

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL REVIEW BOARD MINUTES

July 21, 2020

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

Also Present: Harry Edwards, Joan Andersen, Kristy Holmes-Facilitator

Meeting called to order at 8:30 AM.

APPROVAL OF MINUTES

Motion for approval of minutes from the July 7, 2020 meeting. Motion by King, seconded by Childs, to approve minutes as presented. Roll Call: Childs-yea, Naylor-yea, King-yea.

1. Tuthill 80 Church Street Exterior Alteration-Final

Steve King read the HSR report and it was decided that the remodel would have no adverse effect on the historical significance of the house. Motion by King, seconded by Naylor to receive the prospectus report. Roll Call: Childs-yea, Naylor-yea, King-yea.

David Jansen (architect) explained most of the remodel was being done on the interior of the home, removing the wall between the kitchen and dining room. They are proposing getting rid of one existing window & replacing it with four windows symmetrical ones. They are going to put new siding that will match existing material of house. Bill said he thought they were doing a good job with the home. George & Phil agreed that everything looked good.

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

2. Rooney 291 North Street New Dwelling-Preliminary

Todd Clarke (architect) explained that based on the comments from the committee they changed the attached garage to a detached one & moved it to the back of the property. They lowered the grade of the front of the house. George likes the detached garage & thought the front elevation balanced stylistically with the homes in the neighborhood. The only criticism he had was the side facing gables seemed small on the big roof. He thinks it's a nice project. Bill thought they did a nice job with the detached garage, the massing, proportions, the fenestration is all well done. He said he wouldn't put the two windows on the front gable & on

detach garage he suggested putting two front windows on the second floor; he would flip the windows with the bigger ones on the first floor. Todd said they would look into reducing the size of the windows but they liked them for the natural light. Phil thought maybe they should use square instead of rectangular windows. Bill suggested maybe doing triple windows instead of the two. Building & Zoning Inspector Harry Edwards asked about detached garage below the downspout & storm sewer. Todd said they might raise the garage to eliminate the slope on the house & garage. George asked if the rain guards would be better for the storm sewer.

Summation-motion by King, seconded by Childs to approve plans as presented with consideration to windows & follow up on garage storm sewer based on what the village engineer's comments are. Roll Call: Naylor-yea, King-yea, Childs-yea. Motion passed.

3. Sanders

53 Hall St.

Accessory Building-Final

Steve read the HSR report and the conclusion was that the remodel will have no adverse effect on the historical significance of the house. Motion by King, seconded by Naylor to receive the prospectus report. Roll Call: Childs-yea, Naylor-yea, King-yea.

Steve Ciciretto (architect) presented plans for Dave & Marianne Sanders home. They are removing a dilapidated structure that encroaches on neighbor's property line & have detached garage. The alternate would be to add a screened in porch attachment to the house & also a 3-car garage that will be attached to the porch. They will use all the same material that is on the existing house. They are moving the garage off the property line to allow for a break in the roof line. Phil asked about the bay in the dining room. He said the step back towards the 100 ft. elevation with no break up wasn't working for him. George thought maybe having the garage closer to the property line & the screen porch jutted out a little bit & having a flat roof to give it a little contrast. Steve (architect) said they have no intent to firewall the garage. George asked about the code & Building & Zoning Inspector Harry Edwards said there were some building code review that says it has to be less than 5 ft. & that there were some compliance issues that they had to work on. George asked about the arched garage doors, thought they should add windows on the south elevation. He thought the windows on the gables seemed low. Bill thought they should get rid of pediment on the west elevation & to add windows to the garage & on the back elevation they should break up the forms by adding some small windows. Steve (architect) said they could look at that 4-foot setback to align with the existing house & there's not a lot of space. George said the intermediate needs to break the roof line. Steve King said he liked the stable doors. Wendy said they should have a single barn structure; the scale was very large. She said they should keep as detached structure, more traditional layout, in keeping with

the feel & plan of Chagrin Fall's houses. George said that he thought demoing the existing garage is a good thing & the new one conforms.

Summation-motion by Naylor, seconded by King for demolition of the existing garage.

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

Summation-motion by Naylor, seconded Childs to revise & resubmit plans for the porch & garage based on the comments of the board. Steve liked the way the garage looks, thought it fit the times & way the house looks. Thought they should raise the eave line & put a hayloft door where they want to put the window. Phil thought they should finish the elevation of existing house, he's concerned about length. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

4. Vucsko

15 Pleasant Alley

Signage-Resubmit from Jan. ABR

Martha Vucsko presented plans for the sign at La Look. She said the board liked the original sign but wanted it moved over, which is what they did. She explained that the courtyard was going back to the original look with low shrubs. She said that the sign will go in front of her door by the sidewalk in the courtyard. It will be behind the rod iron fence.

