

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
April 18, 2017**

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

Also Present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motion by Naylor, second by Barclay to approve April 4, 2017 meeting minutes. Motion passed.

1. Gemmill 500 Solon Road Addition- Preliminary Approval

Architect Rick Siegfried and Applicant Owner Craig Gemmill presented plans for second floor addition. No variances are required. Clemens and Koepf expressed concern about the scale and proportion of the central block form second floor addition in relationship to the existing elongated first floor form. Siegfried stated there is nowhere else to go with an addition due to drop off of backyard. Clemens suggested second story with clerestory windows, which does not provide enough space for owner needs. Clemens and Koepf emphasized need for design to focus on making the second floor design a less pronounced block in contrast to the existing house.

Motion for Preliminary Approval with comments by Barclay, second by King. Motion passed.

2. McWeeney 441 East Washington Street Addition – Final Approval

Historical Significance Report (HSR) dated 4/13/17 as prepared by Mr. Sande states that the existing house meets the standards for historical significance as defined by Village Code. Mr. Sande states the proposed addition would not cause an adverse effect to the historic significance of the existing house or to proximately located historically significant buildings.

Motion that Historic Significance Report was reviewed and accepted by Naylor, second by Barclay.

Architect Theodore Rusnak and Applicant Owner Samantha McWeeney presented plans for a rear addition. The plans were met with positive comment from the Board.

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

3. Ruh 113 Olive Street Front Porch - Final Approval

Historical Significance Report (HSR) dated 4/14/17 as prepared by Mr. Sande states that the existing house does not meets the standards for historical significance as defined by Village Code. Mr. Sande states the proposed changes would not cause an adverse effect to the historic significance of the existing house or to proximately located historically significant buildings.

Motion that Historic Significance Report was reviewed and accepted by King, second by Barclay.

Architect Henry Piper and Applicant Owner submitted plans for a porch addition. Plans were met with positive comment from the Board.

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

4. Bryant 92 South Franklin Street Garage – Preliminary Approval

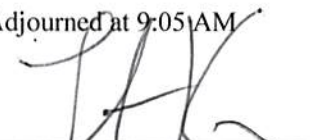
Historical Significance Report (HSR) dated 4/13/17 as prepared by Mr. Sande states that the existing garage does not meet the standards for historical significance as defined by Village Code. Mr. Sande states the proposed changes would not cause an adverse effect to the historic significance of the existing garage or to proximately located historically significant buildings.

Motion that Historic Significance Report was reviewed and accepted by Naylor, second by Barclay.

Architect Phil Koepf presented plans for garage. A variance is required for non-conforming use and location on property line. The building exhibits masonry weakness and bowing. The proposed plan proposed masonry repair and replacement; and gable end at the façade. Plans were met with positive comment from the Board.

Motion for Preliminary Approval of plans by King, second by Barclay. Motion passed.

Adjourned at 9:05 AM



Robert Barclay, Chairman Date

5-2-17