

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
September 4, 2012**

Members present: Koepf, Fredrickson, Barclay, Clemens

Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by, Mrs. Fredrickson, seconded by Mr. Barclay to approve minutes with corrections held August 7, 2012. Motion passed.

	<u>ARB No</u>	<u>Applicant</u>	<u>Address</u>	<u>Scope</u>
2.	12-052	McClurg	52 S.Franklin	Demo detached garage

Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to accept Ted Sandes report. Mr. Barclay open the floor for public hearing. No comments were heard. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve demolition. Motion passed.

3.	12-053	McClurg	52 S.Franklin St	New detached garage
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Tim Olland AIA, and Mr. Jim McClurg property owner presented plans for detached garage. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to give preliminary approval, and resubmit changes for south side elevation off setting walls to make it look like an addition. Tim Olland will re-submit for final with changes noted. Motion approved.

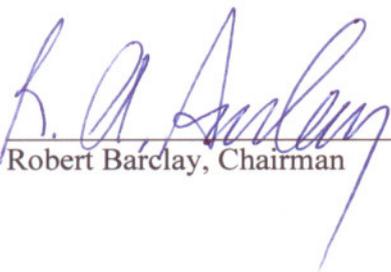
4.	12-056	Panzica	235 Falls Walk	New dwelling
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Neil Safran AIA and Gary Spath, developer, presented preliminary plans for new dwelling. After further discussion submission was tabled for further study;

- 1) Break up massing on the left side elevation
- 2) Restudy front elevation dormer
- 3) Restudy box bay roof.

Phil Koepf, AIA presented conceptual plans for a new dwelling at 128 Cleveland Street for informational only.

Meeting Adjourned at 9:17 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: 17 September 2010

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

Subject: 52 South Franklin Street

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 52 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) Ohio Historic Inventory listings; c) Gray & Pape Photographic Survey; and d) site and architectural drawings T-1, T-2, A-1 and A-2 prepared by Timothy Olland, Architect, and provided by the Village Building and Zoning Department. A site visit was made on Wednesday, 15 September 2010.

The Issue: The owner desires to demolish a detached one-story, wood-frame, two-car garage and to replace it with a new one-story, wood-frame, two-car garage of similar appearance and size and in approximately the same location.

Findings:

- 52 South Franklin Street is located at the southwest corner of the intersection of South Franklin and Center Streets in an R1-50 residential district. The Queen Anne style house is surrounded by similar-size houses of various architectural styles, except for office buildings on the north side of Center Street at South Franklin.
- The property is attractively landscaped, well maintained and the structures appear to be in good condition.
- According to a partially completed Ohio Historic Inventory form prepared by Gray & Pape in 2005, the house dates to ca. 1901, which agrees with the Cuyahoga County real estate records.

52 South Franklin Street, Chagrin Falls, Ohio

- The property is not listed in the National Register of Historic Places, either individually or as a contributing structure within a historic district.
- The existing detached garage is a rectangular structure with a gable roof that faces onto Center Street. It appears to have been built in the post-WWII period, well after the house, and it does not possess any distinguishing architectural or stylistic features.

Conclusions and Recommendations:

- The house at 52 South Franklin Street 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) the house retains a significant portion of its historical Queen Anne configuration and appearance; c) it would be considered eligible for listing as a contributing structure in a potential future historic district and d) it is associated with the broad patterns of the Village's historical development.
- The existing garage at 52 South Franklin Street is compatible with the existing house, but it is not contemporary with the house and it is not historically significant.
- The proposed new garage would retain approximately the same relationship to the house as the existing garage and would not cause an adverse effect to the house.
- The proposed new garage would not cause an adverse effect to proximate historically-significant properties.

End of Report