

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES  
September 5, 2017**

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

Also Present: Edwards, Jamieson

Meeting called to order at: 8:30 AM

**APPROVAL OF MINUTES**

Motion by Naylor, second by Barclay to approve August 23 meeting minutes with revisions. Motion passed.

**1. Sheffield Monuments                      45 South Main Street                      Demolition- Approval**

Architect Phil Koepf and Owners requested demolition of auxiliary garage due to structural failure. Plans for new wood frame brick veneer building were presented and reviewed at a previous ARB Meeting.

Public Meeting was held with no comment.

Motion for Approval of demolition by Naylor, second by Barclay. Motion passed.

**2. Hodge    27 East Summit Street      Accessory Building- Final Approval**

Architect Phil Koepf presented plans for re-location of approved accessory building to avoid geo-thermal system ground piping.

Motion for Final Approval of plans as presented with relocation of accessory building by Barclay, second by Naylor. Motion passed.

**3. Fitz    95 South Main Street                      Final Approval**

Architect Rebecca Pantuso presented plans for house addition which were met with positive comment from the Board.

Motion for Final Approval of plans as presented by Naylor, second by Barclay. Motion passed.

**4. Spremulli                                      140 High Street                      Final Approval - Detached Garage**

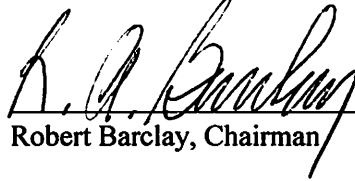
Owner Dave Spremulli presented plans for detached garage, which will be submitted to BZA for height and side yard set-back variances. The Board had positive comments about the design. Koepf stated that first floor windows should be taller to match the house.

Motion for Final Approval of plans as presented with comment to make first floor windows taller by Naylor, second by Barclay. Motion passed.

**Introduction**

Harry Edwards introduced Rob Jamieson to the Board, who will be replacing Ben Himes as Village Administrator.

Adjourned at 8:52 AM

   
Robert Barclay, Chairman                      Date

**Ted Sande, AIA Emeritus**  
**Historic Preservation Consultant**  
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**MEMORANDUM**

Date: 13 April 2017

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

Subject: 45 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 45 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: An Ohio Village History*; and e) architectural drawings A-1 and A-2 prepared by P. M. Koepf, Inc., architect, and provided by the Village Building and Zoning Department. A site visit, meeting with the owner and tour of the property occurred on Wednesday, 12 April 2017.

The Issue: The owner desires to deconstruct portions of the existing brick one-story , flat-roof garage, reuse major portions of the south and east walls, rebuild and reconfigure the north and west walls and add a gable roof on the east/west axis.

Findings:

- 45 South Main Street is a commercial property located at the southeast corner of South Main and May Court in an RB Retail Business District. The site is occupied by the Sheffield Monument Company, which has had a presence in the Village since 1876. It has occupied this site since 1908. The brick garage that is the subject of this report appears to have been built in the 1920s.

45 South Main Street, Chagrin Falls, Ohio

- The existing garage is located close to the southern boundary of the site. Its brick walls are vine covered and in poor condition. The north wall is visibly distended and near collapse. The wood-frame flat roof is in poor condition.
- OHI Form CUY705726 focuses on the main building complex and merely notes that there is a garage on the site.
- The proposed rebuilding and reconfiguration of the existing garage are intended to create a more harmonious architectural relationship between the garage and the main building complex.

Conclusions and Recommendations: The existing garage at 45 South Main Street 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 be eligible for listing in the National Register of Historic Places, either individually or as a contributing structure within a future potential historic district; b) the garage does not possess architectural or artistic distinction; and c) although it is on a historically significant site, the garage does not appear to have contributed to the production of the firm's stonework; it was built to house vehicles.

- The proposed extensive changes to the existing garage would not cause an adverse effect to the structure.
- The proposed extensive changes to the existing garage would not cause an adverse effect to proximate historically significant structures.

End of Report