

VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES May 15, 2018

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

Also Present: Edwards

Meeting called to order at: 8:30 AM

The following minutes are a summation of comments and discussions relative to each agenda item, rather than a full recitation.

APPROVAL OF MINUTES

Motion by Naylor, second by King to approve May 1 meeting minutes. Motion passed.

1. Fisher 355 East Washington Street Final Approval-Siding

The Historical Significance Report (HSR) for 355 East Washington Street dated 5/8/2018 as prepared by Mr. Sande was reviewed by Board.

Motion that Historic Significance Report was received by King, second by Naylor. Motion passed.

Owner Jason Fisher presented plans to install grey 4" vinyl lap siding to replace existing aluminum siding. Owner represented that he will preserve trim details and corner boards. The Board strongly encouraged maintaining the existing siding on the historic front portion of the house.

Motion by Naylor for Final Approval of plans as presented and strongly encourage preservation of existing historic siding where possible, second by King. Motion passed.

2. Spaeth 230 Falls Walk Preliminary Approval – New Dwelling

Architect John Brown presented proposed plans which were met with positive comment from the Board.

Motion by King for Preliminary Approval of plans as presented, second by Naylor. Motion passed.

3. Junker 104 Walnut Street Final Approval – New Dwelling

Architect George Clemens and Owner Mrs. Junker presented plans and images of proposed new dwelling. Naylor and Koepf had positive comment about the design with flanking skylights at the ridge line chimney. King stated that design does not fit in with traditional architecture of the neighborhood.

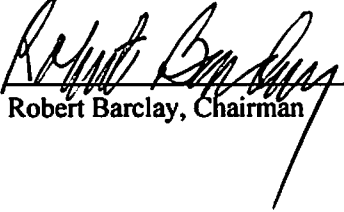
Motion by Naylor for Final Approval of plans as presented, second by Barclay. King voted no. Motion passed.

WALK-INS

Bell Tower

Architect Rick Siegfried and attorneys for the Owner presented proposed plans and photos for expansion of Bell Tower. The Board requested that the Bell Street elevation and rear elevations of end cul-de-sac units be designed to break up plane.

Adjourned at 9:18 AM


Robert Barclay, Chairman 6/5/18
Date

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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MEMORANDUM

Date: 8 May2018

To: Robert Jamieson, Chief Administrative Officer, Village of Chagrin Falls,
Ohio

Subject: 355 East Washington, 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 355 East Washington 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 series of 24 photographs and text describing the existing conditions of the exterior siding provided by the Village Building and Zoning Department. A site visit was made on Saturday, 5 May 2018.

The Issue: The owner proposes to replace the existing aluminum siding with new vinyl siding.

Findings:

- 355 East Washington Street is located on the north side of the street, opposite the Village High School Complex, in an R1-60 Residential District. The present house has been added to on several occasions over the years and each addition covered with vinyl or aluminum siding.
- According to the Cuyahoga County Auditor Property Information, online, the core house (south portion) dates to 1925. OHI Form CUY736626 states that the house was built ca. 1923 and is in the Craftsman / Arts and Crafts style.

- The existing conditions graphically show the need for replacement.

Conclusions and Recommendations: The house at 355 East Washington Street does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) although the house is more than 50 years old, it
355 East Washington Street, Chagrin Falls, Ohio 2

does not appear eligible for individual listing in the National Register of Historic Places, nor as a contributing structure in a potential future NR historic district; and b) it does not appear to be associated with persons or events significant in Village history.

It is recommended that the Village Building and Zoning Department keep on file a set of the documentary photos for review by future applicants considering residing their houses and that they be made aware of other artificial sidings that may more closely resemble the original wood sidings.

The proposed residing of 355 East Washington Street will not adversely effect the historical significance of the existing house.

The proposed residing of 355 East Washington Street will not adversely effect proximate buildings of historical significance.

End of Report

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 1 June 2018

To: Robert Jamieson, Chief Administrative Officer, Village of Chagrin Falls,
Ohio

Subject: 323 East Washington 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 323 East Washington 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) drawings prepared by Marc Graham Classic Designs for Craig M. Dixon & Associates, architects, and provided by the Village Building and Zoning Department. A site visit was made on Friday, 1 June 2018.

The Issue: The owner proposes to remove the existing open one-story west port and replace it with a new one-story west and south open porch.

Findings

- 323 East Washington Street is located on the north side of the street, opposite the high school complex, in an R1-60 Residential District.
- Cuyahoga County Auditor Property Information, on line, dates the house to 1900 and a detached garage to 1920. The building sketch suggests numerous additions in the intervening years. OHI form CUY737226 lists ca. 1898 for the house and ca. 1930 for the detached garage.
- The house appears to be in fair to good condition.

Conclusions and Recommendations: The house at 323 East Washington 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 is not listed in the National Register of Historic Places; and b) it is not likely to qualify for listing, either individually or as a contributing structure within a potential future National Register of Historic Places district.

- The proposed changes to the exterior of 323 East Washington Street would not have an adverse effect on its historical significance.
- The proposed changes to the exterior of 323 East Washington Street would not have an adverse effect upon proximate historically-significant structures.

End of Report