

# **VILLAGE OF CHAGRIN FALLS**

## **ARCHITECTURAL BOARD OF REVIEW MINUTES**

### **September 15, 2019**

Members present: Phil O'Neil, Lisa Frederickson, George Clemens, Wendy Naylor. Absent: Phil Koepf, Steve King

Also Present: Harry Edwards

Meeting called to order at: 8:30 AM.

The following minutes are a summation of comments and discussions relative to each agenda item, rather than a full recitation.

#### **APPROVAL OF MINUTES**

Motion by Naylor, second by Frederickson to approve September 3, 2019 meeting minutes. Motion passed.

<b>1. &amp; 2.</b>	<b>Selhorst</b>	<b>600 North Street</b>	<b>Preliminary Approval – New Dwelling</b>
			<b>Final Approval - Demolition</b>

The Historical Significance Report (HSR) for 600 North Street as prepared by Perspectus Historic Architecture was reviewed by the Board.

Motion by Naylor that Historic Significance Report (HSR) has been reviewed by Board, second by Frederickson. Motion passed.

Architect George Clemens and Owner Ms. Selhorst presented photos and plans for new dwelling to replace existing on same footprint. Consideration was given to hillsides and riparian setbacks. Architect stated that soils testing will be conducted. Plans were met with positive comment from the Board. The owner requests demolition for construction of the new house.

A Public Meeting was opened regarding the proposed demolition with no comments.

Motion by O'Neil for Preliminary Approval of Plans as presented, second Frederickson. Motion passed.

Motion by O'Neil for Final Approval of Demolition of existing house, second Frederickson. Motion passed.

<b>3.</b>	<b>Chafe</b>	<b>146 Greenbrier</b>	<b>Final Approval – Front Deck</b>
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Owner Ms. Chafe presented plans to replace existing front entry landing platform which is deteriorating and too small causing stumbling onto steps. Drawings show design for projecting platform deck with spindle rail.

Motion by O'Neil for Final Approval of Plans as presented, second Frederickson. Motion passed.

**4. Cunningham 160 Village Circle Preliminary Approval – Dormer Addition**

Architect Matt Ross presented plans for rear dormer addition. Board comments requested adjustment of raking to match existing.

Motion by Naylor for Preliminary Approval of Dormer Addition plans as presented with adjustment of rake to match existing house, second Frederickson. Motion passed.

**5. Ghill ART 9 West Washington Street Final Approval – Signage**

Gregory Hill Presented plans for signage which were met with positive comment from the Board.

Motion by Naylor for Final Approval of signage as presented, second Frederickson. Motion passed.

**6. Opinions 31 South Franklin Final Approval – Exterior Alterations**

Architect Mike Fant presented plans, photos, historic images and investigative report on building conditions in response to Board request at 8/20/2019 meeting. Plans were met with positive comment from the Board.

Motion by Naylor for Final Approval of plans as presented, second Frederickson. Motion passed.

**7. Demerit 470 Walters Road Final Approval – Addition**

Architect Matt Ross and Owner presented plans for building addition previously submitted to Board, with approval from BZA. Board requested that addition match existing house details.

Motion by Naylor for Final Approval of plans as presented with details to match existing house, second Frederickson. Motion passed.

**8. Mitchell 315 East Washington Street Final Approval – Addition**

Architect Rick Siegfried re-submitted plans for addition with lowered shed roof line at garage. He re-worked rooflines at rear of house with roof dormers set back at side elevations to blend into house and improve public sight lines. Board requested that dormer width be reduced.

Motion by Naylor for Final Approval of plans as presented with guidance to reduce dormer width, second Frederickson. Motion passed.

Owner Mark Berger offered three options for redesign of front porch. Board requested an HSR for insight on historic design of porch. Board approved proposed façade window and door placement.

Motion by Naylor for Final Approval of façade window and door placement as presented to match existing, and tabling of front porch alterations pending HSR, second Frederickson. Motion passed.

#### WALK-IN

##### 1. 3 West Summit

Robert Vitt presented plans for renovation of existing house and requested feedback on proposed alterations. The Board stated that approaches would be looked at within the scope of the entirety of the project. Removal and replacement of later west addition would be reviewed based on date of construction and historic integrity of addition. Removal of accessory building would be considered based on building historic integrity. Mr. Vitt is considering moving the house, replacing the foundation, then moving the house back onto new foundation. The Board encouraged exploration of other more economically feasible approaches to water proofing/stabilizing the basement and foundation, and suggested that a structural engineer examine conditions.

