

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
May 1, 2012**

Members present: Koepf, Fredrickson, King, and Clemens
Barclay absent

Also present: Edwards

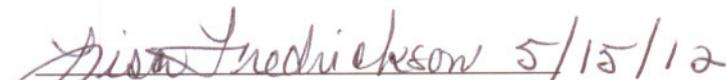
Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by, Mr. King, seconded by Mr. King to approve minutes held April 17, 2012. Motion passed.

<u>ARB No</u>	<u>Applicant</u>	<u>Address</u>	<u>Scope</u>
12-018	Michaels	250 Senlac Hill	Demolition of patio enclosure
Mr. & Mrs Michaels presented a demolition request for their patio enclosure on the rear of their house. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve the demolition request. Motion passed.			
12-022	Jorgensen	117 Solon Rd	Demolition of detached garage/shed
Alexandra Jorgensen property owner presented a demolition request for detached garage. Motioned by Mrs. Fredrickson, seconded by Mr. King, to accept Mr. Sande's report. Motion passed. Motioned by Mr. King, seconded by Mrs. Fredrickson to approve demolition or garage. Motion passed.			
12-023	Jorgensen	117 Solon Rd	Picket fence & BB fence
Alexandra Jorgensen property owner presented plans for a picket fence and a board on board fence, Motioned by Mrs. Fredrickson to approve with the following conditions; Applicant to submit to the building department a picture which will be sent to the ABR members of the fence, pickets should be a narrow width, 2-1/4" – 2-1/2", 6" from sidewalk, cedar or pressure treated pickets the ABR. Seconded by Mr. King. Motion passed.			
12-024	Falls Walk	250 Falls Walk S/L 27	New dwelling - Preliminary
Gary Spaeth of Falls Walk Development presented preliminary plans for a new dwelling. After further discussion it was agreed that there needs to be more information regarding the front elevation and to revise and resubmit.			

Phil Koepf presented for informational purposes outdoor landscape feature at 56 Maple Street. Mr. Koepf will make an official submission at the May 15, 2012 meeting.


Lisa Fredrickson, Chairman Date 5/15/12

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

MEMORANDUM

Date: 24 April 2012

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

Subject: 117 Solon Road, 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 117 Solon Road 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) current photographs provided by the Village Building and Zoning Department. A site visit was made on Sunday, 22 April 2012.

The Issue: The owner desires to demolish the existing detached, wood-frame, single-car garage in order to construct an enclosed patio. A new garage is not proposed at this time.

Findings:

- 117 Solon Road is located at the northeast corner of the intersection of Solon Road and Hall Street in an R1-50 Residential District.
- According to the Cuyahoga County Auditor Property Information, online, both the house and its detached garage were built in 1920.
- A partially-completed OHI form (CUY751426) prepared by Gray & Pape in 2005 identifies the house as a Craftsman/Arts and Crafts style structure. The Gray & Pape Photographic Survey includes proximate structures on Solon Road, but not this house or its garage.
- The garage is a small, one-story, wood-frame structure located close to the north wall of the house. It appears to be in fair to poor condition.

Conclusions and Recommendations:

- The garage does not meet the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05, despite the fact that it is more than 50 years old, because: a) it is not listed in the National Register of Historic Places, either individually or as a contributing structure within a historic district; b) it is a simple, vernacular, utilitarian building without distinguishing architectural or artistic features; and c) it does not appear to be associated with persons or events significant in Village history.
- The proposed demolition of the existing garage would not cause an adverse effect to the historical significance of this property.
- The proposed demolition of the existing garage would not cause an adverse effect to proximate historically-significant structures.

End of Report