

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
August 21, 2018**

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

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 Barclay to approve August 7, 2018 meeting minutes. Motion passed.

1. Bell Tower Bell Tower Court Final Approval – Town Houses Bldgs 1&2

Architect Tony Majc presented drawings and photographs incorporating previous Board suggestions, which were met with positive comment from the Board.

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

2. Dicillo/Gagliardi 155 South Main Street Preliminary Approval – Addition

The Historical Significance Report (HSR) for 155 South Main dated 8/16/2018 as prepared by Perspectus Historic Architecture was reviewed by Board.

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

Architect Cynthia Tobin presented preliminary plans for rear addition. Board comments included removal of second floor balcony and adding stoop on first floor, addition of a windows into existing first floor bump out, removal of rear cornice returns and continuation of Stick style element connecting lintels. Edwards requested elevations showing basement level to review grade.

Motion by Naylor for Preliminary Approval of plans as presented, with Board comments, second by Barclay. Motion passed.

Adjourned at 9:00 AM


Robert Barclay, Chairman 9/4/18
Date

Memo

TO	FROM
Robert Jamieson, Chief Administrative Officer	Alice L. Sloan, Historic Preservation Specialist
COMPANY	DATE
Village of Chagrin Falls, Ohio	16 August 2018
RE:	CC:
<u>155 South Main Street</u> , Chagrin Falls, Ohio	Elizabeth Corbin Murphy, FAIA, Perspectus

Background

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 155 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

- Cuyahoga County Auditor Property Information, online;
- Ohio Historic Inventory (OHI) listing by Gray & Pape;
- Ohio History Connection online mapping system to determine if property is listed on the National Register of Historic Places;
- Architectural drawings A-1 through A-6 prepared by Cynthia A. Tobin - Architect and provided by the Village Building and Zoning Department.
- A site visit was made on August 16, 2018.

The Issue

The owner proposes to make interior/exterior changes to the existing house, including a 435 SF 2-1/2 story addition on the rear of the existing 1,700 SF dwelling. The 27-foot long addition, set to the south of the c.1970 addition, would nearly double the length of the existing house. The roof will be set lower than the existing roof. The roof shingles and trim board are to match the existing, as is the cement board to match the existing wood siding size and color.

Findings

- The property is located on the east side of the street, the 2nd house from the corner of South Main and Elm in a R1-50 Residential District. The terrain is gently sloping.
- The house is a rectangular in plan, 2-1/2 story, wood sided, gable roofed, asphalt shingled vernacular dwelling with influences of the Queen Anne.
- According to the Ohio Historic Inventory, the house was built c. 1898. The side (north) addition is c.1970. The porch has been altered from its original spindled balustrade with apron enclosing the space between the porch and piers.

Conclusions and Recommendations

- The house at **155 South Main Street** does meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because:
 - (a) It is more than 100 years old (although it is not listed in National Register of Historic Places (NRHP);
 - (b) It appears to be eligible for listing in the NRHP, as individual listing or as a contributing structure to a NR historic district;
 - (c) It appears to be associated with historical persons or events significant in Village history, as the OHI form notes the historic name as "Henderson-Hissett."
- The proposed changes to **155 South Main Street** would not have an adverse effect to the historical significance of the house.
- The proposed changes to **155 South Main Street** would not have an adverse effect upon proximate historically-significant structures.



155 South Main Street is located in the middle, between two period homes.
The proposed unobtrusive addition would be visible from this vantage.



155 South Main Street is located on the right, next to a period home at the corner. The proposed unobtrusive addition would be visible from this vantage.



155 South Main Street's garage is behind the garage in the foreground. The proposed unobtrusive addition would be barely visible from this vantage.

END OF REPORT