Adjourned at 9:50 AM

  
Philip O'Neil, Chairman

Date

10/1/19

## Memo

TO	FROM
Robert Jamieson, Chief Administrative Officer	Alice L. Sloan, Historic Preservation Specialist
COMPANY	DATE
Village of Chagrin Falls, Ohio	11 September 2019
RE:	CC:
<u>600 North Street</u> , Chagrin Falls, Ohio	Elizabeth Corbin Murphy, FAIA, Perspectus

### Background

At the Village's request, as provided in Codified Ordinance Section 1146.03, Perspectus Historic Architecture has conducted research on the property at 600 North 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 adjacent, contiguous and neighboring buildings.

**Definitions:** See Exhibit A

### Sources Consulted

- (a) Cuyahoga County Auditor Property Information for Parcel 931-24-**008**, online;
- (b) Ohio Historic Inventory (OHI) form by Gray & Pape accompanying the report to the Village of Chagrin Falls titled: *Architectural Survey Report for the Village of Chagrin Falls, Cuyahoga County, Ohio, July 1, 2005*;
- (c) Ohio History Connection online mapping system to determine if property is listed in the National Register of Historic Places;
- (d) Cuyahoga County Archives, "Building Cards" for Parcel 931-24-**001** dated 1954, and 1964;
- (e) Architectural drawings A-2 through A-5 prepared by Clemens Pantuso Architecture and provided by the Village Building and Zoning Department.
- (f) A site visit was made on September 10, 2019.

### The Issue

The owner proposes to demolish the dwelling and detached garage on the property and build a new house with attached garage.

### Findings

- Please note: There are no Building Cards at the Cuyahoga County Archives related to the parcel number given by the Cuyahoga County Auditor (931-24-**008**). Instead, 600 North Street is associated with the Archives' Building Cards for permanent parcel number 931-24-**001**.
- The property is located on the east end of the private lane "North Street" and overlooks the Chagrin River. The house is located on the north side of its circular driveway. The house is one of five homes along the north side of the private lane, in a R1-100 Residential District. The terrain is hilly and drops to the east where the Chagrin River meanders in the valley.
- The house is a rambling in plan, one story, brick and wood-sided dwelling with colonial revival influences and hipped roof.



- The house was constructed during the mid-late 1920s, and the prominent screened-in porch enclosed sometime after 1964. Many windows have been replaced.
  - According to the Ohio Historic Inventory, the house was built c1923, with side and rear additions from 1940-50.
  - The Building Cards on file with the Cuyahoga County Archives state the construction date as c1925, as does the Cuyahoga County Auditor.
  - The Building Cards on file show a photograph of the dwelling featuring a screened-in porch with columns. Today, this location features punched openings within wood-siding.
- The Cuyahoga County Auditor dates the detached garage to 2008.
- Henry Bruner, mayor of Chagrin Falls from 1973-1975 (one full term), lived here during the 1980s, but not while he was mayor (courtesy of period phone books in the collection of the Chagrin Falls Historical Society).



Front (west) and side (north) elevations of 600 North Street showing wood siding and painted brick.



Photograph included with the Building Card in the Cuyahoga County Archives, dated 1964 showing a screened-in porch on the left.





Entry on front (west) elevation



Side (south) elevation.



Replacement windows on rear (east) elevation.



View of Chagrin River from the deck on the east elevation. The house is surrounded by dense vegetation, obscuring the sightline to the other side of the river.





Detached garage on the south side of the property.



View to neighboring home beyond (red arrow).





Neighboring home (606 North Street) is a ranch type home from the mid-20<sup>th</sup> century, featuring siding.



608 North Street is a two story, mid-20<sup>th</sup> century house with colonial revival influences.





610 North Street's rear elevation is a 1-1/2 story, mid-20<sup>th</sup> century cape cod.  
It was the subject of an HSR in October 2018.



