

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL REVIEW BOARD MINUTES

JUNE 2, 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 19, 2020 meeting. Motion by Naylor, seconded by King.
Roll Call: Naylor-yea, King-yea.

1. Schrader

133 Elm Ct.

Addition-Preliminary

Matt Ross (architect) & home owners, Robert & Penelope Scradler, presented plans to add a covered front porch to their home. This porch would replace the existing deck that is failing. It will have a bumped out overhang for extra coverage. They plan on using hardie siding, azek trim board, aluminum gutters & downspouts. They plan on matching the existing shingles & siding. They will have a timber deck with lattice work on the bottom. George liked the columns but felt they needed to be more centered to front door. Phil thought the scale & proportion wasn't right. He feels the porch adds a lot to existing home. Bill thought they should keep it a simple clean porch with study gable. The owner's, feel that without the reverse cables the porch would not look good. There was discussion about the front elevation grading also. Matt (architect) said they were going to regrade the front & Phil said they should submit a drawing reflecting that.

Summation-motion by King, seconded by Naylor to revise & resubmit showing cadence of the pillars molding, elevation drop off, tying the reverse cable into roof & the massing portion. It was also suggested by Childs to Get the book Get your house right which would really detail what they are looking for. Naylor also recommended the book Field Guide to American Houses which would also help.
Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

2. Hydrate HQ

79 North Main St.

Awning-Final

Kevin Potoczak from Ohio Awning presented plans to replace the existing awning on the building. They are changing the color from a chocolate brown to a miter black cloth awning. The letters will be white. The signage is the company's logo.

Summation-motion by King, seconded by Naylor to revise & resubmit the plans as presented. Roll Call: Childs-yea, Naylor-yea, King-yea.

3. Howard Hanna

40 East Washington Street

Signage-Resubmittal

Jerry Heisel (Sign Company) presented revised drawings based on the recommendations of the board. He presented scaled drawings with different views of the sign, from street, sidewalk, and grade level. He showed pictures of different signage around the area. He feels the sign is in proportion with the others & is keeping with the village code. King felt the sign looked more like a billboard. Clemens thought it looked good. Naylor said she went & measured BP sign with its contrasting color, that's not a solid mass on top of a retaining wall. She thought a solution to the sign would be to move it closer to the driveway & reduce it to 3 ft. wide by 4' high, that it would look classier, especially since this building is right before you enter a national registered district in the village. King feels the sign just needs to identify that they are there & they don't need to shout anything else. Koepf said they have a lot of challenges & that all they are asking for is considerations that the sign is their national brand. Dan Riley from Howard Hanna said they have done everything the board has suggested. He doesn't want to move sign closer to drive but thought maybe changing the base of the sign would help. Childs said he thought the sign was to large maybe scale it back $\frac{1}{4}$ to $\frac{1}{2}$ the size they are recommending. It would make them look classier. He agrees with King & Naylor. King feels because of their colors the sign gets more pop to it. They stated that the scale & proportion of signs are part of the architectural review board decisions. Clemens thought they were doing everything in the guidelines.

Summation-motion by King, seconded by Naylor to revise & resubmit plans within the parameters of everything that was discussed at length in regards to the signage. Roll Call: Childs-yea, King-yea, Naylor-yea.

4. Holdren

209 Senlac Hills

Addition-porch-Final

Phil Koepf (architect) presented plans to remove an existing deck & add a stone porch. They want to create a covered area which would match the pitch of the garage & aligns with the existing fireplace. Clemens said he thought the little roof might run into the beam, maybe use Aztec wrap on posts, make sure beam columns align with everything & need the columns wider. Childs said he needs to resolve roof area. Koepf said the roof pitch on porch doesn't match anything on existing house. Clemens said he should try to match the roof pitch on garage. Koepf said maybe adding some dimension to post. He can restudy connection to raise it up. His client is happy with how it starts at garage & not taking up to much space. Clemens said to cut thru body of porch that exposes whole unroofed area, show ease height with regards to existing house. Child said he needs to solve the overhang problem so it won't be an issue with rain & snow. Koepf said they are planning on excavating & installing drainage so the water will have a place to go. They are going to tie it into the gable. Koepf said he would go back to homeowners with everything that was discussed and see budget wise what direction they want to go in.

Summation-No vote was taken.

5. Subel

85 South Franklin St.

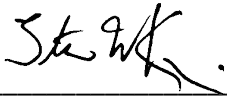
Rear porch addition-Final

Phil Koepf (architect) presented plans for a rear addition. The most significant change he made was the foundation. He went from block to a more cost effective crawl space. Going to change window in bedroom to a small one, plans on adding vertical trellis lattice work. There will be better detailed railing & stairs & a new concrete patio that runs the rear of the house.

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

Bill Childs spoke about the importance of signage in the village. He said the wrong signs can ruin the ambiance of a small town or village. That they don't want to lose the essence & integrity of Chagrin Falls. He feels that they need to go over the design guidelines. Building & Zoning Inspector Harry Edwards said he should put his concerns in writing & address it to the Chief Financial Officer & the Planning & Zoning Committee. He also suggested that the board should attend a Planning & Zoning meeting to express their concerns. George likes the fact that Chagrin Falls doesn't regulate sign colors. Phil stated that signage has evolved a lot in the 20 years he has been on the board. Nancy Rogoff from the Building & Zoning committee said that they are in the process of discussing & changing the design guidelines.

Meeting adjourned at 10:30 AM



6-16-20

Steve King, Chairman

Date