

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
May 21, 2019**

Members present: Bob Barclay, George Clemens, Philip Koepf, Wendy Naylor.
Absent: Steve King

Also Present: Rob Jamison

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.

1. Bidwell 105 E. Cottage St. Denied – Vinyl Siding

The Historical Significance Report (HSR) for 105 E. Cottage Street dated May 15, 2019 as prepared by Perspectus Historic Architecture was reviewed by the Board.

Motion by Naylor that Historic Significance Report (HSR) has been reviewed by Board with comment that the house has been identified as a Montgomery Ward catalogue home, second by Barclay. Motion passed.

Owner Michael Bidwell requested vinyl siding of the home to improve appearance and reduce maintenance of the house. Board stated previous owners had made this request and were subsequently convinced of the value of the historic siding and instead repaired and painted. Board pointed out remarkably good condition of existing siding. Downside of vinyl siding is loss if historic detail, i.e. encasing columns in siding. Board encouraged maintenance and repair of existing historic siding in compliance with Code.

Motion by Naylor that the house is historically significant as a Montgomery Ward catalogue house and denial of vinyl siding as not in keeping with historic character of the village due to loss of architectural detail with guidance to repair and repaint, second by Barclay. Motion passed.

2. Chase Bank 34 N. Main St. Preliminary Approval - Signage

Chase Bank representatives Jennifer Carr and David Youse presented plans and photos for building signage, subject to variance related to number of signs requested. Board reviewed all sign locations presented including two at facade over door and sidewalk, south side elevation sign, rear tenant sign and pole sign at corner of Pleasant Alley. Board advised selection of one sign either over sidewalk or over door at facade and that secondary signs were all acceptable, but just one would need to be selected. Mr. Youse presented exterior building alterations which were met with positive comment from the Board.

Motion by Naylor for Preliminary Approval of signage design plans as presented to conform with Code requirements limited to two sign locations, second by Barclay. Motion passed.

Motion by Naylor for Preliminary Approval of exterior building alterations plans as presented, second by Barclay. Motion passed.

3. Ball

90 Center St.

Final Approval – Fence

Owner Karl Bell presented plans and photos to replace existing fencing with perimeter board-on-board privacy fence in rear yard which were met with positive comment from the Board.

Motion by Naylor for Final Approval of 6' board-on-board fence as presented, second by Barclay. Motion passed.

4. Westenoff

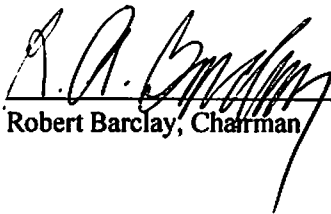
115 East Summit St.

Revise & Re-Submit – Alterations

Architect Philip Koepf and builder Gary Spaeth presented plans for rear and side elevation screened porch, deck and chimney fireplace. Board requested deck railing details, fireplace details, how deck tapers underneath and public site lines.

Motion by Naylor to Revise and Re-Submit with site plan including surrounding houses for context, deck railing details, fireplace details & materials to match sandstone foundation and to be more consistent with house, second by Barclay. Motion passed.

Adjourned at 9:35 AM


Robert Barclay, Chairman


Date