

# Village of Chagrin Falls

## Architectural Board of Review Minutes

### February 20, 2020

Members Present: George Clemens, Steve King, Phil Koepf, Wendy Naylor, William Childs-absent

Also Present: Harry Edwards, Ron Rua, Dale Markowitz, Nancy Rogoff

Meeting called to order at 8:30 AM.

#### Approval of Minutes

Motion for approval of minutes from the February 4, 2020 along with the addition of the transcript from the court reporter. Steve King wanted it noted that in regard to Riverhaus at 180 Cleveland St. there was much discussion about the white brick-too much brightness & whiteness. Also mentioned was the large expansion of glass. Motion by King, Seconded by Naylor. Roll Call: Naylor yea, King yea.

#### **1. Millstein**

**35 Hall St.**

**New dwelling-Preliminary**

This discussion was handled by the court stenographer that was present. David Janson RSA Architect and Jordon Burns, council for Mr. Milstein were present.

Summation-David Janson explained that they took the suggestions from the board and wishes of owner. They addressed the elevation & floor plan, pushed back garage from front porch, adjusted front elevation-keeping with was on street. George was happy with what they presented, elevation kept to scale & consistent with Hall St. Phil agrees with the garage being set back-best solution to anything else they've presented, scale much better, think's massing & windows successful.

There was one home owner in attendance that spoke out about the proposal.

Motion by King seconded by Naylor, to approve preliminary approval based on comments made by George & Phil. Roll Call: Naylor yea, King yea. Motion passed

#### **2. Bower**

**60 South Franklin**

**Preliminary Acc. Structures**

Virginia Burt (Landscape Architect) & Brenda Anthony from William H. Childs & Associates office presented plans to create a landscape that would provide privacy for homeowner. They

pointed out that this is a historically significant house and they wanted to reflect the Italianate garden. Made mention of the wall not only giving privacy to the garden but makes a beautiful statement on the street. Italianate characters design of garden, tall slender forms, windows, kept in line with the existing home just tried to scale down the ornate characters of existing building. The carriage door & garage door will look alike. They are removing the long drive running alongside existing garage, the door will be removed & make a simple man door. The yard will have more of a pergola, which is more of a rustic look. The height is in alignment with the garage door, they are trying to maintain the streetscape. They will have three accessory structures, one car garage with a potting shed on each side. The board liked the scale & simplicity of the details, cornices, massing, roof line is good.

Motion by King to approve the plans as presented based on the discussion by the two architects present in length, seconded by Naylor. Roll Call: Naylor yea, King yea. Motion passed

Motion by King, Seconded by Naylor to give preliminary approval based on the comments made by the board. Roll Call: Naylor yea, King yea. Motion passed

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|--------------------|------------------------|----------------------------------|
| <b>3. Callahan</b> | <b>271 High Street</b> | <b>Demo of Dwelling</b>          |
| <b>4. Callahan</b> | <b>271 High Street</b> | <b>Preliminary, New Dwelling</b> |

John Williams (architect), Nancy & Tim Callahan (homeowners) were present. They plans that they were presented was of an abstracted, western reserve, home. The clients want a contemporary home that is compatible with the neighborhood. The existing house is not visible from street and they are building the new home on the same location. They are going to lift the new home 24-30 inches, but it still will not be visible to street. They are going to have a floating floor. Very little ornamentation, introduced simple glass, gable roof. The board was happy with the direction they were going with the plans. Phil thinks there are still issues & John explained they have met with a structural engineer and a civil engineer.

Opened the floor for a public hearing on the demolition of the current home-no one was there to speak so the vote was closed.

Motion by King to approve the demolition of the current home at 271 High Street due to its condition in that location, misuse of the lot, built without concern for topography, which is quite unique & not special to village in anyway. We seem like we are going in a good direction now. Wendy seconded but added that the current structure lacks historic significance, lacks architectural integrity & apparently has structural issues as well. Roll Call: Naylor yea, King yea. Motion passed. This was preliminary approval for the demolition of existing home.

Motion by Naylor seconded by King to preliminary approval of plans & drawings as presented with consideration of development of side elevation and engineering concerns related to topography. Roll Call: King yea, Naylor yea. Motion passed for preliminary approval.

**5. Scheinberg/Gallagher**

**301 North Street**

**Final-New Dwelling**

Rick Siegfried (RSA Architect) and Jeff Scheinberg (homeowner) were present. Jeff incorporated many of the suggestion from the board about the exterior of the house, but one thing they were adamant about was usage of the board & batten combination of lap siding on the front elevation & also on the rear of the house. The side elevations were changed. George appreciated that they took the comments & did everything the board asked. Jeff felt that once home is done it will contribute to the charm & beauty of Chagrin Falls.

