

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL BOARD OF REVIEW

AUGUST 1, 2023

Meeting Called to Order 8:30 A.M.

Members Present: Bill Childs, George Clemens, Phil Koepf, Wendy Naylor, Janna Lutz, (Steve King-absent)

Also Present: Dominic Cribari, Joan Andersen

APPROVAL OF MINUTES

Motion by Naylor, seconded by Childs to approve the minutes from the July 18, 2023, meeting. Roll call: Lutz-abstain, Naylor-yea, Childs-yea. Motion passed.

1. RSR Chagrin 207 South Main New Dwelling-Preliminary

Robert Vitt (Owner) presented these plans. Robert said that this is the fourth in the series and that the floor plan is similar to the other three houses. He said it is a shotgun style with a three-car garage. He said the outside material is the same as all the other houses. Clemens said he’s not a fan of the front projecting garages, but he likes the fact that there is living space above. He said to simplify the bay by the garage. Childs said to line the windows up and to change the pitch. He said it’s a nice composition.

Summation-motion by Naylor, seconded by Childs to table this discussion for the following reasons: Remove Bay window from garage on the left elevation; break up plane and lower roof ridge line and generally reorganize; Right elevation-line up paired first-floor windows with second-floor windows. Roll Call: Childs-yea, Lutz-yea, Naylor-yea. Motion passed.

2. Mitchell 210 South Franklin Street Exterior Alteration-Preliminary

George Clemens (Architect), Cory Brown (Architect) and David Mitchell (Homeowner) presented these plans. George said that there are two submissions here. One is the renovation of the kitchen that they are planning on taking over the existing garage and then they are building a three-car garage. He said that the existing house is historic, and they are trying to make some modifications to an added-on part of the house. Naylor noted that the 1850s house started out Greek Revival and then later had Italianate style brackets and front porch added followed by a Queen Anne style spindle frieze at the south end of the front porch. George stated they thought going with a similar Western Reserve or Colonial style would be compatible. Naylor suggested considering a full-width porch, restudying the pediment, and removing the side lights. Koepf said that they don’t need to mimic the house they need to honor it and suggested simplifying the porch design. David said they thought about adding another porch to the house and the Board thought that would be good.

Summation-motion by Naylor, seconded by Childs for preliminary approval of plans. The Board recommends on the rear entry-simplify and reorganize perhaps with a full width back porch. They said

the front porch is successful and approved the window alterations on the south elevation using the existing brick to match. Roll Call: Naylor-yea, Childs-yea, Lutz-yea. Motion passed.

George said that the garage they are proposing is within the existing fence and meets the setback requirements. He said they are adding a playroom above and that the roof slope will match the house. He said they are using Azak single shingles. Childs said that it looks nice, but he should pull down the hood down to get an architrave and pull the brackets down.

Summation-motion by Naylor, seconded by Childs for final approval of plans as presented. They said to pull the architrave hood down and the eave to match east elevation. Roll Call: Naylor-yea, Childs-yea, Lutz-yea. Motion passed.

3. Arko

60 Hall Street

Exterior Alteration-Preliminary

George Clemens (Architect) presented these plans. He said that they are trying to bring back the character defining features of the house. He said they are trying to use the Victorian fancy work, rebuilding the railings, and matching the fascia.

Summation-motion by Naylor, seconded by Childs for final approval of plans as presented. Roll Call: Lutz-yea, Childs-yea, Naylor-yea. Motion passed.

4. Kaminski

110 May Court

Exterior Alteration-Preliminary

Eric Kaminsky (Homeowner) presented these plans. He said he took the recommendation of the Board and hired an architect to draw up the plans for the house and made the changes the Board suggested. He said the only change he did not make was he kept the front entrance centered to the house and not to the front door that is off centered. He said that all the columns are 8" round and will match the existing ones.

Summation-motion by Naylor, seconded by Childs for final approval of plans as presented. The homeowner is maintaining the 8" round columns on the front porch and using Andersen 400 SDL aluminum clad windows. Roll Call: Childs-yea, Lutz-yea, Naylor-yea. Motion passed.

5. Vadakin-Salvati

313 Miles Road

Exterior Alteration-Preliminary

Cheri Vadakin (Homeowner) and Jack Butler presented these plans. Cheri said that she is rehabbing her front porch. She said they are dropping the elevation one step and not having the railings. She said they are lowering the foundation, adding new columns, and wood steps. She also said that she wants to add vinyl siding to the house. The Board liked the porch and discussed other options for the siding.

Summation-motion by Naylor, seconded by Childs for final approval of plans for the porch as presented. Summation-motion by Naylor, seconded by Childs to table the vinyl siding discussion subject to an architect site visit. Roll Call: Lutz-yea, Childs-yea, Naylor-yea. Motion passed.

6. Johnson

47 Maple Street

Exterior Alteration-Field Change

Darryl Durango (Project Manager) presented these plans. He said that they want to change the triple windows to two single windows. The Board liked the change.

Summation-motion by Naylor, seconded by Childs for final approval of field change plans. Roll call: Lutz-yea, Childs-yea, Naylor-yea. Motion passed.

Walk-In

106 Church Street

Becky Pantuso brought in plans for the Raftus house. She said she is removing the dormer and making it simpler. Naylor said that it is more in keeping with the Greek Revival look.

Meeting Adjourned at 9:47 A.M.



8-15-23

Bill Childs (Acting Chairman)

Date