

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
October 2, 2018**

Members present: Clemens, King, Koepf, Naylor; Absent: Barclay

Also Present: Edwards

Meeting called to order at: 8:30 AM

The following minutes are a summation of comments and discussions relative to each agenda item, rather than a full recitation. Dr. King served as Board Chair.

APPROVAL OF MINUTES

Motion by Naylor, second by King to approve September 18, 2018 meeting minutes. Motion passed.

1. Fuller 94 Center Street Final Approval – Demolition of Accessory Structure

The Historical Significance Report (HSR) for 94 Center Street dated 9/27/2018 as prepared by Perspectus Historic Architecture was reviewed.

Motion by Naylor that Historic Significance Report (HSR) was reviewed by Board, second by King. Motion passed.

Public comment was invited, with no comment.

Contractor Dwayne Schreiner and owners Mr. & Mrs. Fuller requested demolition of unsafe garage structure with dirt floor. The building cannot be moved on the property due to instability and rear yard lot coverage. Clemens stated the building was more of a shed and presented a practical difficulty of fixing to accommodate garage use.

Motion by King for demolition of garage/shed structure due to unsafe conditions and failure to meet Code, second by Naylor. Motion passed.

2. Fuller 94 Center Street Revise & Resubmit - New Detached Garage

Contractor Dwayne Schreiner and owners Mr. & Mrs. Fuller presented plans for new detached garage. Clemens advised picking up design elements of the house such as hipped roof, rolled eave and scalloped detail. Board advised 3' overhang, addition of side elevation window and particular focus on roof pitch, height and garage door details.

Motion by Naylor to Revise and Resubmit plans as presented with attention to architectural details relating existing house to new garage and Board comments, second by King. Motion passed.

3. Burger 77 Maple Street Denied – Front Porch Windows

Contractor Eldar Zarvavel requested installation of windows to replace front porch screens. No plans were presented. Naylor stated that design guidelines identify porches as character defining features and discourage porch enclosure. Installation of windows is viewed as a move in the direction towards permanent porch enclosure. Existing steps present Code issues.

Motion by Naylor to deny approval of front porch window installation, second by King. Motion passed.

4. Burger 77 Maple Street Revise & Resubmit – New Detached Garage

Contractor Eldar Zarvavel presented plans for new garage at rear of property. Board comments included concern about placement in front of existing auxiliary building, grade change, drainage issues, need for architectural detail relating to existing house and driveway treatment.

Adjacent neighbors, Mr. Carr, 83 Maple St., and Mr. Kopachy, 77 Maple St., expressed concerns about garage location, drainage, water run-off, and driveway treatment.

Building & Zoning Inspector Harry Edwards requested survey and grade plan.

Motion by Naylor to Revise and Resubmit plans as presented incorporating architectural elements of the house, along with grade plan, drainage plan, driveway plan and survey, second by King. Motion passed.

5. SWC Ban Casa Holdings 13 Bell Street Preliminary Approval - Renovations

Architect Rick Siegfried and owner presented plans for renovation including installation of replacement windows, Juliette balcony at rear, repointing masonry and interior work to create a collective space. Aluminum clad or wood windows were recommended with attention to the former infilled carriage door entry.

Motion by Naylor for Preliminary Approval of plans as presented with consideration to window selection, second by King. Motion passed.

6. Weber 9 East Summit Street Final Approval – Addition

Architect George Clemens presented plans for addition with fireplace and deck which were approved with positive comment from the Board.

Motion by Naylor for Final Approval of plans as presented, second by King. Motion passed.

WALK-INS

Brad Camposa

Corner of Low and Cleveland Streets

Contractor Brad Camposa asked for feedback on concept plans for new house. Board comments included consideration to garage placement, quality garage door type, pulling location of house forward on lot and working on relationship with neighbor house, public site lines, rear yard set-back and hillside ordinances, and break-up of rear elevation wall.

Rick Doody

Pleasant Drive

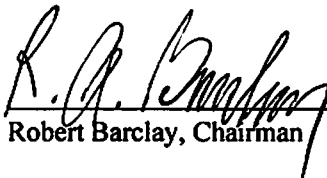
Architect Rick Siegfried and owner Rick Doody presented plans for renovation of former Grove Hill Restaurant with outdoor seating and emphasis on need for natural light, which were met with positive comment from the Board.

Bill from Knez

East Washington Street

Architects Rick Siegfried and Dave Jansen, along with William Sanderson, Knez Homes, presented proposed plans for new townhomes. Board comments were positive with request for focus on front elevation relationship to the sidewalk and street with consideration to first floor porch, and concern about shed roof at stair penthouse.

Adjourned at 10:17 AM


Robert Barclay, Chairman

10/16/18
Date