610 North Street's, front and side elevations. It was the subject of an HSR in October 2018.



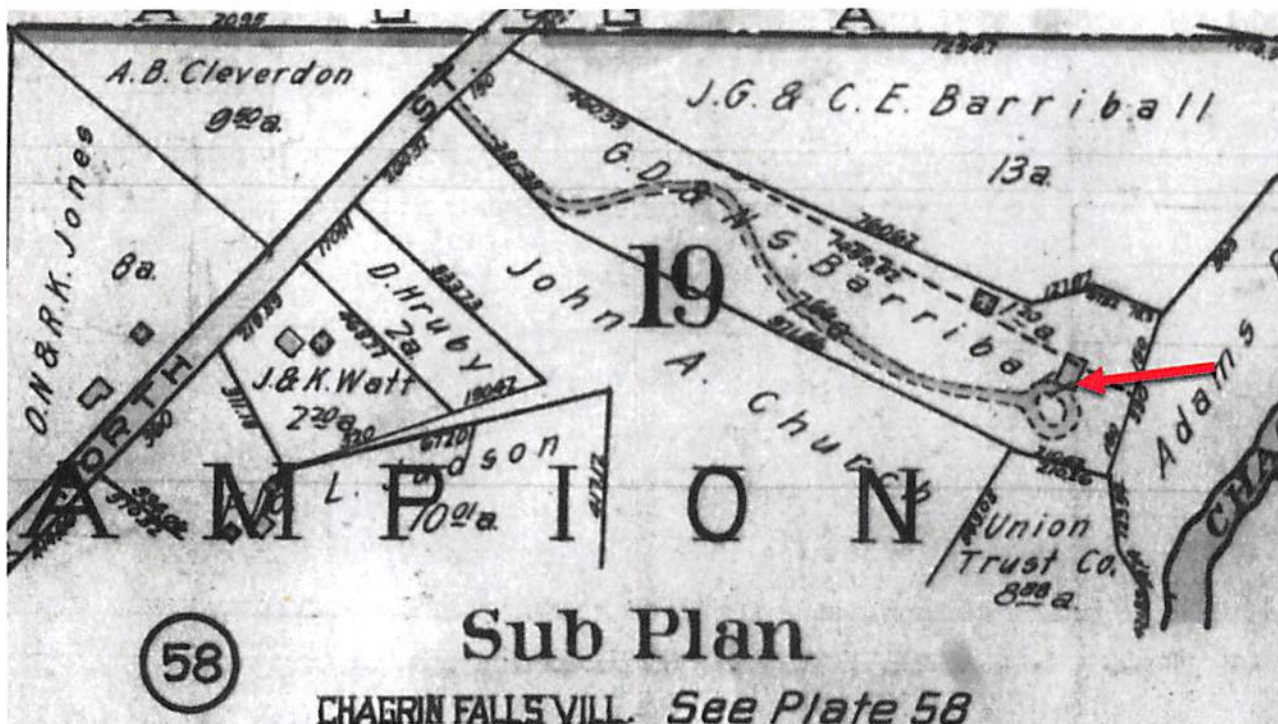


580 North Street is a two story, mid-20<sup>th</sup> century house with colonial revival influences



House across the private lane from 580 North Street is a mid-20<sup>th</sup> century ranch home with colonial revival influences.





G.M. Hopkins Plat Book of Cuyahoga County, Vol. 5, 1927 - 1943, plate 57, courtesy Cleveland Public Library.  
The arrow shows 600 North Street, which is the only dwelling on this parcel by 1943.

## Conclusions

- The house at **600 North Street** does not meet the standards of a Historically Significant Property as defined in Codified Ordinance Section 1146.05: Although it is over 50 years old:
  - a. It is not listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior); or preliminarily determined by the Ohio Historic Site Preservation Advisory Board as meeting the requirements for individual listings on the National Register; and
  - b. It is not certified or preliminarily determined by the Ohio Historic Site Preservation Advisory Board as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Ohio Historic Site Preservation Advisory Board to qualify as a registered historic district; and
  - c. Consistent with the criteria used to determine National Register eligibility, it does not possess one or more of four (4) specific attributes (association with significant events, people, distinctive architecture, or prehistory).
    - i. Although a mayor of Chagrin Falls lived here, it was not until after his term as mayor.
    - ii. The house has been significantly altered: the screened-in porch is filled in and many windows are replaced.
  - d. Consistent with the criteria used to determine National Register eligibility, the adjacent, contiguous and neighboring buildings do not exhibit the historic significance required to establish a National Register historic district.
    - i. Adjacent, contiguous and neighboring buildings appear to date to post World War II, a later era than 600 North Street.
    - ii. The key association for significance does not appear to be important enough to warrant eligibility.
- While the proposed demolition will destroy the brick and wood-sided, colonial revival-influenced **600 North Street** (and detached garage), and in that regard has an adverse effect on the design of the building(s), preliminary research and analysis of context shows that the house and garage are not historically significant.

