VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
July 5, 2016

Members present: Barclay, Clemens, Koepf, Naylor. Absent: King.

Also present: Bosworth

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motion by Barclay second by Naylor, to approve June 21 meeting minutes. Motion passed.

Lineweaver **165 Pheasant Run** **Alterations – Final Approval**

Alterations to rear elevation adding 100 SF to kitchen for breakfast dining area with skylight. Plans received approval from Pheasant Run Homeowners Association. No utility work required. Applicants William Lineweaver and Judy Kramer were present and submitted drawings and photographs for review. There were no objections to the addition and positive comment. Mr. Koepf noted the prevalent use of skylights within the Pheasant Run community. Drawings were approved as presented.

Motion for Final Approval of drawings by Naylor, second by Barclay. Motion passed.

CPD Realty **262 South Franklin** **Addition – Preliminary- No Approval**

Mr. Barclay read the Historical Significance Report (HSR) dated 6/1/16 as prepared by Mr. Sande which states the 262 South Franklin Street house meets the standards for historical significance as defined by Village Code; and, proposed plans submitted as of the date of his report would cause an adverse effect.

Applicants John Rakauskas and David Dickson presented revised drawings based on June 7 ARB meeting comments, replacement pages dated 6/28, and photographs. Mr. Clemens requested setbacks on side elevations incorporating shed roof feature to break up wall planes. Ms. Naylor pointed out that due to smaller size of this Shed-Roof Bungalow house type, a compatible rear addition is limited in order to remain in proportion with the scale of the existing house; and, concurred with Mr. Clemons advisement. Mr. Koepf emphasized the need to correct previous design issues to make the new addition cohesive, including bump-out on the south elevation. He supported a full width front porch with well-spaced columns consistent with this prevalent Chagrin Falls house type; Ms. Naylor stated that the 1926 Sanborn Map indicates a full width front porch. Mr. Koepf requested consistent fenestration throughout all elevations; that the sliding doors on the west rear elevation be replaced using a series or bank of double hung windows with single door or French door entry. Ms. Naylor suggested a 9/1 double hung window type as consistent with a bungalow house.

Motion to accept Historic Significance Report by Naylor, second by Barclay. Motion passed.
Motion to re-study and re-submit drawings by Barclay, second by Naylor. Motion passed.

Adjourned at 9:12 am

R. A. Barclay 7/19/16

Robert Barclay, Chairman Date