

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL REVIEW BOARD MINUTES  
July 16, 2019**

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

Also Present: Harry Edwards

Meeting called to order at: 8:30 AM.

In Bob Barclay's absence, Phil O'Neil served as Board Chair. The following minutes are a summation of comments and discussions relative to each agenda item, rather than a full recitation.

**APPROVAL OF MINUTES**

Motion by Naylor, second by King to approve July 2, 2019 meeting minutes. Motion passed.

**1. Varnum 290 North Street Final Approval - Addition**

Architect Ann Dunning presented plans for addition. Board comments focused on absence of a front door to new addition, with entry maintained at side elevation off driveway. A chimney with flanking French doors and wrap-around porch compose the proposed first floor façade making the entry visually confusing when approaching the house. Architect stated sloping front lawn, porch rail and landscaping will direct people to side door entry. Board pointed out that homes in the Village have a visual front door that may not be the primary entry to the house but is consistent with village house design most often with the appearance of a front door. Board suggested adding a pediment at the roof to identify entry. Board stated that proposed addition was a great improvement to the existing house.

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

**2. Novak 230 Bramley Court Preliminary Approval – New Addition**

Owner and Chagrin Meadows representative presented photos, plans and rendering for new house. Board noted eclectic mix of existing houses in Chagrin Meadows subdivision. Board commented about need to cut down on too many elements to the house design and to re-study roof pitch. Edwards cautioned about lot coverage.

Public Hearing: Neighbor Sherry McIntyre asked about exterior material - to be cement board shake siding along with metal and asphalt roofing. She also asked of name of builder which was not consistent with signage.

Motion by Naylor for Preliminary Approval of rendering and restudy of drawings to bring elements together to unify the design, second by King. Motion passed.

3. Hinman

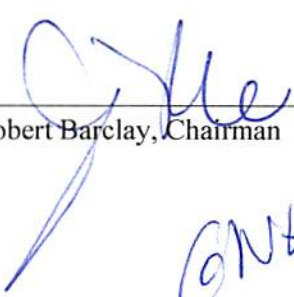

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Final Approval – Porch Alteration

Owner Mr. Hinman presented drawing for porch alterations adding a reverse gable pediment to define the front door entry which was met with positive comment from the Board.

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

Adjourned at 9:10 AM

	
Robert Barclay, Chairman	Date

