

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES  
June 5, 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 15, 2018 meeting minutes. Motion passed.

**1. Kindred                                        59 Lyndale                                        Final Approval-Addition**

The Historical Significance Report (HSR) for 59 Lyndale dated 4/30/2018 as prepared by Mr. Sande was reviewed by Board.

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

Architect Stephen Ciciretto presented plans for addition which were met with positive comment from the Board.

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

**2. Cole    323 E. Washington Street    Final Approval – Front Porch Addition**

The Historical Significance Report (HSR) for 323 E. Washington Street dated 6/1/2018 as prepared by Mr. Sande was reviewed by Board.

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

Designer Marc Graham presented proposed plans. The Board suggested an exposed shed roof at the east elevation of the porch.

Motion by Naylor for Final Approval of plans as presented with hipped roof changed to shed roof at east elevation, with Village administrative review and approval, second by King. Motion passed.

**3. Lockert    16 East Summit Street    Final Approval – Addition**

Architect George Clemens presented plans which were met with positive comment from the Board.

Motion by King or Final Approval of plans as presented, second by Naylor.

**4. Wloszek**

**55 Heather Court**

**Final Approval – Addition**

Architect Rebecca Pantuso presented plans. Koepf suggested alteration of smaller façade windows with addition of horizontal bar or fixed pane with no muntins.

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

**5. Spaeth**

**230 Falls Walk SL #29**

**Final Approval – New Dwelling**

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

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

**6. Lowe's**

**1 West Washington**

**Final Approval – Sign**

Kevin Lowe presented photos and plans for sign installation. The Board and owner agreed to placement of circular signs over north and west elevation entry covering and protecting cartouche.

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

**WALK-INS**

**1. Strauss**

**23 Water Street**

Architect Joseph Park and owner Susan Strauss requested feedback on proposed house plans. Board comments and discussion included:

- The scale and relationship between the historic and new portions of the house. Architect stated that rear addition would not be visible from public sight lines.
- Clemens asked that the owner lower second floor gable on the new plans.
- There were questions regarding changing the front door size and adjusted position.
- There were questions regarding replacement of all exterior siding and trim.
- Owner is requesting aluminum clad replacement windows.
- The owner requested replacement and widening of the front door.

**2. Demes**

**23 Philomethian Street**

Architect Phil Koepf and contractor Chris Koepf requested feedback on proposed house plans which were reviewed by the Board.

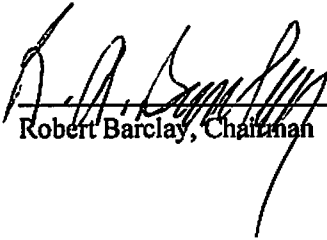

**3. Bell Tower**

**Bell Street**

Architect Phil Koepf, representing homeowner's association for existing Bell Tower town homes, requested feedback on compatibility of finishes, details and scale of proposed new townhomes. The

Board viewed the new townhomes as generally compatible and reiterated earlier suggestion that end units be restudied and oriented to street and public sight lines.

Adjourned at 9:50 AM

   
Robert Barclay, Chairman      Date

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

**MEMORANDUM**

**Date:** 30 April 2018

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

**Subject:** 59 Lyndale Drive, 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 59 Lyndale Drive 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 X-1 and X-2, A-1 through A-4, and E-1 prepared by Stephen Ciciretto, AIA, architect and provided by the Village Building and Zoning Department. A site visit was made on Friday, 27 April 2018.

The Issue: The owner proposes to add an enclosed, two-bay extension to the west side of the existing attached garage, compatible in size and scale with the existing house.

Findings:

- 59 Lyndale Drive is set back on terrain that rises to the northeast on a trapezoidal site from the Lyndale Drive cul-de-sac. It is not conspicuous from the street. The house is located in an R1-100 Residential District and appears to be surrounded by similar houses of a post-WWII vintage.
- Cuyahoga County Auditor Property Information, online, dates the house and attached garage to 1952. OHI Form CUY 752126, partially completed, defines the style of the existing house as vernacular. Virginia & Lee McAlester, in *A Field Guide to American Houses*, would probably classify it as Minimal Traditional, Modern.

- The house appears to be in fair condition.

**Conclusions and Recommendations:** The house at 59 Lyndale Drive 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; b) it does not appear to be eligible for listing in the National Register, either individually or as a contributing structure within a potential future National Register historic district; and c) it does not appear to be associated with persons or events significant in Village history.

- The proposed west addition and related changes to the existing house would not cause an adverse effect to the historical significance of the existing house.
- The proposed west addition and related changes to the existing house would not cause an adverse effect to proximate historically-significant structures.

**End of Report**

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

**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.