

VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES April 3, 2018

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

Also Present: Edwards, Jamieson

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 King, second by Naylor to approve March 20 meeting minutes. Motion passed.

Motion by Barclay, second by Naylor to approve March 22 meeting minutes. Motion passed.

1. Catani 105 Hall Preliminary Approval with Revise & Resubmit

The Historical Significance Report (HSR) for 105 Hall Street dated 4/2/2018 as prepared by Mr. Sande was reviewed by Board.

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

Architect Phil Koepf presented plans and photographs for rear addition with attached garage. Discussion revolved around roof lines and ease of garage access.

Motion by Barclay for Preliminary Approval of plans with re-study of roof slope of two-story addition, second by King. Motion passed.

2. Greaves 75 Carriage Stone Window Alteration - Approved

Plans and photographs were presented by builder David Dukas for window replacement. The Board discussed 4/4, 2/2, 6/6 and 6/1 options. Clemens encouraged 2/2 instead of proposed 4/4 to maintain verticality of windows. Naylor stated that the house expressed Colonial Revival style influences and 6/6 would be more appropriate, with King in agreement. The owner wished to have single pane glazing for an unobstructed view. A compromise of 6/1 was suggested. It was advised that owner retain a window opening on the north elevation for light and ventilation.

Motion by Naylor to approve 6/1 replacement windows, second by King. Motion passed with King voting no.

3. Glass Asylum

22 West Orange Street

Sign Alteration- Revise & Resubmit

No owner representative was present. Drawings were presented lacking height measurement and photos showing scale and proportion relative to surrounding elements and buildings. King requested an alternative to the proposed font.

Motion by King to revise and resubmit with dimensions and consideration of alternative font, second by Naylor. Motion passed

4. Federated Church

76 Bell Street

Revise & Resubmit

Architect Phil Koepf and owner representative Keith Master presented photo site line study for mechanical installation at rooftop above sanctuary facade.

The Board discussed options explored by owner and architect. The unit measures 7’x7’x19’. The height will be raised to 7’11” when the unit is situated on the curb. King offered the name of another contractor for pricing. Barclay stated a rail will need to be added unless there is a tie down option. Split systems were discussed. The Board requested that owner talk with other contractors for options and pricing, including a custom split system to avoid 8’x 16’ unit on the roof. The Board distinguished other rooftop installations at Key Bank and Shopping Plaza as visible only from the rear of buildings, in contrast to the proposed unit at the building façade on Bell Street.

Public Comments: Larry Trace, Bell Street, is opposed to the installation stating it will ruin the front of the church – that’s why smaller existing units were chosen in the 1960s.

Motion by King to revise and resubmit, second by Naylor. Motion passed.

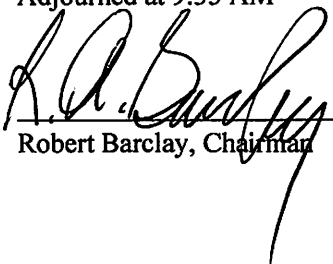
WALK-IN

Joseph Park

23 Water Street

Designer Joseph Park informed the Board that the owner has decided to retain the historic front portion of the house and is requesting guidance on the rehabilitation. The Board suggested consulting the Perspectus Chambers Murphy & Burge Report which identifies the historic portion of the house. The Board encouraged retention and repair of historic fabric and using historic images for reference. Existing chimney is not historic. A small porch at the north portion façade is acceptable.

Adjourned at 9:35 AM


Robert Barclay, Chairman


Date