

## **VILLAGE OF CHAGRIN FALLS**

### **ARCHITECTURAL BOARD OF REVIEW**

**FEBRUARY 21, 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 from the February 7, 2023 meeting. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

#### **1. Felice**

#### **43 South Street**

#### **Exterior Alteration-Preliminary**

King read the Historical Significance Report and said that the house at 43 South Street does meet the standards of a Historically Significant Property as defined in Codified Ordinance Section 1146.03(C)(2): the structure is presumed to be an Historically Significant Property because it is more than 100 years old. The proposed exterior alterations #1-4 listed under "The Issue" change the appearance of 43 South Street and do not follow the Codified Ordinance Section 1146.04 (d)(1-3) guidelines for "preservation of features," and "compatibility" and in that regard has an adverse effect on the design and historical significance of the adjacent, contiguous and neighboring period buildings. Motion by King, seconded by Naylor to receive the HSR report. Roll Call: Childs-yea, Naylor-yea, King-yea.

Bill Wells (Design Consultant) and Mark Felice presented these plans. Bill said that they listened to the recommendations from the Board from their Walk-In at the previous meeting. He thinks what they are presenting today is far better massing than what they had previously presented. He said these are more sensitive to the existing house, and they tried to pull the addition back from the front to side. He said there is only a small portion of the historical portion of the house that exists. He said the character of original house has been altered and they took their design cues from what exists today. He said they are using similar size scale windows. Childs and Clemens thought they did a nice job with the massing. Bill said the pitch on the roof is below the 4' 12" and they are proposing to remove that roof and replace it with a 4' 12" pitch. Mark said want to raise the ceiling height in the kitchen. Childs said to show the hierarchy in the window fenestration, break up the mass, match double hung to break up the façade. He said he thinks they need to move the windows around at the rear elevation. Clemens said that would help them get more visual weight. Mark asked if he could use the replacement windows he already ordered. Koepf said to look at the window configuration they have now and show the Board what the windows would look like moving them around.

Summation-motion by Naylor, seconded by King for preliminary approval of plans as presented: need to restudy configuration of rear elevation of west windows and use of aluminum clad windows; need to restudy new kitchen roof slope. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

**2. Rutsky**

**24 Philomethian Street**

**Exterior Alteration-Final**

Jeff Cerny (JLC Landscaping) said they want to replace the front steps that are unsafe and walkway that is in disrepair. He said they are replacing them with a different material that they can put salt on and keep them safe. Childs said the Board needs to see accurate scaled drawings. Koepf said that the walls are in good shape and they should keep them. Clemens said to keep the piers and replace the stairs and use big sandstone to tie into side walk. Naylor said the piers add character to the house and are located on porches and fronts of houses in the neighborhood. She said to keep the piers and do something with the steps and blend the material of the walkway to match the city sidewalks. She said the piers are character defining features of the steps.

Summation-motion by Naylor, seconded by King to table this discussion for the following reasons: Board is requesting dimensions of proposed new steps, a section and materials of steps; and maintaining existing stone sidewalls. Roll Call: Naylor-yea, Childs-yea, King-yea. Motion passed.

**3. 97 Williams LLC**

**97 Williams Street**

**Exterior Alteration-Preliminary**

King read the Historical Significance Report and said that the house at 97 Williams Street does meet the standards of a Historically Significant Property as defined in Codified Ordinance Section 1146.03 (C)(2): the structure is presumed to be an Historically Significant Property because it is more than 100 years old. The proposed exterior alterations #1-6 listed under "The Issue" change the appearance of 97 Williams 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 adjacent, contiguous and neighboring period buildings. Motion by King, seconded by Naylor to receive the HSR report. Roll Call: Childs-yea, Naylor-yea, King-yea.

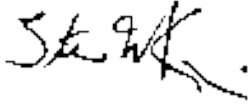
Building and Zoning Inspector Dominic Cribari said that they are going to need a front yard setback variance for alteration of a nonconforming structure.

George Clemens (Architect) said that the existing house is 1,288 square feet and they are adding a master bedroom upstairs, family room downstairs and enlarging the kitchen. He said the new portion is 800 square feet on the first floor and 500 square feet to the upstairs. He said they are adding 485 square feet on the first and 419 on the second and the completed house will be under 2,200 square feet. He said that the house is facing the giant back wall of the neighboring condos. Naylor said she walked the area and the house is tucked way into the neighborhood and is much smaller when compared to neighboring condos. Clemens said they decided they are leaving the existing front porch. He said the deck is being replaced by a more functional screened porch. He said they are adding a patio with a hot tub. The Board said he needs to push the hot tub back away from house. He said they want to create an office or library in the front of the house and relocate the front door. The Board suggested restudying



Phil Koepf (Architect) said that the Historical Society received the original Fire Truck used in Chagrin Falls. He said it has been restored and they want to display it. He showed plans for adding on to the garage barn that was previously presented to the Board. The Board liked the changes.

Meeting Adjourned at 10:00 A.M.

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

3/07/23

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Steve King, Chairman

Date