

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL BOARD OF REVIEW

FEBRUARY 7, 2023

Meeting Called to Order 8:30 A.M.

Members Present: Bill Childs, George Clemens, Steve King, Phil Koepf, Wendy Naylor

Also Present: Dominic Cribari, Joan Andersen

APPROVAL OF MINUTES

Motion by Naylor, seconded by Childs to approve the minutes of the January 17, 2023 meeting. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

1. Stecker

88 Hall Street

Demolition & Addition-Preliminary

John Fischer (Architect) Bill Joyce (Contractor) & David Stecker (Homeowner) presented this project. John said that when they removed the siding they uncovered 4" lap siding on the inside of the front porch and rear of the house. He said that the survey they had of the property showed they are further to the East than they thought. He said they are just restoring and not adding to the original house. He said they are removing the 1945 addition and adding a new addition. John said they are removing the original garage and adding a detached one. They are keeping the original home details as much as they can. They are replacing all the windows except the stain glass one, with simple double hung windows with no muntins. He said they are going with lap siding with solid hardy board. Clemens asked if they were replacing with the same material that is already on the house and they said they were. Naylor asked about the windows and suggested using aluminum clad windows. Bill said they were going with the aluminum clad. Childs thought they did a nice job breaking up the massing and asked if they could break it at the garage with a small window. He said they could do ridge vents.

Building & Zoning Inspector Dominic Cribari explained to the audience the difference in the current submission to the previous one. The meeting was then opened to the Public for comments about the demolition of the garage. Kathy Kolcaba (next door neighbor) said their property has a view of the garage and suggested they put a window on the east elevation. Ray Kolcaba asked if the garage was attached and they said no. He also asked if they were going to remove any of the trees and Bill said they were hoping to save them. Bill Ganger said he was concerned about the original plans they presented and likes the new ones. There were no other comments from the public. There was a motion by King to close the public portion of meeting.

Summation-motion by King, seconded by Naylor for approval of plans to demolish the existing garage based on final approval of plans. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

Summation-motion by Naylor, seconded by Childs for preliminary approval of plans: Recommended using aluminum clad windows: garage needs to be broken up with vertical break on east elevation and

addition of window: restudy of the dormer window. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

2. DeJohn

148 High Street

Exterior Alteration-Preliminary

King read the Historical Significance Report and said that the house at 148 High Street does meet the standards of a Historically Significant Property as defined by the Codified Ordinance Section 1146.04(c) (2): the structure is presumed to be an Historically Significant Property because it is more than 100 years old. The proposed exterior alteration #1-3 changes the appearance of 148 High Street, and does not follow the Codified Ordinance Section 1146.04 (d) (1-3) "guidelines" for "preservation of features," "replacement of features," and "compatibility," and in that regard has an adverse effect on the design and historical significance of the house. Motion by King, seconded by Childs to receive the HSR report. Roll Call: Naylor-yea, King-yea, Childs-yea.

Becky Pantuso (Architect) presented these plans as a walk in. Becky said that her takeaway from that meeting was Naylor's comments about the house being a Queen Ann and Childs comments about it being too long. Naylor said that the wrap around porch is characteristic of that type of house and part of the physical history of historic homes of Chagrin Falls. Becky explained to her clients about Perspectus studying historic preservation of homes and the ABR Board being the ultimate decision makers. Building and Zoning Inspector Dominic Cribari said that they have two variances, one for the addition of a non-conforming and one for front yard setback for the addition of the porch. Clemens asked how critical the porch wraparound was to her plans and Becky said it wasn't critical at all. She said it was an aesthetic move. She said she likes to make things look better when they got it. Naylor said the larger discussion is whether the addition overwhelms the existing historic house. Becky said do they make a house look better or stick to the historic standards part even though the house doesn't show great signs of that history. King said they don't want to lose another old house in town visually by having it overwhelmed by an addition. Becky said this is an aluminum sided house with vinyl windows that has been stripped of its beauty. Naylor said that according to the code the goal is to hang on and distinguish historic elements of the house instead of taking it in a direction away from that. Childs said to look at the massing, they need to balance the composition. He said to take some of the massing and put it in the back. Clemens said he thinks there's an opportunity to put one-bedroom downstairs, so the second floor doesn't look so big. He said he doesn't agree with that whole approach, thinks they should break down the massing and forget the wrap around porch. Childs and Clemens don't think she needs to have the wrap around porch. Becky asked if they didn't want the Queen Ann and Clemens said to have a side facing Queen Ann or traditional Gabled Ell.

Summation-motion by Naylor, seconded by Childs to table this discussion for the following reasons: Restudy to reduce massing to not overwhelm existing historic house: Eliminate tower: Match elements of the existing historic house. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

3. Sheptak

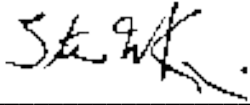
218 North Street

Exterior Alteration-Final

Becky Pantuso (Architect) said that they are going to repair the existing garage and are putting a green roof on top. She said they are trying to maintain the enormous driveway.

existing. Clemens said they should match the roof slope and break down the massing and bring the second floor back.

Meeting Adjourned at 9:55 AM.

A handwritten signature in black ink, appearing to read "Steve King", with a horizontal line extending from the end of the signature.

2/21/23

Steve King, Chairman

Date