

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL REVIEW BOARD OF MINUTES

MAY 5, 2020

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

Also Present: Harry Edwards, Joan Andersen, Kristy Holmes-Zoom Vacillator

Meeting called to order at 8:30 AM

APPROVAL OF MINUTES

Motion for approval of minutes from the April 28, 2020 with the addition of these comments. The sign for Tide Cleaners at 23 South Franklin Street is loud & garish but it's the tide logo and it can't be seen from the street. In regards to the Ring residence at 97 Carriage Street, Wendy wanted it pointed out the discussion was about the side & rear elevation, including front window & excluding remainder of the facade. Motion by King, seconded by Naylor. Roll Call: Childs-yea, Naylor-yea, King-yea

1. Fruit

28 West Summit

Alteration to rear of house

The HSR report was read & stated that the proposed changes have no adverse significance to the house. King moved to receive the report, seconded by Naylor. Roll Call: King-yea, Naylor-yea, Childs-yea.

George Clemens presented plans to change the three season unheated sunroom into a bedroom. George said they are proposing to shingle the side. He wanted to change the 3 single pane glass panels to windows, ones more compatible to the house. He wanted to make them more uniformed & the same consistency as the rest of the house. Both King & Koepf thought the plans looked great & improves the house tremendously, keeping everything consistent with the rest of the house. Childs had a few comments about windows thought they should be more consistent with the rest of the windows. George explained that the middle ones would be the ones you open. Will also help with the lighting pattern & the post locations where they are at.

Summation-motion by Naylor, seconded by King, for approval of plans as presented. Roll Call: Naylor-yea, Childs-yea, King-yea. Motion passed.

2. Olive you family LLC.**36 Olive Street****Alteration-Front Porch**

This is a resubmittal of plans from the April 21, 2020 meeting. Building & Zoning inspector Harry Edwards pointed out that they still need to go to the Board of Zoning Appeals meeting which is scheduled for the end of the May. Don showed revised plans for the front elevation, removed shutters, front door no longer has side lights, & centered window in porch area. Moved the substantial columns on the front elevation, side options for the east elevation are 2 windows on either side of the range. Clemens liked the new look but wants to see drawings with the posts again. Koepf liked the placement of the windows across front much nicer look. Childs felt it was a good solution for the windows on porch, suggested using a pilaster to hold up the beams along the side & doesn't, think they need to 2 windows. King thought it was such a great improvement & felt that things should go well with the Board of Zoning Appeals.

Summation-motion for approval by Naylor, seconded by King to approve plans, with attention to the pilaster detail on the front porch & elimination of east windows per the owner's request. Clemens wants them to send porch details. Roll Call: Childs-yea, Naylor-yea, King-yea.

3. Selhorst**600 North Street****New Dwelling-Final**

George presented plans for a new dwelling along Bluff off of North Street; it's a private spot and has a view of Whitesburg Reservation. They have already been approved by the Board of Zoning Appeals because they are planning on demolishing the existing house. The house sits 10 ft. back from current home. They have a railing along front porch which gives it a transitional modern design. The roof material is asphalt shingle & the color is gray. Windows will be the metal Pella contemporary, aluminum clad exterior with dark finish on the outside & a wood material on the inside. The board liked the traditional feel with the modern contemporary twist.

Summation-motion for approval by Childs, seconded by Naylor to approve plans as presented. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

4. Paul Seegot**17 River Street****Exterior alteration**

Rick Siegfried presented plans for the building. They plan on taking out all opening coverings on porch side & replacing them with glass, adding a 2 deck additions & new signage. They are adding new louvered shutters to block view & add a little texture to elevation. The left side, where bar is at, is being repurposed, taking the folding doors out replacing with glass. The back

elevation will have a garage door that opens, cable railings, glass overhead door. Clemens liked adding the folding doors with the windows. He thought adding doors on deck & that the awnings gave them dimension. He feels this restaurant was important to the village. Koepf suggested centering door in front & that the side elevation had a nice consistency. Owner Rick Doody wants to make sure that everything they do is enhancing the site & the taking advantage of the beautiful view. He explained that the door was placed there because they would lose tables on the inside of the restaurant. They want the deck by the bar so people can see the view of the river. Rick Doody is wants a nice cozy, comfy area. King asked about the awnings, he didn't really care for them, thought they were unattractive. Clemens & Naylor thought they looked nice. Childs felt they gave texture to the building. Koepf felt the shutter added dimension to the front elevation. There was discussion about the sign on back of the building. King felt what they had presented soiled the view of the falls for the residents. Rick said they could fix up the sign. Building & Zoning Inspector Harry Edwards asked about the seating in the restaurant. They said they would get him a seating diagram and that it wasn't much different than before.

Summation-motion by Naylor, seconded by Childs for final approval with installation of solid wall panels at the northeast corner of windows, & overhaul condition of Board of Zoning Appeals approval. Also need Building & Zoning approval. Roll Call: King-abstained, Childs-yea, Naylor-yea. Motion passed.

5. Howard Hanna

40 East Washington Street

Ground Sign

Jerry Helsel, presented plans for signage at the new Howard Hanna office building. These signs will have the standard national logo for Howard Hanna. The size and height will meet village requirements. There will be one on building and one perpendicular to street. There was much discussion about the look and placement of the sign on the street. The board felt the sign looked like a Howard Hanna for sale sign. They also talked about the landscaping around the sign.

Summation-motion by King, seconded by Naylor to revise and resubmit with a site plan indicating placement, dimensional drawings with details, and consideration to topography and landscaping with suggestion of hanging pole mounted sign. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

Meeting adjourned at 10:15 AM.

Steve King

5-19-20

Steve King, Chairman

Date