

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
May17, 2011**

Members present: Koepf, Fredrickson, Barclay

Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Meeting minutes from May 3, 2011 were tabled.

11-039 McHugh 166 S. Franklin New screened porch

Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to accept Ted Sandes Historical Significance Report Motion passed. Marc Graham presented plans for new screened in porch. Motion by Mrs. Fredrickson, seconded by Mr. Barclay to approve as presented with consideration to installation of a planting bed. Motion passed.

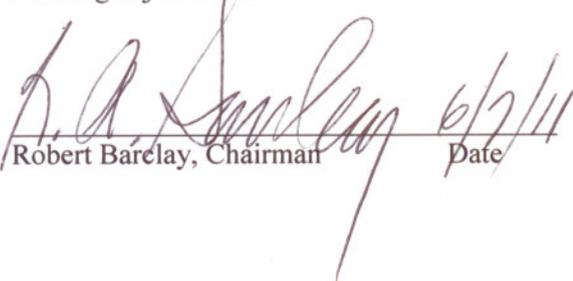
11-040 Tom Lutz 79 West St Fence

No one present to represent applicant, ABR members had questions about size of spindles, and wanted additional information on the proposed patio. Tabled to the June 7 meeting.

11-041 River Walk at Chagrin Falls Building #2, 36 & 38 E. Orange Two family town houses - Final

Robert Vitt developer for Silver Leaf & Neil Safran, architect presented final plans for building #2. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve as presented. Motion passed.

Meeting adjourned at 9:15 AM


Robert Barclay, Chairman Date 6/7/11

Ted Sande, AIA Emeritus
Historic Preservation Consultant
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MEMORANDUM

Date: 12 May 2011

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

Subject: 166 South Franklin Street, 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 166 South Franklin Street property 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 Archives Real Estate Appraisal/Reappraisal Records; b) Cuyahoga County Auditor Property Information, online; c) Ohio Historic Inventory listings; d) Gray & Pape Photographic Survey; e) Chagrin Falls Village 1878 Map and 1883 Panoramic View; and four sheets of architectural plans, elevations and sections prepared by Craig M. Dixon, Architect, provided by the Village Building and Zoning Department. A site visit was made on Wednesday, 11 May 2011.

The Issue: The owner desires to remove an existing one-story, shed roof, wood-frame, screen porch on the south side of the house and to replace it with a new one-story, gable roof, wood-frame, screen porch.

Findings:

- The house at 166 South Franklin Street stands at the southwest corner of the intersection of South Franklin and Olive Streets in an R1-50 Residential District.
- On the 1878 map, the east one-third of the present house may be the building shown on the Cleverden (?) lot; and, in the 1883 Panoramic View, the structure shown on the south side of the path to a fish pond, where Olive St. is now. In both cases, this is based on the apparent relationship of the property to the future Hall Street to the northwest.

- The east (front) third of the house, facing South Franklin Street, is a typical “Upright and Wing” configuration.¹ Stylistically it is Gothic Revival.
- Sources differ considerably on the age of the house. The Cuyahoga County real estate records date the earliest portion of the house to ca. 1845. The Cuyahoga County Auditor’s online information states that the house and attached garage were built in 1907. And, the Ohio Historic Inventory (OHI) listing, CUY702326, prepared by Gray & Pape in 2005, estimates that the building dates to ca. 1870. Clearly, this reflects the numerous changes that have occurred to the structure since it was first built. It is possible that the earliest (east) part was built in the 1840s with progressive west additions in the 1870s and later. The OHI form dates the large west additions to 1900 and 1990 and notes that there were porch repairs in 2005.

Conclusions and Recommendations:

- The property at 166 South Franklin Street meets the standards of Historical Significance as defined in Ordinance 2007-19 (as amended), Section 1146.05 because: a) the original east portion and the large central addition are more than 50 years old; b) the original east portion retains its Upright and Wing configuration and Gothic Revival features; and c) despite its numerous additions and modifications, many of which are more than 50 years old, the house would qualify for listing in the National Register of Historic Places as a contributing structure within a possible future National Register historic district.
- The proposed new south porch is consistent with the evolution of the house over time and would not cause an adverse effect to its historical significance.
- The proposed new south porch would remain within the central recessed area of the house and would not cause an adverse effect to proximate historically significant property.

End of Report

¹ Stephen C. Gordon: *How to Complete the Ohio Historic Inventory*. Ohio Historical Society, Columbus, OH, 1992. p. 132.

