

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL REVIEW BOARD MINUTES

JULY 7, 2020

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

Also Present: Rob Jamieson, Joan Andersen, Kristy Holmes-Facilitator

Meeting called to order at 8:30 AM.

APPROVAL OF MINUTES

Motion for approval of minutes from the June 16, 2020 meeting. Motion by King, seconded by Naylor. Roll Call: King-yea, Naylor-yea, Childs-yea.

Motion for approval of special meeting June 23, 2020 meeting. Motion by King, seconded by Naylor. Roll Call: King-yea, Naylor-yea, Childs-yea.

1. Huntington Bank

92-88 North Main Street

Revise & Resubmit-Siding

Gerald Weber (architect) & Dean Oriani (contractor) presented plans for revisions made to the new Huntington Bank building. Gerry explained that the original building didn't have any trim around the windows & that the siding & windows were all vinyl. Dean said they were keeping windows that they replaced because that was the original look of the building. They were going to use a hardy board siding & adding wider trim boards. They are using a Certa Trim with J mold & they want to eliminate the J channel trim piece & put it around windows, doors, & corners. They want to bring the doors, windows, & corners back to its original look. The windows had been replaced as part of current work. The objection of the board from the previous meeting was that they were done without a permit & they wouldn't have approved them. Dean said they were using the Certa trim to give it curb appeal. George felt they should use a heavier sill material, maybe 1 ½ -2" thick. He doesn't want it to have a picture frame look. Phil agreed with George's comments. Wendy stated that based on the historic image report in the Chambers Murphy report or the design guidelines book they could get an understanding of how to bring the building back to its historic appearance, not what it looked like when they first started project. Steve said they want them to undo what it looked like originally, before the last renovation, they want it done correctly this time. Dean said that they understand that they need to bring it back to the before, before look. Wendy said the cornice returns are glaringly off, needs to bring back to something historically compatible, asked if there were enough roof eaves to get crown molding & that the cornice needs to be scaled in. George questioned the head trim with vinyl siding as far as water management. Maybe need a solid head trim pushing

water over & out. Gerry said the Certa T product comes with that. Bill & Phil said they need equal distancing for the rake board & that the return is way too long. Bill suggested using a bed molding. Bill said the front façade really needs to be studied for detailing since this is an important building in downtown Chagrin Falls. Wendy asked if the siding that they replaced on the building was vinyl & Dean said it was. She stated that it's in a National Register Historic District & that she would have voted against the vinyl & she proposed that they replace it with a hardy board siding & the windows with an aluminum clad or wood. Bill suggested they look at the Pella Reserve windows that are great historic window, maybe just for the front of the building. Dean & Gerry said they can work on the window, door & corner trim. Wendy said they need to use hardy board on the façade and North/South elevation, need to take down the vinyl. Steve asked about the renovations on the current Huntington buildings since those had not been reviewed by the board. Dean said that everything was coming down & that they just hadn't gotten to it yet. It will look just the same as it was before.

Summation-motion by King, seconded by Childs to revise & resubmit plans for the Sassy Cat/Huntington Building. Need to restudy windows, raking, trim, head jams, cornice returns. Details to corner boards & rake trim. Need to refer to the old photograph of building for general guidelines. Replace front windows with an authentic historical window. They need to replace the current siding with a hardy board all around.

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

2. Robert Tull

42 Church Street

Fence Installation

Robert Tull presented plans for removal of a chain link fence that would be replaced with a rod iron one. The fence is all black & has 4" spacing. This will match the existing fence that is on the side and rear of the home.

Summation-motion by Naylor, seconded by Childs, for approval of the plans as presented for a new fence that matches the existing fence on the side & rear of home.

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

3. Lucaj

103 South Main

Fence Installation

Don Simpson (contractor) presented plans for a 5' high bronze aluminum fence. They are going to move some of the fence & extend some of it. They want to extend the fence at the backside to the front of the home. Phil asked if you could have a 5' high fence by the street. Rob said you can't but the fence higher than 3 ½' above the finished grade in the front of the house. This fence isn't going to be in the front. Steve mentioned that they have a perpetual water problem

line up with fill & stone which will cut down on erosion. George thought the improvements were good. Phil likes the changes they made, that it extenuates the front steps & glad they addressed the grade. Bill said he still has his same comments from last time. He doesn't think there should be a reverse gable, he agrees that they should have a porch but that it should be in keeping the architectural character of the house, he thinks they should have a flat roof & he wouldn't do the dentils. He said they should study the proportions of the columns & tapestry. Penelope explained that they thought the reverse gable adds a nice touch & that they are trying to match what's on the original house. Robert said the Matt (architect) tried to soften the look & that the porch is consistent with the other homes in the subdivision. It matches the existing style, integrated into the style & feel of house. If they got rid of the gable it would look boxy. Wendy asked if porch was an open flat ceiling on either side & if they could fill the face of pediment. Also asked about the dentils. They think the dentils are consistent with the house & softens the gables. Steve likes the details of the dentils.

Summation-motion by King, seconded by Naylor to approve the plans as presented.

Roll Call: Childs-nay, Naylor-yea, King-yea. Motion passed.

10. Callahan

271 High Street

Final-Exterior Alteration

John Williams (architect) presented design plans for the Callahan home. The design has remained the same & will not be seen from the street. The lower elevation is the only part that faces the street & the metal roof is what you will see from the top. A change they made was extending the garage 6' to make a larger mud room. The garage is not visible from the front. The most prominent feature is the glass. They are using 4" hardy siding gable with a 9" ship flat roof. Steve asked what type of glass are the windows & John said they are double pane but not tinted windows. George said he thought the project was very nice. Bill said he thought the massing & everything was nicely done. Phil said the only design concern he has is for the neighbor who lives in front of this house. The retaining wall & the elevation from the driveway. John said the retaining wall is a pored dark gray stain concrete. He said they are very conscious of how the wall will look and that the Callahan's will do a nice job landscaping it. They suggested maybe considering putting up a fence around the wall.

Summation-motion by Naylor, seconded by King for final approval of the plans as presented.

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

11. Savelli

71 South Main Street

Retaining Wall Installation

Jeffrey Savelli (homeowner) presented plans for a new retaining wall along the side of his driveway. The work has already begun on this project. He is removing the asphalt driveway &

replacing with 4" concrete & 6" concrete at the apron. He is also installing a 4" drain pipe on back side of new block wall. He is replacing existing retaining wall (that's already been ripped out) with uni-lock retaining blocks.

Summation-motion by King, seconded by Naylor to approve plans as presented.

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

Meeting adjourned at 10:50 AM.



7-21-20

Steve King, Chairman

Date