

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
December 2, 2014**

Members present: Koepf, Fredrickson, Barclay, King, and Clemens

Also present: Edwards

Meeting called to order at: 8:31 AM

APPROVAL OF MINUTES

Motioned by Mrs. Fredrickson, seconded by Mr. King, to approve minutes held November 18, 2014. Motion passed.

Manor Brook Homes

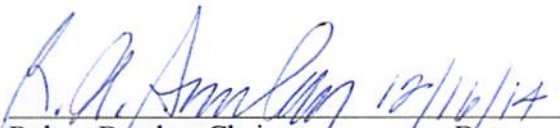
119 East Summit St.

Preliminary – New dwelling

Mr. Barclay opened the floor for public comment, no comments heard. Public hearing closed. Gary Spaeth of MBH, property owner Dr. Giannattaslo, & Rick Brown, Attorney, presented preliminary plans for new dwelling. After a lengthy discussion, a motion was made by Lisa Fredrickson to restudy and resubmit with the following suggestions:

- 1) South Elevation
 - A) Expand foundation under bath gables.
 - B) Remove bracket under gables and add on both sides of entrance.
- 2) Restudy kitchen entrance to create a front porch look.
 - A) Raise porch
 - B) Increase roof
- 3) Restudy west elevation:
 - A) Add window in butlers pantry
 - B) Change massing of 2nd story roof.
 - C) Include details on windows
- 4) East Elevation:
 - A) Add windows in study on 1st floor.

Seconded by Mr. King. Motion passed.


Robert Barclay, Chairman


Date

RECEIVED

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VILLAGE OF
CHAGRIN FALLS

HAND DELIVERED
FROM APPLICANT

Falls Walk Development

Reider and Giannattasio residence

The Giannattasio and Reider residences are part of the Chagrin Falls Walk Development; the properties sit in the corner of Summit Street and North Street. The location and orientation of the proposed solutions respect the agreements already approved in the Chagrin development. The accesses to drive way and entrance of the houses are designed to be from the new drive accessed off North Street, as shown on the original drawings of the development. The 30' setback for the building from Summit Street and the new drive has been respected in the proposed projects.

The Giannattasio Residence (that has combined two properties) has been approved to receive an increase of 35 percent of the allowable square footage permitted for a single lot in the original development plan. Even with this increase in area, the profile of the building on Summit doesn't show substantial modification from the approval development agreement, since the building width on the south elevation is just 4' longer than the 50' width allowed for single lots.

In the design process of the two houses has taken in consideration the particular location of the house compare to the rest of the development, and in particular, has taken into consideration the impact of the building on Summit Street. Compared to the rest of the properties, these two houses need to integrate even more with the surrounding neighborhood since the existing landscape has a natural slope of almost 7' from the access road to Summit Street while still respecting the residential character of the Village of Chagrin Falls.

We believe the proposed houses answer the request of this challenging location without compromising the integrity of the design.

The charm of the Village of Chagrin Falls is the result of a Western Reserve architecture that is stylistically an amalgam of Classic, Federal, Georgian, Queen Ann, Victorian, Farm House Colonial and Shingle house elements used over time to establish the image of the town. The town is a result of a variety of houses that range from one single rectilinear volume with a single gable roof, or several such volumes arranged in plan as a 'T' or 'L'. Often the houses grew with the growth of the family and added to the original house more complex roof forms, dormers, porches or verandas or just a unique element of surprise.

The shingle style has been chosen for both houses because it allows the recollection all those elements without recalling one specific anachronistic style. In both houses, the irregular roof lines are used to create a free form that communicates a sense of informality and integration with the natural surroundings. Elements such as a turret in the Reider's residence, veranda, box window and porches have been used to break the symmetry of the building. Different pitches and gables have been used to break the volumes up and articulate the shape of the home. All four elevations have been considered and designed to have a relevant dialogue with their surroundings. These intentions have been emphasized by the constant use of quality finish materials, crown molding, bead board ceilings and detailed brackets on all the four façade. Our intent all along has been to design both homes with four relevant facades that are appropriate and integrate well with their surrounding context. As a result of the original design intent already respecting context, we have only had to make a few minor revisions to the Summit Street elevations to respond to the City's request that the Summit Street elevation not look like the back of the house. To do this, we created a more significant entry door that integrates with the overall design on the lower level of both houses facing Summit Street.