VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES June 2, 2015

Members present:

Koepf, Fredrickson, Barclay, King, and Clemens

Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by Mr. King seconded by Mrs. Fredrickson to approve minutes held May 19, 2015. With one correction; Mr. king mentioned in regards to the 111 Bell Street it should also say consider removing the round window on front elevation, as it does not match era of a farmhouse style. Motion passed.

- 1 Childress 342 N. Main Alterations
 Rebecca Pantuso, architect, and property owner Vicki Childress, presented window and siding alterations to main house. Motioned by King, seconded by Fredrickson to approve as presented. Motion passed.
- 2 B.E. Gallery 14 Bell St. Wall sign
 Rebecca Gruss of B.E. Gallery, presented a wall sign. Motioned by Fredrickson, seconded by
 King to approve as submitted.
- 3 Past Meets Present 46 North Main Street Wall sign
 Preston Beck of Past Meets present presented wall sign. Motioned by Barclay, seconded by King.
 Motion passed.
- 4 Kay 195 N. Main Street Accessory Building

 Mr. Barclay opened the floor for public comment regarding the proposed accessory building, none heard. Harry Edwards, Building & Zoning Inspector, mentioned that he did receive one call from the adjacent neighbor to the south inquiring about its proposed location, the neighbor did not have any issues.

Mr. Barclay closed the public hearing. Rebecca Pantuso, architect, presented plans for a new accessory building. Motioned by Fredrickson, seconded by King to approve as presented.

5 Nelson 111 Bell Street Addition
Tim Olland, architect presented revised plans for an addition. Motioned by Fredrickson, to
approve, contingent upon dropping down the roof section across the garage with (3) foot over
hang and add a cornice board above. Motioned by Fredrickson, seconded by King. Motion passed.

Meeting adjourned at 9:03 AM.

Robert Barclay, Chairman

Ted Sande, AIA Emeritus Historic Preservation Consultant

13415 Shaker Boulevard, Suite 11-H-4, Cleveland, OH 44120 tedsande@ameritech.net

MEMORANDUM

Date: 10 June 2015

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

Ohio

Subject: 135 Solon 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 135 Solon 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) Chagrin Falls Historical Society archives; and e) architectural drawings A-1 through A-7, prepared by M. A. Bonner, Architect, Inc., provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 9 June 2015.

The Issue: The owner desires to construct a two-story addition to the east (rear) side of the property.

Findings:

- 135 Solon Road is located on the east side of the street, two lots south of Hall Street, in a R1-50 Residential District.
- The Cuyahoga County Auditor Property Information, online, lists the date of the house and its detached garage as 1941, which may be true for the garage, but not for the house. OHI form CUY743926 prepared by Gray & Pape in 2005 dates the house to ca. 1870 and notes that the rear porch was added ca. 1950.
- A house appears at this location in the 1878 Map of Chagrin Falls, with the name "Isaac" below the house's plan. (A brief review of Chagrin Falls: An Ohio Village

- History did not reveal any information on the Isaac name.) A similar rectangular plan, one and a half story house is shown at this location in the 1883 Panoramic View of Chagrin Falls, which suggests that the house was enlarged to its present full two stories at a later date, possibly in 1941.
- The house is clad in what appears to be vinyl siding and all of the original windows have been replaced with modern 1/1 clear glass windows. The wood painted front door appears to be original. The overall condition of the house appears to be good.
- The proposed two-story addition on the east (rear) side of the house would not be conspicuous from Solon Road.

Conclusions and Recommendations: The house at 135 Solon Road 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) even though it has modern synthetic siding and modern windows, it retains much of its original configuration and would qualify for listing as a contributing structure in a proposed future National Register of Historic Places historic district.

- The proposed two-story east wall addition would not cause an adverse effect to the historical significance of the house.
- The proposed two-story east wall addition would not cause an adverse effect to proximate historically-significant structures.

End of Report