

**VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL BOARD OF REVIEW MINUTES  
January 7, 2020**

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.

**ORGAINZATIONAL MEETING**

Motion by Naylor for election of Dr. Steve King to serve the next term as chairman of the Architectural Board of Review, second by Childs. Motion passed.

Motion by King for election of Wendy Naylor to serve the next term as secretary of the Architectural Board of Review, second by Childs. Motion passed.

**APPROVAL OF MINUTES**

Motion by King, second by Naylor to approve December 17, 2019 meeting minutes. Motion passed.

**1. La Look Skincare 15 Pleasant Drive Request for More Info – Signage**

Naylor and Childs expressed concerns about size in relation to location and requested additional information showing a scaled drawing of the proposed signage.

**2. Varnum 290 North Street Final Approval – Rear porch addition**

Architect Ann Dunning presented plans for rear porch to have flat wood trim and 7”-8” fascia to match existing and beam be added to create pediment in response to Board comments.

Motion by Naylor for Final Approval of plans as presented, second by King. Motion passed. Childs - no.

**3. Azzolina 204 Monticello Final Approval – Addition**

Architects George Clemens and Heather Davies, along with owner, presented plans for addition with revised details in response to previous Board comments.

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

**4. Mateyo**

**165 Senlac Hills**

**Revise and Resubmit - Addition**

Designer Holly Chinnici and contractor Terry Valencic presented more developed drawings for rear addition addressing massing, composition, window placement, size, existing house detail and neighboring properties. Board requested revisions to include separating building mass forms, raising plate height while tying in overhang and gutters and adding window transoms with consideration to railing style.

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

**5. Riverhaus**

**180 Cleveland Street**

Architect Scott Dimit and owners presented revised residential unit (not including end units) drawings seeking Board comments. Clemens stated that the drawings look like a solid approach compatible with historic Chagrin Falls with brick and natural wood material as good choices and numerous comments of a negative nature. Owner stated the siding may be synthetic, along with grey and white brick of varying shades. Koepf stated that the configuration and use of materials was more in keeping with respect to existing village historic architecture and the scale is better broken down. Architect Scott Dimit stated that the presented drawings are within height restrictions, but a height variance may be required for end units. King stated the single glass pane appearance is improved, but still there is an abundance of visible glass. Naylor stated the drawings were much improved with gable roofs and the use of brick instead of stacked stone. She suggested staying away from white and light color brick. Childs suggested that verticality be studied in regard to garage mass and door lites. Board suggested that drawings be further studied in regard to: more weight at hood entry, river facing porch – study the entablature and columns, study configuration of garage door to create more verticality, visible glass and pay attention to stay away from light brick color.

No Motion

Adjourned at 9:53 AM

  
\_\_\_\_\_  
Steve King, Chairman

  
\_\_\_\_\_  
Date

*1/21/20 w addendum*