Motion by Naylor for final approval of plans as presented with revisions addressing previous board comments seconded by King. Roll Call: King yea, Naylor yea. Motion passed.

**6. King**

**65 Church Street**

**Preliminary-Alteration**

King read the HSR report & the conclusion is that, the house at 65 Church does meets the standards of historical significance property; the proposed changes will not have an adverse effect on the property.

Naylor moved that the historical significance report has been reviewed and approved by the board seconded by King. Roll Call: King yea, Naylor yea. Motion passed.

Phil Koepf (architect) said house was non-conforming; lot set back & has to go thru appeals process. Owner would like to have first floor living, change porch from three seasons to a year round room. Take away door in kitchen & add small bump out hanging from the back. Recommended adding a window to the side elevation & also work for symmetry on the rear elevation.

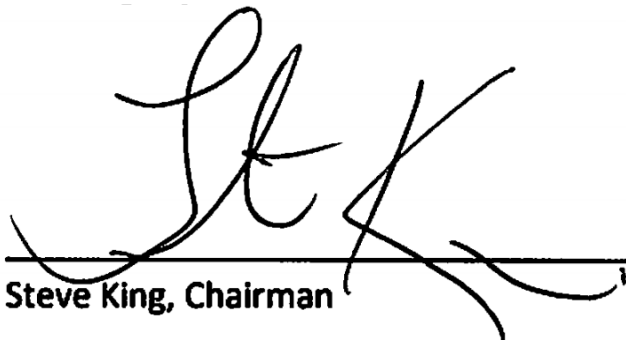
Motion by Naylor for preliminary approval, with attention to north elevation, siding and window details. Working on east elevation, with attention to symmetry under gable seconded by King. Roll Call: King yea, Naylor yea. Motion passed.

George Clemens (architect) proposed removal a door & window to allow more seating in kitchen. They want one big picture window with muntin to bring light into home. Suggested to use gang windows as opposed to just one.

Motion by Naylor to revise & resubmit with suggestion for pair of double hung windows separated by mullion seconded by King. Roll Call: King yea, Naylor yea. Motion passed.

**Walk In: Jekyll's 17 River Street**

Paul Siegfried (RSA Architect), Joe Saccone, & Paul Seegott presented plans to take down drop down fabric, replace window, with a door and add nice glass. They want to extend deck to increase outside dining, & add nice awnings. They want to permanently close outside by getting rid of roll-up awnings. They are making these suggestions because of a sun issue & also window cleaning issue. Board wants to take this under advisement & go and look at building before making recommendations. Steve wanted it mentioned the contemporary style of the awnings and the paramount view of the falls.

  
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Steve King, Chairman

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VILLAGE OF CHAGRIN  
ARCHITECTURAL BOARD OF REVIEW

Transcript of the proceedings held before the  
Village of Chagrin Falls Architectural Review Board,  
commencing at 8:30 a.m., on Tuesday, February 18th,  
2020, at Village Hall, 21 W. Washington Street,  
Chagrin Falls, Ohio, before Ronald M. Rua, a  
Notary Public within and for the State of Ohio.

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APPEARANCES:

On behalf of the Village of Chagrin Architectural  
Board of Review;

Steve King, Chairman  
Wendy Naylor

Phil Koepf, R.A.  
George Clemens, R.A.

Harry Edwards, Building and Zoning Inspector  
Rob Jamieson, Chief Administrative Officer  
Dale Markowitz, Law Director.

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MR. KING: I call the meeting to order.

The first order of business will be the minutes from February 4th. I have sort of an addition. We talked a lot about white brick and showy brick, and I don't know if that was adequately mentioned in the notes. So my addition would be, panel concerns over brightness or whiteness of bricks, expanses of windows. Too much glass. That would be my addition.

MS. NAYLOR: For 180 Cleveland?

MR. KING: I'm sorry, for 180 Cleveland Street.

MS. NAYLOR: So concerns over brightness and whiteness.

MR. KING: And expanses of glass. Too much glass.

MS. NAYLOR: And large expanses of glass.

MR. KING: I move to approve the minutes with that addition.

MS. NAYLOR: Second.

MR. EDWARDS: Naylor?

MS. NAYLOR: Yes.

1 MR. EDWARDS: King?

2 MR. KING: Yes.

3 MR. EDWARDS: And Childs is absent. He  
4 has the flu.

5 MR. KING: What kind? We were all here  
6 two weeks ago.

7 MR. EDWARDS: Steve, I would ask that  
8 you move 35 Hall Street to the top since we  
9 have a court reporter and the law director is  
10 here.

