

12-076 Miralia 369 Bell St Addition
Motioned by Mrs. Fredrickson, seconded by Mr. King to accept Ted Sande's HSR report. Motion passed.

Rick Smith AIA & Gary Miralia property owner, presented plans for second floor addition. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve with suggestions,

- Eliminate far left bump out on west elevation 1st floor roof line add roof directly over side door.
- Restudy kitchen windows on north elevation and consider increasing the size the size.
- Add turn spindles on rear deck.

Roll Call: Fredrickson: yes, Barclay: yes, King: yes. Motion passed.

12-077 Corkran 108 W. Washington St New dwelling
Tim Wagner AIA, and Mike & Kathy Corkran property owner presented **preliminary plans** for new dwelling. Motioned by Mrs. Fredrickson, seconded by Mr. King to give preliminary approval as submitted.

Roll Call: Fredrickson: yes, Barclay: yes, King: yes. Motion passed.

Mr. Himes, CAO mentioned that the Corkran's have been to the BZA, and have withdrawn their request for the variance and will be resubmitting a new plan for BZA for the proposed house.

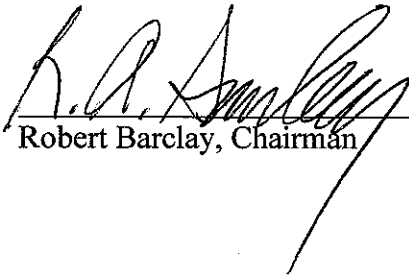

12-079 Lockhart 50 E. Summit Alteration to front deck
Rick Smith AIA, and Mrs. Lockhart property owner, presented plans for front steps to a existing front deck. Mr Smith mentioned that the applicant is submitting to the BZA for a variance. Motioned by Mrs. Fredrickson, seconded by Mr. King to approve as submitted and supports the variance for BZA.
Roll call: Fredrickson: yes, Barclay: yes, King: yes. Motion passed.

12-080 Breeden 106 W. Washington New Dwelling
George Clemens AIA, and property owner Winston Breeden presented final plans for new dwelling. Motioned by Mr. Barclay, to grant final approval as submitted with either the addition or deletion of the cupola. The ABR members still endorse the cupola although the BZA denied the cupola request. Seconded by Mrs. Fredrickson.
Roll call: Fredrickson: Yes, Barclay: Yes, King: Yes. Motioned passed.

Preliminary ABR approval was granted September 19, 2012, demolition was approved June 5, 2012.

12-081 Schumann 104 Center St Addition
John Brown AIA, presented plans for a addition and a addition to detached garage. Mr. Edwards mentioned that the ABR members are in receipt of a letter that was sent to the ABR from the adjacent property owner, and that the adjacent property owner was contacted in regards to the proposed addition, also Ted Sande has been sent a copy of most recent submission and has added an addendum to his report. Motion Mr. King seconded by Mrs. Fredrickson to accept Mr. Sande's addendum #1. Motion passed.
Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve plans as submitted.
Roll call: Fredrickson: yes, Barclay: yes, King: yes. Motion passed.

Meeting adjourned at 9:52 AM

 
Robert Barclay, Chairman Date

Ted Sande, AIA Emeritus
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MEMORANDUM

Date: 2 November 2012

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

Subject: 111 South Franklin Street, 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 111 South Franklin 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: a) Cuyahoga County Auditor Property Information, online; b) Ohio Historic Inventory (OHI) listings; c) Gray & Pape Photographic Survey; and d) photographs of the house taken by the owner showing the condition of the present wood siding provided by the Village Building and Zoning Department. A site visit was made on Thursday, 1 November 2012.

The Issue: The owner desires to "reside" the existing house with vinyl siding and trim. This needs to be clarified. (See Conclusions and Recommendations, below.)

Findings:

- 111 South Franklin Street is located on the east side of the street, two lots north of Bellview Street in an R1-50 Residential District. Houses in the immediate vicinity are predominantly of similar size and wood-frame construction.
- The present house and detached garage date to 1886 according to the Cuyahoga County Auditor Property Information, online and OHI form CUY708026 prepared by Gray & Pape in 2005. The latter identifies the house stylistically as Queen Anne.
- According to photographs of the present wood siding provided by the owner, it appears to be in poor condition. However, it is not clear that the entire siding and trim are beyond repair.

