

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

December 3, 2013

Members present: Koepf, Fredrickson, Barclay, King.
Clemens absent.

Also present: Edwards

Meeting called to order at: 8:31 AM

APPROVAL OF MINUTES

Minutes of November 19, 2013 were approved.

- 1** **Siegel** **103 South Main St** **Addition**
Mr. Barclay reviewed Mr. Sande HSR. Moved by Mr. King, seconded by Mrs. Fredrickson to accept Mr. Sande report.
Ron Kluchin, Architect & Craig Crawse landscape architect presented plans for a 320 SF addition and new in ground swimming pool located in the rear yard.
Moved by Mrs. Fredrickson, seconded by Mr. King to approve with the condition that they adjust the roof pitch to the entry trellis along driveway. Fredrickson; Yes, Barclay; Yes. King; Yes. Motion passed.
- 2** **Manorbrook Homes** **195 Falls Walk** **New dwelling**
John Brown Architect, presented preliminary plans for new dwelling.
Moved by Mr. King, seconded by Mrs. Fredrickson to approve as submitted.
Fredrickson; Yes, Barclay; Yes, King; Yes.
- 3** **Certa Pro Painters** **43 Pleasant Dr.** **signage**
No one present for submission. ARB reviewed submission. Moved by Mrs. Fredrickson, seconded by Mr. King to approve as submitted. Fredrickson; Yes, Barclay; Yes, King; Yes. Motion passed.
- 4** **Kramer** **107 Kenton** **Field change**
Ted Kramer property owner presented a field change regarding siding would like to replace existing wood siding with a cement board siding matching existing.
Moved by Mrs. Fredrickson, seconded by Mr. King. Fredrickson; Yes, Barclay; Yes, King; yes. Motion passed.
- 5** **Passport to Peru** **8 East Washington St.** **Wall sign**
Store owner presented wall sign for the front of store. Moved by Mrs. Fredrickson, seconded by Mr. Barclay motion passed. Fredrickson; Yes, Barclay; Yes, King; Yes. Motion passed.

Meeting adjourned at 9:03 AM

 **Robert Barclay, Chairman** Dec. 17, 2013
Date:

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

MEMORANDUM

Date: 26 November 2013

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

Subject: 103 South Main 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 103 South Main 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 maps and panoramic view; e) *Chagrin Falls, An Ohio Village History*; and f) site plan prepared by Cawrse & Associates, Inc. and architectural drawing A-1 prepared by Ronald Kluchin Architects, Inc. provided by the Village Building and Zoning Department. A site visit was made on Saturday, 23 November 2013.

The Issue: The owner desires to build a one-story, wood-frame, shed-roof addition, with trellises on either side, to the east wall of the existing house and attached garage.

Findings:

- 103 South Main Street is located on a large lot on the east side of the street, six lots north of Elm Court in an R1-50 Residential District. The lot rises steeply from South Main Street to a plateau on which the house stands.
- According to the Cuyahoga County Auditor Property Information, online, the house dates to 1854 and the attached garage to 2007. OHI form CUY713726, prepared by Gray & Pape in 2005 dates the house to ca. 1854 and notes that the house was under renovation in 2005 and that the front (west) veranda and a second-story door had been removed. It also notes a side addition and neoclassical porch were added ca. 1920.

103 South Main Street, Chagrin Falls, Ohio

- The original house appears to be depicted in the 1883 *Panoramic View of Chagrin Falls* as a one-and-a-half story house with steep Gothic Revival cross gables and a small, one-story pitched-roof wing on the southeast. This brick structure occupies the west third of the present house with the large central section possibly dating to ca. 1920. The entire house, west, center and attached garage, appear to have been either rebuilt, renovated or added during the 2005 - 2007 period.
- The 1878 Map of Chagrin Falls that shows what appears to be this property as being owned by H. H. Kelley, who owned and operated H. H. Kelley & Son, a grocery and hardware store located at 14 North Main Street.
- The proposed one-story addition and trellises on the east side of the present garage would not be visible from South Main Street.

Conclusions and Recommendations: The house at 103 South Main 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) the west part of the present structure dates to ca. 1854, one of the earlier residential sites in the Village; and c) the property appears to be associated with a family significant in the early commercial life of the Village.

- The proposed changes to the east wall of the existing house and garage would not cause an adverse effect to the historical significance of the house.
- The proposed changes to the east wall of the existing house and garage would not cause an adverse effect to proximate historically-significant structures.

End of Report

103 South Main Street, Chagrin Falls, Ohio