

VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES March 4, 2014

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

Also present: Edwards.

Meeting called to order at: 8:34 AM

APPROVAL OF MINUTES

Moved by Mrs. Fredrickson, seconded by Mr. King to approve minutes held February 18, 2014.
Motion passed.

1 **Manchen** **83 Ridgewood** **Complete demolition of house**
Mr. Barclay opened the floor public comment regarding the proposed demolition. No comments heard.
Mr. Barclay read Mr. Sande historical significance report pertaining to the demolition. Moved by Mrs. Fredrickson, seconded by Mr. King accept Mr. Sande report.
Roll call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.
Mr. Barclay mentioned that they will vote on the demolition after hearing the proposed preliminary submission.

14-737

2 **Manchen** **83 Ridgewood** **New dwelling - preliminary**
Architect Dave Leber, presented preliminary plans for a new single family dwelling.
Moved by Mrs. Fredrickson to give preliminary approval with following recommendations: Add stone to half of rear chimney; consider relocating post in front of window on front porch; make 2nd floor window larger so it meets egress; study fenestration of garage. Seconded by Mr. King.
Roll Call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.
Wendy Davis of 84 Ridgewood mentioned that she is pleased with the proposed style as it is in keeping with the homes on the street.
Moved by Mrs. Fredrickson to approve demolition of existing structure, seconded by Mr. King.
Roll call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.
Preliminary review: 14-738

3 **River Walk Development** **44 & 46 West Orange** **Preliminary**
Architect Neil Safran, presented plans for building #4 River Walk for new two family dwelling.
Moved by Mrs. Fredrickson to give preliminary approval and consider breaking up rear plane 3rd & 4th floor, and to consider using mostly brick. Seconded by Mr. King. Roll call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.
14-749

4 **Premier Custom Builders** **49 West Orange St.** **Wall Sign**
Alan Brown of Premier Custom Builders presented sign submission for two signs one will be a wall sign the other a projecting hanging sign.
Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as submitted.
Roll call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motion passed.
14-748

Motioned by Mrs. Fredrickson, Seconded by Mr. Barclay to adjourn. Meeting adjourned at 9:15

R.A. Barclay 3/18/14
Robert Barclay, Chairman Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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MEMORANDUM

Date: 24 February 2014

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

Subject: 83 Ridgewood 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 83 Ridgewood 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; c) Gray & Pape Photographic Survey; d) two sheets of black and white photographs of the existing house and neighboring residences together with a location plan of the property; and e) architectural drawings A 4 and A 5 showing the elevations of the proposed new house prepared by D. J. Leber, Architect. Items d) and e) were provided by the Village Building and Zoning Department. A site visit was made on Friday, 21 February 2014.

The Issue: The owner desires to demolish the existing single family residence and replace it with a new single family residence.

Findings:

- 83 Ridgewood Road is located on the west side of the street three and four lots south of Bell Street in an R1-100 Residential District. The site consists of two adjacent parcels, PPN 932-11-18 and PPN 932-11-19. The house is located on the latter.
- Ridgewood Road runs north/south between East Washington and Bell Streets. The houses on both sides of the street are predominantly one and two-story post-World War II Modern Vernacular Minimal Traditional and Ranch Style set back from the street on broad, flat and gently-sloped lawns. (See Virginia and Lee McAlester: *A Field Guide to*

83 Ridgewood Road, Chagrin Falls, Ohio

American Houses pages 476 to 481.) Several of the houses on this street appear to have been modified or enlarged since originally constructed, or were built later than the immediate post-World War II period.

- According to the Cuyahoga County Auditor Property Information, online, the 83 Ridgewood Road existing one-story, wood-frame, gable-roof, Ranch Style house with its attached two-car garage was built in 1956.
- There does not appear to be an OHI form for this property, nor was it recorded by the Gray & Pape Photographic Survey.
- The property appears to be in good condition.

Conclusions and Recommendations: The house, with its attached garage, at 83 Ridgewood 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 does not possess any exceptional architectural or structural features; b) it does not appear to be associated with persons or events significant in Village history; and c) it does not appear to be eligible for listing in the National Register of Historic Places.

- The proposed demolition of the existing house and its attached garage would not cause an adverse effect to its historical significance.
- The proposed demolition of the existing house and its attached garage would not cause an adverse effect to proximate historically-significant structures.
- The proposed new house appears to be comparable in size and design with several of the modified or more recent houses on the street.

End of Report