – Final Approval**
Owner presented photographs. Requesting to replace existing picket fence with new board on board fence. ARB suggested 4' rather than 6' fence. Owner expressed safety concerns of neighbor with small children and access to fire pit.

Motion for Final Approval of 4' to 6' fence by Naylor, second by Barclay. Motion passed.

2. Hamori **194 Low Street** **New dwelling- Revise and Resubmit**
Applicant-owner Steve Hamori and Architect Nate Barrett presented revised plans addressing previous ARB comments. Clemons emphasized need for more trim detail at corners and horizontal band to be achieved using alternate material to vinyl; need for natural light on second floor suggesting dormers; and need to re-study windows on left side. Koepf in agreement with Clemons with goal of achieving compatibility with historic architecture and character of the Village; additional comment requested repositioning of columns on front porch.

Motion to revise and resubmit drawings to address Board comments by Barclay, second by Naylor. Motion approved.

3. White **97-99 Bell St.** **Vinyl Siding – No Motion**
Applicant-owners Stephen and Nora White requesting to vinyl side house; presented comments and vinyl siding installation manual. Owners reported that property maintenance violation letter items were being addressed, and will follow up on structural engineer assessment of fire escape.

Historical Significance Report (HSR) dated 6/1/16 as prepared by Mr. Sande states the 97-99 Bell Street house does not meet the standards for historical significance as defined by Village Code; and stated that re-siding of the house would not have an adverse effect on historic significance of the building, but may have adverse effect on historically significant buildings in proximity and outlined key questions for determination of whether or not synthetic siding is appropriate:

- 1) What is the true condition of the existing wood siding and is it necessary to replace it?
- 2) What are the physical properties of the proposed synthetic material; how durable is it?
- 3) How will the synthetic siding be installed, including type of insulation, corner treatments, abutting windows and door frames, weatherproofness and protection of the wood surfaces covered to avoid further deterioration?

ARB recommended that Owners consider maintaining and painting existing wood siding as a durable material, and continue to address underlining maintenance violations. ARB requested submission of a detailed plan with drawings for installation of synthetic siding with attention to architectural detail.

No Motion.

4. Mergenhagen 109 East Washington Street Addition – Final Approval

Architect George Clemmons presented drawings with positive comment from ARB.

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

5. Kurtzner 39 Bellview Street Addition – Final Approval

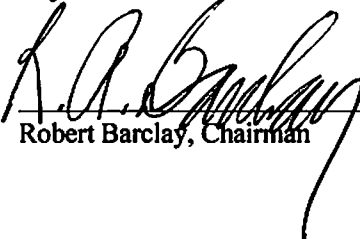
Historical Significance Report (HSR) dated 8/31/16 as prepared by Mr. Sande states the 39 Bellview Street house meets the standards for historical significance as defined by Village Code.

Architect Rebecca Pantuso presented drawings and photographs for addition to front entry. ARB comments to remove sidelights at front entry presented in plans, and retain existing front door; as compatible with late Queen Anne architecture of Chagrin Falls.

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

Motion for Final Approval by Naylor, second by Barclay with removal of sidelights at entry and retention of existing door. Motion passed.

Adjourned at 9:40 am


Robert Barclay, Chairman 9/20/16
Date

RECEIVED

AUG 31 2016

VILLAGE OF
CHAGRIN FALLS
BUILDING & ZONING DEPT.

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 31 August 2016

To: Benjamin Himes, Chief Administrative Officer, Village of Chagrin Falls,
Ohio

Subject: 39 Bellview 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 39 Bellview 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) architectural drawings S-1 and A-2 prepared by Clemens Pantuso Architects and provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 30 August 2016.

The Issue: The owner desires to enclose a portion of the existing southwest main entrance porch and remove a single 1st floor window in the adjacent west gable wing and replace it with a new three-window unit.

Findings:

- 39 Bellview Street is located on the north side of the street, seven lots east of South Franklin Street, in an R1-50 Residential District. The lot is narrow with the two-story, wood-frame house's main gable facing Bellview Street and a one-car, wood-frame detached garage northwest of the house. Bellview is a short street, with narrow lots, and wood-frame houses of similar size, generally in vernacular Queen Anne and Colonial Revival styles, that make it a visually cohesive neighborhood.
- The house, according to the Cuyahoga County Auditor Property Information, online, was built in 1900 and the detached garage in 1920. OHI Form CUY765126 dates the

39 Bellview Street, Chagrin Falls, Ohio

house to ca. 1900 and notes the garage, but does not indicate when it was built, nor does it indicate any changes or additions to the house. It lists its style as vernacular. I would classify the house's style as late Queen Anne vernacular.

- Although the OHI form partially completed in 2005 states that the house is clad in aluminum or vinyl siding, it appears that since then it has been re-sheathed with a cement fiber board. The garage appears to be clad in the same cement fiber board material. The north half of the house appears to have been added or significantly modified since 1900, perhaps as late as the early 2000s. There does not seem to be any information on earlier changes in the Village Building and Zoning Department records. The house appears to be in good condition.
- The proposed partial enclosure of the existing southwest porch has been kept within the porch envelope and is consistent in design with the existing house. The proposed three-window unit at the first floor level of the west gable wing is symmetrically placed below the existing double window above.

Conclusions and Recommendations: The house at 39 Bellview 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 Queen Anne vernacular style that was popular in the Village in the late 19th and early 20th centuries; and c) it would qualify as a contributing structure in a possible future National Register of Historic Places historic district.

- The proposed changes to the southwest main entrance porch and west gable wing fenestration would not cause an adverse effect to the historical significance of the house.
- The proposed changes to the southwest main entrance porch and west gable wing fenestration would not cause an adverse effect to proximate historically-significant properties.

End of Report