

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL BOARD OF REVIEW

OCTOBER 3, 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 King, seconded by Childs to approve the minutes of the September 5, 2023, meeting with the correction on the information from the walk-in at 291 Bell Street. Homeowner Steve King presented photos of a new Pella aluminum-clad window mock-up installation at 291 Bell Street. An issue has arisen due to the depth of the new window as greater than the historic window opening, causing the Pella window to project beyond the historic plane at the exterior and/or interior of the house. The existing depth is 3 ¼-4 ¼” and the new window depth is 5”. King requested guidance from the Board. Childs suggested adding a backbend trim to hide the projection and split the difference the projection on the outside and inside of the house. King mentioned the interior window trim is 8” decorative 1857 trim. Naylor and the architects as a whole expressed concern over altering the appearance of a historically significant building to make new windows fit. Mr. Koepf and Childs both asked if Pella measured the existing opening before manufacture. When the project was approved by ABR, it was assumed that Section 1146.04 (d) (1)-(3) would be followed. No action was taken at this time. Roll Call: Naylor-yea, Childs-yea, King-yea. Motion passed.

Motion by Naylor seconded by Childs to approve the minutes from the September 19, 2023, meeting. Roll Call: King-abstain, Naylor-yea, Childs-yea. Motion passed.

1. Fortis Sports

5 North Franklin

Exterior Alterations-Commercial Building

King read the Historical Significance Report and said that the commercial property is more than 100 years old the subject property meets the standards of a “Historically Significant Property”. The report says that the proposed exterior changes #1-3 have an adverse effect on the design and historical significance of the commercial property. It also says that the proposed exterior changes #4-8 have no adverse effect as they do not alter or remove historic features from the building. Motion by Naylor, seconded by King to receive the HSR report. Roll Call: Childs-yea, Naylor-yea, King-yea.

David Jansen (Architect) presented these plans. David said that they are doing a total renovation on the inside and outside of the property. He said that they had received the HSR report and made some changes based on the HSR report and showed the Board the new plans. He said that they are renovating and correcting the store front entrance. He said they are replacing the glass, that the old transom framing is still there and want to remove it and put glass back in it. He said they are also tweaking the

wood door, replacing the wood siding with something better and adding a recessed panel. He said based on old photos they are proposing three panels, get rid of the mullion and have one piece of glass like it was originally above and below. David said they are keeping the transom, deepening the windows in the back, and adding skylights. Their client wants to clean up the back of the building.

Summation-motion by King, seconded by Childs for preliminary approval of the October 3rd plans that presented that were updated from the September 13th plans that were originally submitted to the ABR. Koepf said he struggles with them abandoning thermal panes and said to look for something as historical as possible. Roll Call: Naylor-yea, King-yea, Childs-yea. Motion passed.

2. Bill Childs

6 West Washington

Signage

Bill Childs (Architect) presented these plans. He said that they are using the exact footprint of the existing sign and that the material is Azak.

Summation-motion by King, seconded by Naylor to approve plans as presented. Roll Call: King-yea, Naylor-yea, Childs-abstain. Motion passed.

3. The Agency

14.5 North Main

Signage

No one was here to present this project, but the Board reviewed it. Building and Zoning Inspector Dominic Cribari said that they need to go to the Board of Zoning Appeals for a variance because Chico's already has a hanging sign that projects out on the building. The Board looked at the three different sign versions and said that they would prefer version 2, which is red on top with white letters (The Agency) and white below with black letters (Luxury Real Estate).


Summation-motion by Naylor, seconded by King to approve plans of sign version 2. They also recommended approval of the variance. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

Walk-In

34 South Main

David Maison said that the new owners would like to paint the brick masonry on the building with limewash or charcoal or white paint. The Board said that the Village does not dictate colors.

Meeting Adjourned at 9:00 A.M.



Steve King, Chairman 10-17-23
Date

