

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL REVIEW BOARD MINUTES

MAY 19, 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 May 5, 2020. Motion by Naylor, seconded by Childs.

Roll Call: Naylor-yea, King-yea, Childs-yea.

1. Grisko	39 Stanridge	Demolition of Dwelling
2. Grisko	39 Stanridge	New Dwelling-Preliminary

King read the Historical Significance Report and the perspective has no historical significance and the changes would not have an adverse effect on the proposed dwellings demolition. Motion by Naylor, seconded by Childs, that the historical significance report has been reviewed and approved by the board. Roll Call: Childs-yea, King-yea, Naylor-yea.

Chuck Fazio, architect presented plans to demolish home and to set the new home 28 FT. from the current location to open where the property is. He explained that they wanted to keep the integrity of what Chagrin Falls is. Building and Zoning inspector Harry Edwards wanted them to be aware that he had talked to our planner & they needed to either turn or something to make the house comply with the 14 FT. side yard setback. He said they could discuss that later. He also mentioned the impervious surface coverage not to exceed the 25% where they are parking their cars. They opened the discussion to neighbors who had concerns for the project. Henry Piper from 20 Stanridge spoke about his concerns with the storm water. He doesn't want to see the water running through his yard after a heavy rain. He would like to see them build a storm water management plan which captures all the water in their very large drive & dumps it into the ravine. Harry Edwards said he would bring his comments & concerns to the site engineer. Chuck Fazio then presented plans for the new dwelling. He said they were going for a colonial revival period design. They would use natural stone & clapboard siding with a copper bays. The back view would have a lot of glass to allow natural light into the home. George, Bill, & Phil all agreed that they liked the design, was well thought out and consistent with the street. They thought the only negative was the layout of the driveway. Chuck said they would reevaluate the driveway.

Summation- motion by King, seconded by Childs to approve demolition of existing house. Roll Call: Naylor-yea, Childs-yea, King-yea.

Summation-motion by Naylor, seconded by King for preliminary approval of the designs for the new house. They need to restudy the driveway configuration, the side yard setback, and the drainage. Roll Call: Naylor-yea, King-yea, Childs-yea. Motion passed.

3. Huntington Bank

92 North Main St.

Siding & Replacement Windows-Final

Building & Zoning Inspector Harry Edwards gave Perspectus on the status of this job. He said the building had already been sided in aluminum siding, so they decided to reside the building and do some replacement windows, & unbeknownst to Harry he came along and saw the work ongoing. Harry had them along with their contractor submit drawings to us but the work was already ¾ of the way done. The boards asked what the status of job was now and were told it was complete. Rick said it was unfortunate that they weren't in on the plans from the beginning. From a historical prospectus the building was built in 1846 and had seen some abuse over the years and it would have been a perfect time to bring the building back. He said the aluminum siding and windows they used is very unappealing. Wendy said that this building is in a national register district which she feels is a higher level of scrutiny when they try to evaluate a building. She said it puts them in a very difficult situation that they don't want to set precedence with this work being done without going thru proper procedures. She thinks that they should have used hardy board instead of aluminum siding & used aluminum or wood clad window. She said that this kind of work she would not approve of. Bill said they should have used a Pella reserved windows which are windows taken from the national secretary of interior standards. He said this is too important a building, its downtown Chagrin & whatever is decided now will be like that for another 100 years. Needs to bring the building back to what it was. George agrees with what was said but thought they needed to add the trim details. Wendy asked what direction we need to go in since the work is done. Building & Zoning inspector Harry Edwards said that the board could have them revise & resubmit, giving them some guidance windows & siding. The work is already done but since it was not approved the board can ask them to redo it. He said they learned their lesson. Phil said that the plans should be denied & insists upon some plan going forward from the bank that will help with the architecture in Chagrin. He said Huntington Bank would want to be a good citizen and get some plans together based on board comments that would rectify this situation. Dean Oriono the general contractor for the Bank said they began the work when pandemic started. They contacted the State of Ohio & found out they were closed, so that thought Chagrin was closed too. They took it upon themselves to start the work thinks the work they did on building looks the same as it was and that the changes they made were for a maintenance free building. Wendy told them they should bring the building back to its original look. Phil feels they need to hire an architect to help them with the work.