- *Consider referencing the colonial revival stylistic influences of the neighborhood, not the turn-of-the-century vernacular style and gabled ell type shown in the proposed design. There is no precedence for turn-of-the-century styles and types in the neighborhood.*
  - *According to Codified Ordinance Section 1146.04: "Compatibility: Alterations, additions, and new development shall be compatible in scale, material, and character with the design of the subject property and any structure more than fifty (50) years old in Proximity to the subject property. . ."*
- While the proposed demolition will destroy the brick and wood-sided, colonial revival-influenced **600 North Street** (and detached garage), and in that regard has an adverse effect on the design of the building(s), preliminary research and analysis of context shows that the adjacent, contiguous and neighboring buildings are not historically significant.
  - *Consider referencing the colonial revival stylistic influences of the neighborhood, not the turn-of-the-century vernacular style and gabled ell type shown in the proposed design. There is no precedence for turn-of-the-century styles and types in the neighborhood.*
    - *According to Codified Ordinance Section 1146.04: "Compatibility: Alterations, additions, and new development shall be compatible in scale, material, and character with the design of the subject property and any structure more than fifty (50) years old in Proximity to the subject property. . ."*

**END OF REPORT**



## Memo

TO	FROM
Robert Jamieson, Chief Administrative Officer	Alice L. Sloan, Historic Preservation Specialist
COMPANY	DATE
Village of Chagrin Falls, Ohio	11 September 2019
RE:	CC:
<b>600 North Street</b> , Chagrin Falls, Ohio	Elizabeth Corbin Murphy, FAIA, Perspectus

### Exhibit A: Definitions

**Historically Significant Property:** As identified in Codified Ordinance Section 1146.05 (a), a historically significant property means any structure that is one hundred (100) years old, or fifty (50) years old and:

1. Is listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior); or preliminarily determined by the Ohio Historic Site Preservation Advisory Board as meeting the requirements for individual listings on the National Register; OR
2. Is certified or preliminarily determined by the Ohio Historic Site Preservation Advisory Board as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Ohio Historic Site Preservation Advisory Board to qualify as a registered historic district; OR
3. Consistent with the criteria used to determine National Register eligibility, parts A-D. See specifics in this report's "Conclusions" for more detail.

**National Register of Historic Places:** is the official list managed by the National Park Service (U.S. Department of the Interior) of this nation's historic buildings, districts, sites, structures, and objects, considered worthy of preservation for their local, state, or national significance. They must be significant in areas of American history, architecture, archeology, engineering, or culture. The program in Ohio is administered by the State Historic Preservation Office of the Ohio History Connection. The property or district must convey a majority of the seven aspects of integrity, and also must meet at least one of the Criteria for Evaluation.

**Criteria for Evaluation:** To be considered eligible for listing in the National Register of Historic Places, a property or district must convey a majority of the seven aspects of integrity and meet one of the Criteria for Evaluation:

- a. Be associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Be associated with the lives of persons significant in our past; or
- c. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values; or
- d. Have yielded or may be likely to yield, information important in prehistory or history.

**Integrity:** There are seven (7) aspects of integrity identified by the National Park Service which support nominations to the National Register of Historic Places. The seven (7) aspects are: location, setting, design, materials, workmanship, feeling, and association.

**OHI:** Ohio Historic Inventory forms, developed and distributed by the State Historic Preservation Office, aid in the survey and evaluation of resources. OHIs are a record of historic and architectural resources and not a listing or designation as such. Ideally, though not necessarily, the forms are added to the SHPO database for wider usage.

**OHSPAB:** The Ohio Historic Site Preservation Advisory Board is a group of 17 professionals including architects, historians, planners, architectural historians, archaeologists, and public members from around the state who have expertise in Ohio history, architecture, and archaeology. Each is appointed by the governor to advise the State Historic Preservation Office and the Ohio History Connection Board of Trustees on historic preservation issues such as the review of National Register nominations.