

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
October 4, 2016**

Members present: Barclay, Clemens, King, Koepf, Naylor.

Also Present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motion by King, second by Barclay, to approve September 20 meeting minutes. Motion passed.

1. Berns **178 North Street** **Addition-Preliminary Approval**
Historical Significance Report (HSR) dated 9/27/16 as prepared by Mr. Sande states that house at 178 North Street meets the standards for historical significance as defined by Village Code, and that proposed addition will not cause an adverse effect.

Motion that Historic Significance Report was reviewed by Naylor, second by Barclay. Motion passed.

Applicant-Owner Siggie Berns presented plans for sunroom addition, to replace previously demolished sunroom to the rear and south of dwelling. Clemens and Koepf suggested double hung windows instead of proposed casement & awning windows. The Board supported leaving the existing terra cotta foundation exposed, rather than apply wood lattice screen. The Board commended Owner for rehabilitation of the house.

Motion for Preliminary Approval by King with suggested double hung windows, second by Barclay. Motion passed.

2. Overholt **92 Church Street** **Addition – Final Approval with comments**
Architects David Jansen and Rick Siegfried presented plans for rear addition and new front porch; Zoning variance granted by BZA after preliminary ARB approval on 8/16/2016. Clemens and Koepf suggested 4" set back of rear elevation wall of north new addition to create a vertical break in plane. This would distinguish the existing historic structure from the new addition, allow for symmetry around chimney and logical transition in materials, and break up continuous plane of rear elevation. Architect Rick Siegfried objected.

Motion for Final Approval by Naylor with 4" wall set back at north new addition rear elevation wall, second by Barclay. Motion passed.

3. Heater **42 Church Street** **Window & Door Alterations-Final Approval**
Historical Significance Report (HSR) Addendum No. 1 dated 9/28/16 as prepared by Mr. Sande states that house at 42 Church Street meet the standards for historical significance as defined by Village Code, and that proposed changes will not cause an adverse effect.

Motion that Historic Significance Report was reviewed by King, second by Barclay. Motion passed

Architects David Jansen and Rick Siegfried presented photos and plans for installation of aluminum clad replacement windows; and, removal of basement level door on north elevation to eliminate water infiltration. Alterations were met with positive comment from the Board and suggestion by Naylor for consideration of 1/1 windows on façade east elevation.

Motion for Final Approval by King, second by Naylor. Motion passed.

4. Morales **498 Solon Road** **Demolition – Approval**
Historical Significance Report (HSR) dated 9/26/16 as prepared by Mr. Sande states that house at 498 Solon Road does not meet the standards for historical significance as defined by Village Code, and is in a severely deteriorated condition.

Motion that Historic Significance Report was reviewed by Naylor, second by Barclay. Motion passed.

Public Hearing called for demolition of house. Public hearing closed with no comment.

Motion to close Public Hearing by Naylor, second by Barclay. Motion passed.

Edwards presented evidence of lack of maintenance, severe deterioration and safety concerns related to house. Applicant and new Owner Jason Morales was present and expressed intent to prepare schematic drawings for presentation to the Board at a later date.

Motion for Approval of Demolition within 60 days related to immediate safety concerns by Barclay, second by Naylor. Motion passed.

5. Passalaqua **317 Miles Road** **Dormer Addition – Final Approval**
Historical Significance Report (HSR) dated 9/26/16 as prepared by Mr. Sande states that house at 317 Miles Road meets the standards for historical significance as defined by Village Code, and that proposed change will not cause an adverse effect.

Motion that Historic Significance Report was reviewed by Naylor, second by Barclay. Motion passed.

Applicant-Owner Daniel Passalaqua and Architect George Clemens presented photos and drawings for addition of two dormers to the west elevation in order to expand second floor interior space. The plans as presented were met with positive comment from the Board.

Motion for Final Approval by Naylor, second by Barclay. Motion passed.

6. Bell/Noble

210 Bell Street

Alterations- Final Approval

Historical Significance Report (HSR) dated 9/29/2016 as prepared by Mr. Sande states that the building at 210 Bell Street meets the standards for historical significance as defined by Village Code, and that proposed change will not cause an adverse effect.

Motion that Historic Significance Report was reviewed by Naylor, second by Barclay. Motion passed.

Architect Steve Ciciretto presented existing photos, historic image and drawings for proposed changes. Changes include: addition of windows compatible with historic image; removal of all window shutters; alteration to the exterior by either repair with vinyl siding to match existing or paint; relocation of main entry and removal of existing stoop to be replaced with new canopy; provide ADA compliant ramp at façade north elevation; and, installation of new asphalt roof.