11 MR. KING: Very good. You guys are  
12 ready?

13 MR. JANSEN: Ready.

14 MR. KING: Okay. 35 Hall Street,  
15 please.

16 JOAN: Please state your names.

17 MR. JANSEN: David Jansen with RSA  
18 Architects.

19 MR. EDWARDS: And I do have a sign up  
20 sheet going around if anybody is here to talk  
21 on 35 Hall Street.

22 MR. BERNS: And this is Jordan Berns.

23 MR. KING: Thank you.

24 JOAN: And you are the attorney,  
25 correct?

1 MR. BERNES: Yes.

2 MR. KING: Thank you.

3 MR. JANSEN: I don't know if you want to  
4 look at this or not. (Indicating.)

5 So after the last meeting, we went back  
6 and took some efforts to address, a concerted  
7 effort, to address the elevation and the  
8 floor plan, trying to meet what the owner  
9 wants and what we were hoping would be good  
10 for the Village. So, really, the first task  
11 was to try to put the push the garage back as  
12 far as we could from the front porch. So we  
13 have it about 15 or 16 feet from the front  
14 porch. You can't really see it. If you park  
15 your car in front of it, it will at least be  
16 behind the front. And then we adjusted the  
17 front of the elevation in what we think is a  
18 bit more keeping on that street, the  
19 traditional front facing gable design.  
20 That's really it, you know.

21 MR. CLEMONS: Let me say how excited I  
22 am to see this. I just think it just flipped  
23 over. I know the garage isn't back a mile  
24 from the front. But, in terms of privacy and  
25 form, the front of the house now reads as the



1 front of the house standing on it's own. The  
2 way that it is, you know, kind of a gable and  
3 wing design so that the garage is under a low  
4 gable so it's a very secondary form and I  
5 think that just makes all the difference. I  
6 was curious just looking at the side  
7 elevations, but I also think that you have  
8 successfully kept the scale moderate.

9 MR. JANSEN: Yes.

10 MR. CLEMONS: -- with all of the  
11 elevations. So I think everything about this  
12 is consistent with Hall Street. I'm really  
13 happy to see it.

14 The only thought I had was that on this  
15 side, if you needed more space up here, you  
16 can break the left side eave line with this  
17 little bay, if it needed to go up. Also, I'm  
18 not saying, I mean that's a thought. I think  
19 the design is successful as it stands.

20 MR. JANSEN: We went fairly far but we  
21 haven't gone too far yet. We still didn't  
22 design the second floor yet. We have plenty  
23 of room to get the eaves up there, if I do.

24 MR. CLEMONS: Right, exactly. I'm  
25 pleased as punch to see this.

1                   MR. KOEPF: I would have to agree, this  
2 is back. You know, given the fact that we  
3 are in a street that doesn't have a lot of  
4 garages that face the street, this is the  
5 best solution that I have seen. And more  
6 towards this scale is much, much better.  
7 Trying to push the bungalow style to that  
8 scale just didn't work. So, you know, I  
9 think this is a much better solution.

10                   MS. NAYLOR: Yes. The front gable form  
11 is much improved and blends with the street.

12                   MR. KING: The house was an addition.

13                   MS. NAYLOR: Yes.

14                   MR. JANSEN: So that's kind of what we  
15 were hoping.

16                   MR. CLEMONS: So usable space over the  
17 garage?

18                   MR. JANSEN: It might be. We haven't  
19 thought that far ahead.

20                   MR. CLEMONS: Well, they want to make  
21 sure, I'm sure, that they are going in the  
22 right direction before.

23                   MR. JANSEN: Yes. So I don't want the  
24 garage getting any taller. So there's space  
25 in there.

1 MR. CLEMONS: Right. For storage or  
2 something.

3 MR. JANSEN: Exactly.

4 MS. NAYLOR: It has a little bit of an  
5 upright.

6 MR. KING: Tremendous improvement. I  
7 appreciate your efforts. Thank you.

8 Do we need preliminary approval?

9 MS. NAYLOR: Preliminary approval.

10 MR. CLEMONS: I think that's fine. I do  
11 think the massing is successful. And  
12 actually I think the windows are consistent.  
13 I mean I don't have a lot of problem with the  
14 detail as far as its sketched out, either.  
15 But I think the massing is great.

16 MS. NAYLOR: And I think the garage  
17 door, it looks like you're heading to do  
18 something interesting on that, not just roll  
19 up doors.

20 MR. JANSEN: No.

21 MS. NAYLOR: It's your primary.

22 MR. JANSEN: It's a primary feature,  
23 right.

24 MS. NAYLOR: Really great, nice  
25 improvement.

1                   MR. KING: I move to approve for  
2 preliminary approval based on the comments.

3                   MS. NAYLOR: Second.

4                   MR. EDWARDS: Naylor?

5                   MS. NAYLOR: Yes.

6                   MR. EDWARDS: King?

7                   MR. KING: Yes. Okay. Thank you.

8                   MR. MARKOWITZ: One thing timing-wise.  
9 We have you on the agenda in March for the  
10 BZA for the old plan. Do you want to keep  
11 that on until you come back for the final?

