

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL BOARD OF REVIEW MINUTES  
December 17, 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 Naylor, second by Childs to approve December 2, 2019 meeting minutes. Motion passed.

**1. Varnum 290 North Street Revise and Resubmit – Rear Porch**

Architect Ann Dunning presented plans for rear porch to have flat wood trim and 7”-8” fascia to match existing. Board members recommended that beam be added to create pediment. Childs suggested hipped porch roof to blend with approved design elements. Board requested more detailed drawings.

Motion by Naylor to Revise and Resubmit drawings showing full pediment, final elevation and details, second by King. Motion passed. Childs - no.

**2. Mateyo 165 Senlac Hills Revise and Resubmit - Addition**

Designer Holly Chinnici presented drawings for rear addition. Board requested more developed and detailed drawings addressing massing, composition, window placement, size, existing house detail and neighboring properties.

Motion by King to Revise and Resubmit plans, second by Childs. Motion passed.

**3. Cole 23 East Washington Street Revise & Resubmit – New Construction**

Owner and Patio Enclosures representative presented drawings for three season side porch converting existing screens into aluminum sliding glass doors. Board recommended casement windows with muntins to mimic double hung windows on existing house. Owner stated this would require rebuilding porch for support and that muntin cannot be introduced into sliders. Board recommended getting another opinion.

Motion by King Revise and Resubmit design, second Naylor. Motion passed.

**4. Milstein 35 Hall Revise and Resubmit – New Dwelling**

Architect Rick Siegfried and Owner presented drawings showing façade front facing garage. Board reiterated that façade front facing double garage is not in keeping with the historic character of Hall Street where detached rear garages are prevalent. The house will also be prominently situated facing the intersection of Walnut and Hall Streets. Board stated that a rear front facing garage is appropriate and compatible with the neighborhood.

Motion by Naylor to Revise and Resubmit plans based on Board comments surrounding front facing garage and historic neighborhood compatibility, second by King. Childs Recused. Motion passed.

**5. Scheinberg 301 North Street Preliminary Approval – New Dwelling**

Owner presented drawings addressing previous Board comments. Board discussion focused on small scale of front elevation in comparison to elongated pitch on side elevations and suggested breaking up side elevations. Owner stated neighbors cannot view side elevations. Board asked about dry laid stacked stone material.

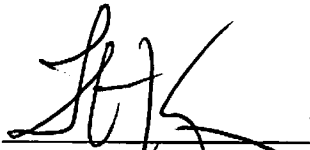
Motion by Naylor for Preliminary Approval with re-study to break up and articulate the scale of side elevations and attention to details, second by King. Childs recused. Motion passed.

**6. Durette 314 Water Street Final Approval – Fence**

Owner and Neal Fence representative presented drawings to install 6” board on board fence to match existing and fill in gaps along south side of property.

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

Adjourned at 9:53 AM

  
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Steve King, Chairman                      Date      1/7/20