

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

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

Also Present: Edwards

Meeting called to order at: 8:30 AM

**APPROVAL OF MINUTES**

Motion by Naylor, second by King to approve November 21 meeting minutes. Motion passed.

**1. Jekyll's                                              17 River Street                      Addition -patio/canopy- Preliminary Approval**

Architect Rick Siegfried presented plans for covered patio addition. Clemens cautioned against blocking access and/or obscuring view of river, which Siegfried stated the design did not impede. Clemens discouraged removing gap between the existing porch and proposed new covered patio. Barclay stated that owner would need to return to ARB for approval of plastic drop down sides.

Motion by King for Preliminary Approval of plans as presented subject to Board comments, second by Naylor. Motion passed.

**2. Latour                                              145 Cleveland Street                      Addition –Final Approval**

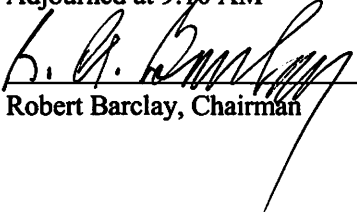
The Historical Significance Report (HSR) dated 11/29/17 as prepared by Mr. Sande states that the existing house meets the standards for historical significance as defined by Village Code. Mr. Sande states that the proposed changes to the house with new detached garage would not cause an adverse effect to the historic significance of the property and to proximately located historically significant buildings.

Motion that Historic Significance Report was reviewed and accepted by King, second by Naylor. Motion passed.

Designer Marc Graham and Owner Krista Latour presented Phase I plans for rehabilitation of the house including dormer alterations. Clemens and Koepf asked that windows be revised and resubmitted for approval suggesting a decorative or muntin bar treatment to make new windows compatible with existing diamond/cross, star pattern and double hung windows.

Motion by Barclay for Final Approval of plans as presented with exception of windows which will be resubmitted, second by Naylor. Motion passed.

Adjourned at 9:10 AM

  
Robert Barclay, Chairman                      12/19/17                      Date

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

**MEMORANDUM**

**Date:** 29 November 2017

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

**Subject:** 145 Cleveland 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 145 Cleveland 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; and d) a site plan, drawing 1, prepared by Neff & Associates; and architectural drawings 3 and 4 prepared by craig m. dixon & associates, architect, with Marc Graham Classic Designs and provided by the Village Building and Zoning Department. A site visit was made on Tuesday, 28 November 2017.

The Issue: The owner proposes to add a one-story addition and a one-story attached garage at the southwest corner of the building and to rebuild the dormers on the existing roof. Also, a new detached garage, facing Columbus Street, is proposed at the northwest corner of the site.

Findings:

- 145 Cleveland Street is located at the southwest corner of Columbus and Cleveland Streets in an R1-50 Residential District. The house sits on a large lot that rises above Columbus Street, following the configuration of Cleveland street.
- The Cuyahoga County Property Information, online, dates the present house and a detached garage to 1910. OHI Form CUY698826 states the house was built ca. 1908; that it was built for W. J. Crawford; and that it is a Craftsman / Arts and Crafts style

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house. It notes a detached garage and indicates as a source of information an Architectural Survey of 1908 - 1909.

- The proposed one-story addition and attached garage to the southwest is set back from both Cleveland and Columbus streets and would not be prominently visible from them. The proposed detached garage appears to be where a present outbuilding stands near Columbus Street.

Conclusions and Recommendations: The house at 145 Cleveland 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 an Arts and Crafts / Bungalow style house; and c) it would qualify for listing as a contributing structure in a potential, future National Register of Historic Places district.

- The proposed changes to the house and a new detached garage would not cause an adverse effect to its historical significance.
- The proposed changes to the house and a new detached garage would not cause an adverse effect to proximate historically-significant structures.

End of Report