Clemens suggested simplifying muntins on entry door and adding horizontal muntin bars at entry transom. Clemens supports proposed new location of entry restoring symmetry of building evidenced by historic image. Koepf stated that addition of more windows is compatible with historic image reinforcing symmetry of the building. Architect Ciciretto stated that only public access to the building is at the façade north elevation on Bell Street; the east elevation entry off of parking area accesses a private residential unit. The proposed location for the ADA ramp is at the primary public entry at the façade north elevation requiring a variance, which is supported by the ARB. King suggested reducing size of address numbers.

Motion for Final Approval by King with suggestion to reduce size of address numbers, second by Barclay. Motion passed.

7. Johnson

49 Church Street

Window Alteration- Final Approval

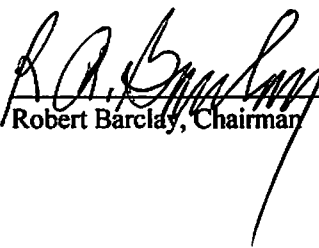
Historical Significance Report (HSR) dated 9/28/2016 as prepared by Mr. Sande states that the building at 49 Church Street meets the standards for historical significance as defined by Village Code, and that proposed change will not cause an adverse effect.

Motion that Historic Significance Report was reviewed by King, second by Barclay. Motion passed.

Applicant-Owner Ken Johnson presented drawings and photographs showing gable-end façade awning window and trim alteration. Applicant proposes new casement window to comply with Code. Koepf suggested that new window installation trim match existing trim at historic window openings.

Motion for Final Approval by Naylor with suggestion to match existing historic window trim, second by Barclay. Motion passed.

Adjourned at 9:40 am


Robert Barclay, Chairman


Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 28 September 2016

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

Subject: Addendum No. 1: 42 Church Street, Chagrin Falls, Ohio

The Issue: The owner desires to make window and door changes to the south, east and north walls of the existing house.

Reference:

1. Historical Significance Report dated 28 January 2008 prepared by Ted Sande, AIA Emeritus.
2. Architectural drawings CS-1, Specifications sheet, D-1.0, and A-1.0 through A-3-0 prepared by RSA, architects, and provided by the Village Building and Zoning Department.
3. A site visit was made on 25 September 2016.

Findings:

- Reference 1 determined that the house at 42 Church Street meets the standards of Historical Significance as defined in Section 1146.05 of Ordinance 2007-19 (as amended). According to OHI Form CUY721026, the house is known as the George E. Waite House and dates to ca.1897, which is within the period of historical significance of the Chagrin Falls West Side Historic District (1845-1900) listed in the National Register of Historic Places. Cuyahoga County records indicate that the house was renovated in 1945 and again in 1967 with an addition to the west and an attached garage. The 2008 changes were made to the 1967 west additions, which replicated the configuration of the east ca. 1897 wing, significantly enlarging the house, and added a detached garage to the west.
- The Cuyahoga County Auditor Property Information, online, dates the house to 1910, which is not correct, and the present detached garage to 2009, which appears to be correct.
- As of my site visit on 25 September, it appears that all of the proposed changes have begun with temporary plywood panels over the door and window openings.

42 Church Street, Chagrin Falls, Ohio

2

Conclusions and Recommendations:

- The proposed changes to the windows and door on the south, east and north walls as described in architectural drawings A-2.0 and A-3.0 would not cause an adverse effect to the existing house nor to proximate historically-significant properties.

End of Addendum

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MEMORANDUM

Date: 26 September 2016

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

Subject: 498 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 498 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; and d) three exterior photographs showing the existing condition of the property provided by the Village Building and Zoning Department. A site visit was made on 25 September 2016.

The Issue: The owner desires to demolish the existing house and detached garage. No plans for what will replace the demolished buildings has been submitted to date.

Findings:

- 498 Solon Road is located on the west side of the road, south of the Greenbrier Drive intersection and on the north side of a stream that appears to tie in to the Chagrin River to the north. The lot is within an R1-100 Residential District.

- The Cuyahoga County Auditor Property Information, online dates the house to 1956 and the detached garage to 1940. OHI Form CUY740726 dates the house to ca. 1894 but states that no evidence survives of a house of that date. It notes alterations ca.1970. It is probable that the ca. 1894 house was torn down and replaced by the present vernacular "ranch" style house in 1956. 498 Solon Road is not included in the 2005 Gray & Pape photographic survey of Solon Road.