12                   MR. BERNS: I think we need to keep it  
13 on as of right now. I'm not sure we are  
14 going to know when --

15                   MR. MARKOWITZ: Right. So you probably  
16 won't be back before the ARB in March.

17                   MR. JANSEN: Right. Because that would  
18 be due Friday. I'm not a miracle worker.

19                   MR. CLEMONS: Maybe I'm confused about  
20 the process. But my understanding is you  
21 could take preliminary approval, go to the  
22 Board of Zoning Appeals and then return here  
23 with a final for sign-off.

24                   MR. MARKOWITZ: They don't need any  
25 variances. They were in front of the BZA

1 just on the denial of their other --

2 MR. CLEMONS: Oh, okay.

3 MR. MARKOWITZ: -- so they can continue  
4 the March hearing again until they come back.

5 MR. BERNS: And I think at this point we  
6 have to keep it on for now.

7 MR. MARKOWITZ: So just let us know  
8 before the March hearing date.

9 MR. BERNS: Thank you.

10 MR. KING: Is anybody here to speak  
11 regarding 35 Hall Street?

12 MS. McDANIEL: I would like to speak.

13 MR. KING: Stand up. State your name  
14 and address, please.

15 MS. McDANIEL: My name is Shannon  
16 McDaniel. I live at 94 Olive Street. Excuse  
17 me. I realize this has already been approved  
18 so this is sort of fruitless. But I did want  
19 to speak to the Hall Street house and also to  
20 some other issues, if I can do so.

21 MR. EDWARDS: Sure.

22 MS. McDANIEL: I object to demolishing  
23 35 Hall Street out of principle. Losing  
24 another perfectly lovely and charming house  
25 in Chagrin Falls for gentrification purposes

1 is a disgrace. When decisions on variance  
2 applications are made to raise, move or  
3 mansionize, I support the ARB extending that  
4 notification to the neighbors beyond six  
5 hundred feet so the other neighbors could be  
6 aware of what's going on. The noise, the  
7 dirt, diesel fumes and overall character to  
8 neighborhood carries beyond six hundred feet.

9 I, also, just for the record, support  
10 protecting the old growth trees. We live in  
11 a riverbed. The soil is clay. We have  
12 creeks. And the importance of the sycamores  
13 and evergreens and all components of the  
14 woodlands is vital. Thank you.

15 MR. KING: Thank you.

16 JOAN: Did you say 94 Olive Street or  
17 Hall Street?

18 MS. McDANIEL: I live on Olive Street.

19 JOAN: Okay. That's what I thought you  
20 said. I just wanted to make sure.

21 MR. KING: That's a code issue.

22 MS. McDANIEL: Because I'm living right  
23 now across from another supporter and I was  
24 not notified, but the neighbor next to me  
25 was. He didn't come.

1                   MR. KING: It is in the code. I was  
2 going to ask how you --

3                   MS. McDANIEL: The diesel trucks, the  
4 fumes are in my house even with my windows  
5 closed. And the noise, they're right across  
6 the street from me which is way beyond the  
7 six hundred foot notification.

8                   MR. KING: From the construction?

9                   MS. McDANIEL: That's what I understand,  
10 it is six hundred feet only. Neighbors only  
11 within six hundred feet are notified. So  
12 nobody knows.

13                   MR. KING: Yes, I got that. I'm not  
14 sure about the diesel fumes.

15                   MR. EDWARDS: I'll clarify that. The  
16 notice was a three hundred foot notice.

17                   MS. McDANIEL: Three hundred foot?

18                   MR. EDWARDS: And that was for Board of  
19 Zoning Appeals, because there was an appeal  
20 made to the ARB's decision. The ABR does not  
21 control notice provisions. That's something  
22 that comes out.

23                   MS. McDANIEL: Can I just ask, why would  
24 somebody not want their neighbors to know  
25 what they're doing? Why would they want that

1 distance even smaller?

2 MR. EDWARDS: That's the way it has been  
3 as long as I've been here, it has been a  
4 three hundred foot radius. They do that for  
5 zoning appeals and administrative appeals.

6 MS. McDANIEL: Well, it's definitely  
7 disenfranchising the neighborhood. Thank  
8 you.

9 MR. KING: Thank you.

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11 (35 Hall Street Hearing concluded.)

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C E R T I F I C A T E

I, Ronald M. Rua, a Notary Public within and  
for the State of Ohio, do hereby certify that I  
attended the foregoing hearing, wrote the same in  
stenotype, and hereby certify that the foregoing is a  
true and accurate transcript of my notes, in their  
entirety.

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Ronald M. Rua, Notary Public  
My commission expires: 5/12/2020.