Conclusions and Recommendations:

- The house at 111 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) it retains much of its original configuration, appearance and materials; c) it represents an architectural style popular in the Village during the last quarter of the 19th-century; and d) it would qualify as a contributing structure in a potential future National Register historic district.
- The Village building permit application describes the proposed work as: “Reside house vinyl, with trim.” It is not clear if this means the removal of the existing wood siding and trim and replacing them with new vinyl siding and trim or covering the existing wood siding and trim with new vinyl materials. The former would be preferable in order to retain the existing relationship between siding and trim and the historical appearance of the house. The replacement approach is consistent with *The Secretary of the Interior’s Standards for Rehabilitation*, which focuses on maintaining the original appearance of a historic structure. The covering-over approach raises concerns about significant changes to the visual appearance of the house caused by the additional thickness of the sheathing and trim, the installation of insulation between the new cover sheathing and the old wood sheathing so as to reduce the possible deterioration of the remaining wood surfaces, and the long-term durability of the vinyl siding. Further, how are unique features, such as the scallop sheathing accents to be treated?
- The current Village Ordinance 2007-19 (as amended), Section 4, paragraphs 1146.04 (c) (1) and (2) provide guidance in considering this issue.
- If the intent is to remove the existing wood siding and trim and replace it with a substitute material (vinyl or a wood-based siding, such as “Hardiboard”) and the replacement is carefully detailed, it would probably not cause an adverse effect to this house or its proximate historically-significant structures.
- If the intent is to cover the existing wood siding and trim with a new substitute material, it would probably cause an adverse effect to this house and its proximate historically-significant structures, for the reasons cited above.

End of Report

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MEMORANDUM

Date: 1 November 2012

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

Subject: Addendum No. 1:104 Center Street, Chagrin Falls, Ohio

The Issue: The owner desires to build an addition to the north side of the existing house and to enlarge the present detached garage by a small addition on its west side.

Reference:

- 1) Historical Significance Report for 104 Center Street prepared by Ted Sande, AIA Emeritus dated 10 September 2012.
- 2) Architectural drawings S-1, A-3, A-6 and A-7 showing a site plan with the proposed additions and existing and proposed new elevations prepared by Brown Architects, Inc., dated 10-25-12.

Conclusions and Recommendations:

- The proposed additions are compatible with the vernacular Craftsman style of the main house. The remaining historical stylistic features of the south (main entrance) wall are retained. Although the size of the house increases visually on the west side of the property, the existing garage remains separate from the main house, which keeps the proposed changes to both in scale with the site and its surroundings. The proposed north addition, with its west gable, seamlessly blends into the existing house.
- The proposed additions to the house and garage would not cause an adverse effect to the existing house.
- The proposed additions would not cause an adverse effect to proximate historically significant structures.

End of Addendum

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MEMORANDUM

Date: 2 November 2012

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

Subject: 369 Bell Street, 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 369 Bell 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: a) Cuyahoga County Auditor Property Information, online; b) Ohio Historic Inventory (OHI) listings; c) Gray & Pape Photographic Survey; and d) two sheets of architectural drawings prepared by Smith Architects Health Care Designs LLC showing elevations of the proposed work provided by the Village Building and Zoning Department. A site visit was made on Thursday, 1 November 2012.

The Issue: The owner desires to construct a two-story addition to the north side of the house, including a one-story northwest porch and a northeast dormer on the existing roof.

Findings:

- 369 Bell Street is located on the northeast corner of the intersection of Bell Street and Carriage Drive in an R1-60 Residential District. It borders an RMF-10 Multi-Family District to the north and west. Houses in the immediate neighborhood are of similar size and predominantly wood-frame construction.
- According to OHI form CUY721326 prepared by Gray & Pape in 2005 the house was built ca. 1899 in the Queen Anne style. It is known as the Cornelia Whitney House. This form notes rear (north) additions in 1910 and 1980. It was not included in the Gray & Pape Photographic Survey. The Cuyahoga County Auditor Property Information, online gives a date of 1930 for the house and its garage, which may suggest undocumented changes later than 1910, but clearly the house is earlier than 1930.

369 Bell Street, Chagrin Falls, Ohio

- The two-and-a-half story wood-frame structure appears to be in good to fair condition.

Conclusions and Recommendations:

- The house at 369 Bell 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) it retains much of its original Queen Anne configuration, appearance and materials; c) it represents an architectural style that was popular in the Village at the end of the 19th-century; and d) it would qualify as a contributing structure in a potential future National Register historic district.
- The proposed additions and modifications to the north, northwest and northeast of the house would not cause an adverse effect to the historical significance of the house.
- The proposed additions and modifications to the north, northwest and northeast of the house would not cause an adverse effect to proximate historically-significant structures.

End of Report