498 Solon Road, Chagrin Falls, Ohio

- The property is unoccupied and in distressed condition. Portions of the house are open to the weather. The garage is in poor condition.

Conclusions and Recommendations: The house at 498 Solon Road does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) although it is more than 50 years old, it would not meet the standards for listing in the National Register of Historic Places, either individually or as a contributing structure in a potential future National Register historic district; b) it does not appear to be associated with significant persons or events in Village history; and c) it is in a severely deteriorated condition.

End of Report

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MEMORANDUM

Date: 26 September 2016

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

Subject: 317 Miles 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 317 Miles 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; and d) architectural drawing A-1 prepared by Clemens Pantuso, architects and provided by the Village Building and Zoning Department. A site visit was made on 25 September 2016.

The Issue: The owner desires to add two dormers to the west roof.

Findings:

- 317 Miles Road is located on the south side of the road, three lots east of Hillside Avenue in an R1-50 Residential District.
- According to the Cuyahoga County Auditor Property Information, online and OHI Form CUY748226, the house was built in 1924. The south (rear) deck was added ca. 1990. The detached garage dates to 1999.
- The house is a vernacular Arts & Crafts design with a jerkinhead gable main roof facing Miles Road. The house appears to be in good condition. The property is well landscaped with trees and shrubs and a large lawn on the west side.
- The proposed two hip-roof dormers face west and would not be prominent, seen from Miles Road.

Conclusions and Recommendations: The house at 317 Miles 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) it is a good example of a vernacular Arts & Crafts style popular in the Village in the early 20th Century; and c) it would meet the standards for listing as a contributing structure within a potential future National Register of Historic Places historic district.

- The proposed two dormers on the west roof would not have an adverse effect on the historical significance of the existing house.
- The proposed two dormers on the west roof would not have an adverse effect on proximate historically-significant properties.

End of Report

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MEMORANDUM

Date: 27 September 2016

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

Subject: 178 North 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 178 North 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 Society archives; and e) Riverstone Mortgage Location Survey photograph and site plan and an architectural plot plan and drawings A-1 and A-2 that were prepared by Jack Wyban, designer, showing a proposed new sun room, provided by the Village Building and Zoning Department. A site visit was made on 25 September 2016.

The Issue: The owner desires to add a one-story sun room on the south wall of the house, replacing a similar structure that was demolished within the past year, together with a new adjacent east wood deck and stairs.

Findings:

- 178 North Street is located at the southeast corner of North and High Streets. The lot is an irregular shape bounded on the north by High Street, on the east by lot 140, on the south by Mill Street, on the southwest by lot 168 and on the west by North Street. The house is in an R1-60 Residential District.
- This Queen Anne Style house is known as the Perley Fuller House, according to OHI Form CUY748426, built ca. 1883, with side and rear additions ca. 1950. The detached

garage, at the south end of the property, is a substantial barn-like structure that appears to be of the same vintage as the house.

- The Cuyahoga County Auditor Property Information, online, gives 1875 as the date the house was built and 1920 for the detached garage. The 1878 Map of Chagrin Falls shows a different lot configuration and no structure on the property. The 1883 Panoramic View of Chagrin Falls shows clearly the present house including the two-story bay window and the three-bay south wing, which confirms the OHI form's ca. 1883 date for the house. What may be an earlier version of the detached garage is seen to the south, off Mill Street.
- According to the Village Building and Zoning Department, the house has been vacant for about five years and, at some time in its past, may have been a three-family residence. The prior sun room, ca. 1950-70, was demolished because it was in deteriorated condition.

Conclusions and Recommendations: The house at 178 North 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 house is a good example of the Queen Anne Style which was popular in the Village in the late 19th Century; c) it appears to be associated with persons who were important in Village history; and d) it would qualify for listing in the National Register of Historic Places as a contributing structure within a potential future National Register historic district.

- The proposed south sun room addition, deck and stairs would not cause an adverse effect to the historical significance of this property.
- The proposed south sun room addition, deck and stairs would not cause an adverse effect to proximate historically-significant structures.
- A concern is placing the sun room on exposed columns which is not consistent with the historical character of the house. A wood lattice-work screen on the east, west and southeast bays would be one way to provide a visually more compatible base.
- The wood-frame garage to the southeast of the house appears to be historically important as well as the house and should be conserved for future use if feasible.

End of Report

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MEMORANDUM

Date: 29 September 2016

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

Subject: 210 Bell 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 210 Bell 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 Society archives; and e) architectural elevation drawings A-4 and A-5 prepared by Stephen Cicircitto, AIA, architect, and an undated historical photo, provided by the Village Building and Zoning Department. A site visit was made on 29 September 2016.

