

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL BOARD OF REVIEW MINUTES  
December 2, 2019**

Members present: Bill Childs, George Clemens, Steve King, Phil Koepf, Wendy Naylor

Also Present: Harry 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.

**APPROVAL OF MINUTES**

Motion by King, second by Childs to approve November 19, 2019 meeting minutes. Motion passed.

**1. Cole 323 East Washington Street Final Approval – Windows**

Contractor Chris Algera, Great Day Improvements, presented drawings showing alterations including glassed-in side porch. Board discussion addressed window type recommending either double hung or casement windows with muntins to match existing windows.

Motion by Naylor for Final Approval of plans as presented with porch windows to be either double hung or casement with muntins to match existing windows, second by Childs. Motion passed.

**2. Solaris 77 Maple Revise and resubmit - Porch Alteration**

Owner Mr. Berger presented plans showing front porch alteration with installation of pilasters and square columns mounted on existing kneewall at either side of steps. Board requested section and detail drawings showing columns and pilasters with proportionate base and capital, and shaft to line up with beam and kneewall.

Motion by Naylor to Revise and Resubmit plans with reduced height of column base and capital; columns and pilasters to line up with beam and kneewall and details with section to be resubmitted, second by Childs. Motion passed.

**3. Riverhaus Chagrin LLC 180 Cleveland Street Revise & Resubmit – New Construction**

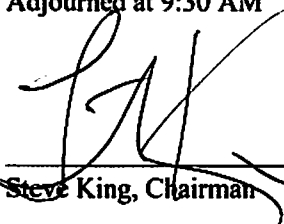
Owner introduced new design team with Architect Scott Dimit presenting drawings for six residential units fronting the river. Board discussion focused on need to make design compatible with existing Chagrin Falls architecture. Concerns included large expanses of glass, flat roof, stacked stone, exposed glass stairwell on southwest elevation facing road and overall too much going on with the design. Architect discussed the constraints of the footprint, interior design and zoning height. Childs complimented the design, but not for Chagrin Falls – the design looks like California and not compatible with Chagrin Falls and suggested a do-

over after study of existing historic Chagrin Falls architecture. Council president Nancy Rogoff commented that the rendering depicted no trees along the riverbank, when in reality the existing river buffer slope vegetation and trees could not be touched. Naylor expressed concern coming over Mill Street and the Cleveland Street bridge and seeing this design along the river would be jarring in comparison to the architecture of Chagrin Falls as well as concern for privacy of residents with the glass balconies and large spans of glass. King requested a return to earlier design inspiration using Chagrin Falls architecture.

A Public Meeting was opened and closed with no comments.

Motion by Naylor to Revise and Resubmit a design that is compatible with Chagrin Falls historic architecture in motif, scale, massing, proportion with consideration to scale of glass elements, second Childs. Motion passed.

Adjourned at 9:30 AM

  
Steve King, Chairman

12/17/19  
Date