Summation-move by King, seconded by Naylor, to approve the alternations that have been done. Roll Call: Naylor-nay with a request that for a total plan be presented for re-facing the entire structure, King-nay Childs-nay would like to add to Wendy's comments the returns, rakes, corners & make sure all the details are correct.

4. Garlick**54 Church St.****Addition-Final**

John Stopp the architect and Cory Golick the homeowner presented plans for an addition on the north side of the house. They are adding a master suite, enlarging their kitchen, putting a morning room giving them a view of the back of the home. They took the recommendations of the board and changed the two car garage and just added a carport. George thought it was a better solution to the garage. Phil felt it was a practical solution to the garage also and that they have done everything the board has suggested. Bill felt they did a great job also. Bill and Wendy do not like the columns they have. Feels they need to rethink them.

Summation-motion by Naylor, seconded by King, for final approval of the addition plans with the portico share as presented. They also need to explore the addition of columns, column detail, & entablature detail to the north elevation only. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

5. W-Design**86 West Street****Awnings-Final**

Rick Siegfried, architect presented the plans for awnings over all the windows on the building. They took the board recommendation to match the size & rhythm of what's going on. They will help keep the heat out of the building, functional, & consistent. George said he was happy with what it looks like.

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

6. Mateyo**165 Senlac Hills****Re-submission from 4-21-20 Preliminary**

Pat McCosto presented resubmitted more traditional report. It reflects more of what is happening with the addition. They are adding more space in the kitchen & family room. They are adding a porch off the kitchen-dining area. Trying to match the front and back of house. They are not touching the upstairs windows. Phil and George think they need to add more character to the windows. Bill thought adding trim to windows would go a long way to adding character. Pat said they studied adding trim to new windows, said they were trying to maintain existing look. He asked about changing the siding if they are going to change look of windows. King thought since the existing windows are coming down the bend it would be okay to go with a hardy board siding.

Summation-motion by King, seconded by Naylor preliminary approval of plan, noting clearly that trimming out these windows would be more attractive, the existing windows in the house are coming down the bend in terms of replacement, the hardy blank is sufficient. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

7. Howard Hanna**40 East Washington St.****Re-submission signage**

Dan Riley from Howard Hanna along with Jerry Helsel, from the sign company, presented resubmitted plans for the new sign. They are beefing up the sign, matching double side, making a thicker sign. It will be center of property to the right side of railing. The sign is aluminum with a painted 8" base. It will have acrylic lettering. Visibility is an issue so it will be perpendicular to road. George & Phil thought the sign looks better & is clearly seen by street front. George thought they should move it some from the street. Wendy wants the sign more proportioned to existing streetscape. She doesn't want a billboard competition. Bill would like to see a scaled drawing.

Summation-motion by King, seconded by Naylor, to revise & resubmit with drawings, photographs, which will clearly show the positioning of the sign, moving back & proportions from pedestrian standpoint. Need to have an accurate drawing showing the height of the wall where you want the sign, showing the grade slope & putting the right proportion of the sign that is going to be in that spot. Need to show a scale a 6 Ft guide or silhouette so we have an understanding of the relationship is. Roll Call: Childs-yea, King-yea, Naylor-yea.

8. Ring

97 Carriage Stone

Re-submission from 4-28-20 Final

Rebecca Pantuso presented plans for more traditional modern double hung windows. They double hung on garage will have shutters. They are replacing the bay window but it will have no muntins. Wendy likes the Chicago style house. Bill said to take the muntins out and save the money on the side panels.

Summation-motion by Childs, seconded by Naylor, on this elevation to take out the picture window & uses no muntins, need addresses the trim around box bays. Roll Call: King-yea, Childs-yea, Naylor-yea.

A discussion from King about different types of windows was held after meeting. There have been some complaints about window glass being too dark. They suggested putting glass designation on paperwork for new houses and historical windows. Edwards said he thinks they could ask what type of glass they are using.

Meeting adjourned at 10:40 AM



Steve King, Chairman

6-2-2020
Date