

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

June 18, 2013

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

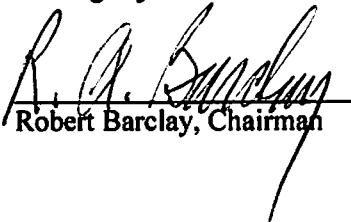
Meeting called to order at: 8:33 AM

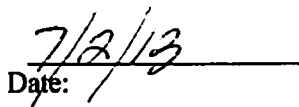
APPROVAL OF MINUTES

Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve minutes from June 4, 2013. Motion passed.

- 1 Larry Shibley 7 North Franklin St Alterations**
Mr. Barclay read Mr. Sande report. Motioned by Mrs. Fredrickson, seconded by Mr. King. Motion passed. John Brown AIA and Larry Shibley, property owner presented plans for facade change on the front and back of the building. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as presented ARB & HSR 2013-226 & 227
- 2 Gaizutis 118 Kenton Addition**
Chad Gaizutis property owner and Lee Pozek AIA presented revised plans for addition on the rear of the house. Mr. Gaizutis question the board on their reasoning for a gable style roof vs. a flat roof the board felt that a flat roof in this area would be more problematic if it was not a membrane type roof. Motion by Mrs. Fredrickson, seconded by Mr. King to approve as presented with the gable style roof. Motion passed.
- 3 Ruffer 260 Bramley Ct New dwelling - Final**
Paul Papageorge of Alexandria Fine Homes presented final plans for a new dwelling. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as submitted. Motion passed. (Prelim review: June 4, 2013 ARB# 2013-203)
- 4** Gary Spath of Manor Brook Homes presented a field change for 200 Falls Walk the garage the was originally proposed was a one garage door garage, and what is proposed as a field change is a two door garage door with a column dividing the garage doors. Motioned by Mrs. Fredrickson, seconded by Mr. King. Motion passed.
- 5.** Matt Holmes of 129 Walnut Street wanted some information and direction from the board in regards to residing his house. No action taken informational purposes only.

Meeting adjourned at : 9:30AM


Robert Barclay, Chairman


Date: 7/2/13

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

MEMORANDUM

Date: 11 June 2013

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

Subject: 7 North 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 17 North 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) National Register of Historic Places Nomination for the Chagrin Falls Triangle Park Commercial District prepared by Eric Johannesen in January 1978; b) *Chagrin Falls, An Ohio Village History*; and c) architectural drawings A1 and A2 prepared by Brown Architects Inc. provided by the Village Building and Zoning Department. A site visit was made on Saturday, 8 June 2013.

The Issue: The owner desires to make improvements to the east (main) and west walls of the existing store.

Findings:

17 North Franklin Street stands on the west side of the street, opposite Triangle Park, in the National Register of Historic Places Chagrin Falls Triangle Park Commercial District. It is the seventh store north of West Washington Street in what is generally referred to as the McClentic Block. It is in the CS Central Shopping District.

To the north of this brick four-bay, two-story store are the original Chagrin Falls Banking Company, with its raised pediment, and the two-story, two-bay O. F. McClentic dry goods store, both faced in stone. The entire block is in the Renaissance Revival style, popular for commercial buildings in America in the post-Civil War period. 17 North Franklin Street is an integral component of this contributing structure within the Chagrin Falls Triangle Park Commercial District.

17 North Franklin Street, Chagrin Falls, Ohio

The proposed changes to the east (main) wall are consistent with the architectural style of the building.

The proposed changes to the west wall of the building include modification of the existing first and second floor fenestration removal of existing shallow wood-shingle roofs at the first floor, the addition of a three-bay balcony at the second floor level and a false balcony over the center door at the first floor level.

Conclusions and Recommendations: The store at 17 North 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) it is an integral component of a contributing structure within the Chagrin Falls Triangle Park Commercial District, listed in the National Register of Historic Places.

The proposed changes to the east and west walls of 17 North Franklin Street would not have an adverse effect upon its historical significance.

The proposed changes to the east and west walls of 17 North Franklin Street would not have an adverse effect upon proximate historically-significant structures.

End of Report