

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES**

May 7, 2013

Members present: Koepf, Fredrickson, Barclay, King and Clemens
Also present: Edwards

Meeting called to order at: 8:31 AM

APPROVAL OF MINUTES

Motioned by Mrs. Fredrickson, seconded by Mr. King to approve minutes from April 16, 2013. Motion passed.

1. **Baldrige** **47 E. Orange St.** **Addition**
Motion by Mrs. Fredrickson, seconded by Mr. King, to accept Mr. Sande Historical Significance Report. Motion passed. Rick Siegfried, AIA of RSA Architects presented plans for a two story addition in rear, removing screened porch. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve as submitted. Motion passed.
2. **Coffey** **180 Kenton Rd** **Addition**
Tim Olland, AIA presented plans for a one car garage to existing attached garage. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve. Mr. King asked if there was any way to step back the garage to help break up the massing of garage doors, along the front. Mr. Olland explained that the area is tight and the way the house is positioned on the property as it relates to side yard makes it difficult. Mr. Olland also mentioned that his client has met with the adjacent neighbor and they are in agreement with the proposed garage. Motion passed, 2 in favor, and 1 against, with Mr. King voting no.
3. **Varga** **171 North St.** **Alteration**
Joe Varga, homeowner presented plans to relocate front door and bump out for gas fire place. Motioned by Mr. King, seconded by Mrs. Fredrickson to approved as presented. Motion passed.
4. **Lyublinski** **480 Solon Rd** **Alteration**
Alex Lyamkin, contractor & Homeowner representative, presented plans to relocated front door & change siding from aluminum to vinyl. Motioned by Mr. King, seconded by Mrs. Fredrickson to approve with the recommendation that the siding on the front and rear dormer be shingle shake siding and installing a four panel front door. Motion passed
5. **River Walk Phase II** **44, 46, 48 W. Orange St** **New dwelling**
Robert Vitt, and Neil Safran AIA presented preliminary plans for three single family dwellings. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay. Motion passed.
8. **Martin** **132 Cleveland St** **Fence**
No one in attendance to make presentation, applicant is proposing to construct a 6' board on board fence in rear yard with a 4' gate across the driveway located in side yard behind the front porch. Motioned by Mrs. Fredrickson to approve with the condition to treat the gate with an more of open looking gate with some sort of a picket fence across the driveway. Seconded by Mr. King. Motion passed.
9. **Falls Walk Development** **125 Pear Tree SL #20** **New dwelling**
Gary Spath presented final plans for new dwelling, Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve as submitted. Motion passed.

10. Falls Walk Development

SL 18

New dwelling

Gary Spath presented preliminary plans for new dwelling. Mr. Edwards, zoning inspector mention that this has not been reviewed for zoning. Motioned by Mr. Barclay, seconded by Mr. King for preliminary approval. Motion passed.

11. Schulman

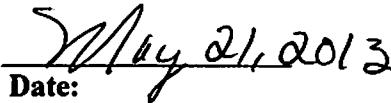
104 Center St.

Field change – fence

Gary Spath homeowner representative & contractor presented a black decorative fence for the side and rear yard 4' in height. It was recommended that the fence be setback 12 inches from public sidewalk. Motioned by Mr. Barclay, seconded by Mr. King to approve, pending zoning approval from the zoning inspector. Motion passed.

Meeting adjourned at 9:52AM


Robert Barclay, Chairman


Date:

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

MEMORANDUM

Date: 15 May 2013

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

Subject: 26 South Franklin 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 26 South Franklin 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 A-1 through A-5 prepared by Philip M. Koepf, Architect, provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 14 May 2013.

The Issue: The owner desires to modify this 2 and 1/2 story, wood-frame office building, which was originally a private residence, to provide a dental office on the first floor. Proposed changes include interior space modifications on the east half of the first floor, and east porch entrance, removal of the east (main) wall exterior directory sign and inserting a new window at the first floor level to match the second floor window above, and installing a new entrance porch on the west which provides access from a parking lot off the west alley between Center and West Washington Streets.

Findings:

- 26 South Franklin Street is located on the west side of the street, 3 lots north of Center Street, in an "O" (Office Building) Business District. The property is in fair to poor condition.
- The Cuyahoga County Auditor Property Information, online, does not contain any information on this site, presumably because it is no longer a residence.

26 South Franklin Street, Chagrin Falls, Ohio

- An OHI form (CUY 701626) prepared by Gray & Pape in 2005 dates the structure to ca. 1880 and classifies it as vernacular in style. There is a cluster of additions on the west side of the building.
- With the exception of the sign removal and new window on the east wall, the proposed changes are not visually significant from South Franklin Street.

Conclusions and Recommendations:

- The house at 26 South Franklin 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) although the building has had a number of additions and modifications and has been converted from a private residence to an office building, it retains its original 19th-century residential vernacular, late Classical Revival, appearance and would qualify as a contributing structure in a potential future National Register historic district.
- The proposed changes to the building at 26 South Franklin Street would not cause an adverse effect to its historical significance.
- The proposed changes to the building at 26 South Franklin Street would not cause an adverse effect to 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: 15 May 2013

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

Subject: 118 Kenton Road, 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 118 Kenton Road 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; and c) Gray & Pape Photographic Survey. Drawings 1 through 4 showing the proposed changes prepared by Lee J. Pozek, Architect, were reviewed at the Village Building and Zoning Department office. A site visit was made on Tuesday, 14 May 2013.

The Issue: The owner proposes to add a kitchen addition to the rear (south) wall of the house.

Findings:

- 118 Kenton Road is located on the south side of the street, five lots east of North Main Street in an R1-100 Residential District. The houses in this neighborhood are similar in size with various traditional and contemporary stylistic treatments, typical of immediate post-WWII residential developments throughout the country.
- According to the Cuyahoga County Auditor Property Information online, the existing house with its basement two-car garage was built in 1949. An OHI form (CUY705426) prepared by Gray & Pape in 2005 classifies its style as Colonial Revival.
- The proposed kitchen addition would not be visible from Kenton Road nor from any other public right-of-way in the vicinity of this house.

118 Kenton Road, Chagrin Falls, Ohio

Conclusions and Recommendations:

- The house at 118 Kenton Road does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) even though it is more than 50 years old, it is not listed in the National Register of Historic Places, nor does it appear at the present time to meet the criteria for listing in the National Register, either individually or as a contributing structure within a National Register historic district.
- The proposed kitchen addition to the rear (south) wall of the 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 Report