

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
November 1, 2011**

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 Mrs. Fredrickson, seconded by Mr. King, to approve minutes held October 18, 2011. Motion passed.

<u>ARB No</u>	<u>Applicant</u>	<u>Address</u>	<u>Scope</u>
11-097	Cunningham	288 Miles	Demolition of detached garage

Ted Sande's report was reviewed. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve the report. Motion passed.

Motion by Mrs. Fredrickson to grant demolition of the detached garage, seconded by Mr. King motion passed.

11-098	Cunningham	288 Miles Rd	New detached garage
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Rick Siegfried architect for the applicant, presented plans for new detached garage. Motioned by Mrs. Fredrickson to approved as presented, seconded by Mr. King. Motion passed.

11-099	Mignogna	430 Solon Rd	Addition
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Ted Rusnak architect for applicant, presented plan for a addition to the rear. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as presented. Motion passed.

Meeting adjourned at 8: 50 AM



Lisa Fredrickson, Secretary Date

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

MEMORANDUM

Date: 24 October 2011

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

Subject: 288 Miles Road, Chagrin Falls, Ohio

At the Village's request, as provided in Section 1146.03 (2) paragraphs A and C of Ordinance 2007-19 (as amended), I have conducted research on the property at 288 Miles 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) architectural drawing A-2 prepared by RSA Architects LLC and provided by the Village Building and Zoning Department. A site visit was made on Friday, 21 October 2011.

The Issue: The owner desires to demolish an existing one-story, wood-frame, one-car detached garage and to replace it with a new one-story, wood-frame, two-car detached garage.

Findings:

- 288 Miles Road is located on the north side of the road, eight lots east of the Moreland Hills Village line in a R1-50 Residential District. Similar bungalows and small-scale, wood-frame houses are on both sides and across the street. Both the house and the garage were built in 1924, according to the Cuyahoga County Auditor Property Information, online. An OHI form for this house (CUY719826) agrees with the 1924 date and notes alterations ca. 1950. Presumably the enclosing of the front porch. The house has been resided in vinyl. The house is a good example of the Craftsman style and appears to retain much of its original configuration.
- The present one-car detached garage stands to the northwest of the house and is in poor condition.

Conclusions and Recommendations:

- The house at 288 Miles Road 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) even with its vinyl siding, it is a good example, in its configuration, of the Craftsman style, popular in the Village in the early 20th century; and c) it would qualify as a contributing structure within a potential future National Register of Historic Places historic district.
- The garage, although dating to 1924, is a utilitarian structure that does not possess any historical significance architecturally or structurally; and it does not appear to be associated with important events or persons significant in Village history.
- The proposed demolition of the present detached garage and its replacement with a new detached garage would not cause an adverse effect to the historical significance of the house at 288 Miles Road.
- The proposed demolition of the present detached garage and its replacement with a new detached garage would not cause an adverse effect to proximate historically-significant properties.

End of Report