The Issue: The owner desires to add windows, remove all window shutters, change or paint the exterior siding, relocate the main entrance, with a new canopy above, provide an ADA compliant ramp and install new asphalt roofs.

Findings:

- 210 Bell Street is located on the south side of the street, one lot west of Cleveland Street in an RMU Residential Mixed Use District. The site slopes sharply to the south.
- OHI Form CUY761626 identifies this structure as the Ober Building and its style as Colonial Revival. It dates the structure to 1837, which is implausible for this structure, and notes it was substantially altered and added to between ca. 1950 and 1970. The Chagrin Falls Historical Society archives reveal that major alterations were made even earlier in 1906.

- The 1878 Map of Chagrin Falls shows two buildings at this location and identifies them as the “Ober Bros. Planing Mill & Saw Mill”. The 1883 Panoramic View of Chagrin Falls depicts a large 2 and 1/2 story gable roof factory with a two story east wing and a tall chimney spewing smoke at this location. The undated historical photo (ca. 1900) bears the caption “The Ober Machine Shop on Bell Street (still exists)” and notes that this building which appears to be the present structure, was “ begun in 1894, and it is still in use for a variety of businesses”. It shows the north wall facing Bell Street with receiving/shipping openings in the center at the first and second floor levels, a pedestrian entrance to the east and seven windows on the first floor and six windows above. The west wall had six windows on the first floor and four windows above. The one-story shed roof addition to the east is a residence, the remainder of the building is occupied by commercial tenants. The south additions cascades down the slope, with a small central shed over the broad lower level that has a shallow central gable and windows on the east, south and west. The west wall at the Bell Street level has a small porch and entrance door and three windows above at the second floor level.
- The Obers expanded beyond planing and milling timber to furniture making, coffins, picture frames, flat irons and woodworking machinery. In 1908 they opened a furniture store at the corner of Bell and North Main Streets.
- The Ober family were important in Village history from George and John Ober’s move from Newbury to Chagrin Falls in 1873 and well into the 20th Century. There are several pages that provide information on the family and their contributions to the community in *Chagrin Falls: An Ohio Village History*.
- It is my understanding that the owner seeks to return the building closer to its earlier appearance by removing the shutters and restoring some of the original window locations.

Conclusions and Recommendations: The building at 210 Bell 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) although the structure has been significantly altered over time, it retains its original volumetric configuration along Bell Street; and c) it is associated with persons significant in Village History.

- The proposed changes to 210 Bell Street would not cause an adverse effect to the historical significance of this property.
- The proposed changes to 210 Bell Street would not cause an adverse effect to proximate historically-significant properties.

End of Report

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MEMORANDUM

Date: 28 September 2016

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

Subject: 49 Church 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 49 Church 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 Society archives; and e) architectural plan and section drawing 6 of 11 prepared by Michael J. Caito, architect, and provided by the Village Building and Zoning Department. A site visit was made on Sunday, 25 September 2016.

The Issue: The owner desires to replace the present awning window in the southwest gable of the west (main) elevation of the house with a new casement window.

Findings:

- 49 Church Street is located on the east side of the street, the second lot south of Center Street in an R1-50 Residential District. The house is within the boundaries of the Chagrin Falls West Side Historic District listed in the National Register of Historic Places.
- According to the Cuyahoga County Auditor Property Information, online, this Colonial Revival house was built in 1903 and the attached garage pre-dates it by three years. OHI Form CUY768526 gives a date of ca. 1903 for the house. However, it notes that a rear addition with an attached garage was built ca. 1950.

49 Church Street, Chagrin Falls, Ohio

- The Village Building and Zoning Department reports that aluminum siding has been removed from the house and the original wood siding is being restored.
- The proposed new casement window will be approximately the same size and appearance of the existing awning window and will meet Ohio code requirements for secondary egress from a 3rd floor bedroom.
- Although the house is located within the West Side Historic District, it is outside the original historical period of the District (1845-1900), which has not been amended.

Conclusions and Recommendations: The house at 49 Church 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) it is a good example of the Colonial Revival Style that was popular in the Village in the early 20th Century; c) it would qualify for listing in the West Side Historic District, if the period of significance is expanded at some future date.

- The proposed replacement window in the southwest gable would not cause an adverse effect to the historical significance of the property.
- The proposed replacement window in the southwest gable would not cause an adverse effect to proximate historically-significant buildings.

End of Report