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

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

5. Shibley Properties

25 Pleasant Alley

Commercial Building Prelim

Building & Zoning Inspector Harry Edwards stated for the record that the wall sign on the south side of the building has not been approved yet & that the other two can be approved but he's not sure about square footage. Larry Shibley explained the basic layout for the building. They want to add more lighting to the interior of building. He said the sign on the side wall isn't going to be done, the wall will just be painted & they will have a window on the side; they are moving the trash to where Yours Truly has theirs. Phil asked about the side window, Larry said it will be an easement or fire screen. George asked about the vertical wood band, it looks like it fights with the bay, maybe they could slide it back. Harry also asked about the sign on the vertical band looks like its halo lighting & you can't have that. Wendy asked about the material they were using, if the reclaimed wood would be carried to the outside. Larry said they want to clean up the patio & that they will have a side door for easier access for service. Larry said they were updating the electric, plumbing, HVAC. It will bring it back to a new building.

Summation-motion by King, seconded by Naylor for preliminary approval of the concept.
Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

6. Ellis **266 E. Washington** **Fence Installation-Final**

George Clemens (architect) George presented plans for a new screened porch addition to the rear of the house. He said it would have the same architectural feel from the existing addition. It will have a flat roof, round bay area for some dining/seating. Bill & Phil liked the plans.

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

7. Bentz **315 Applebrook** **Exterior Alteration-Final**

George Clemens (architect) presented plans for interior project, opening the back of the house. They are going to add an elliptical arch over the front door. Planning on adding windows to the dining area & replacing concrete block windows with egress ones. They are adding a new kitchen window & a sliding door on the rear elevation. Bill suggested doing more formal brackets. Phil likes the windows for the light & the canopy gives the front more definition or massing. They also want to add a little fence to hide the trash cans. Building & Zoning Inspector Harry Edwards also mentioned that the fence complies with zoning code chapter 1144, environmental performance keeping trash cans out of visibility.

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

8. Matyeo **165 Senlac Hills** **Exterior Alteration-Final**

Patrick Macoska (architect) explained the revisions they made to the exterior elevations that were approved conditionally. They used cement fiber siding instead of the aluminum, added trim to the corner boards and trim around the windows & reduced the size of the round window & added casing trim. They changed the trim on the dining room windows, simplified the cornice heads of windows & changed family room windows. They changed the windows in the dining room to four windows & projected them out to give it a more bay look. Bill said he liked everything they did. George and Phil agreed with him.

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

9. Dennis**59 West Washington****Fence Installation-Final**

Stephanie Dennis presented plans to replace existing fence & move the gate to entrance from garage. Building & Zoning Inspector asked if fence was going to be just in the back yard & if it was a 42" picket fence. Stephanie explained that the fence was taken down by the snowplow & that the new fence will be just like the existing fence in the front of the house. It will be a white picket fence.

Summation-motion by Childs, seconded by Naylor to approve the fence in the rear of house 42" high. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

10. Brickhaus**Riverhaus Development****New Dwellings-Final**

Vince said that previously they received approval pending four specific items, retaining wall details, porch beam column intersection details, window grids & mull locations, & brick samples. Vince explained that they took the sample boards & strike off the joints with the colored mortar they were using. They are trying to keep the most neutral mortar to match the two different brick colors. The clap siding material is a synthetic material which they said would weather better than a natural cedar. They feel it's the best product for long term for the homeowners. George & Bill agree with that. Phil asked if this material was going to be mostly on the back of the house, he thinks it's a good solution for the homeowners. George asked if the hood over the door could have the same brackets on both sides, doesn't like the two different materials, it looks odd. Steve asked about the motion from the last meeting, what exactly was voted on. Vince explained that they were only here for final approval on units 3-6 & that there were 4 comments that applied to those units. One was the cladding detail which is why they brought in the samples, window arrangement & grid details on river side elevation, issues with porches on the third floor with the beams & how the ceiling would work in there & the last item was the retaining wall. He said they were prepared to discuss all these items in detail. The first item they discussed was the retaining wall that instead of a poured concrete wall they are looking at a ledge wood stone. It is coordinated with the steps & wall from bridge on Cleveland Street. Vince discussed the north elevation on the river side. He said that Bill had concerns about the mulls not lining up with the doors below & George had a comment about the grids in the windows, that there weren't any & it would make more sense to have them. They cleaned up the grids & where the mulls land on level two. The last thing was the need for a beam & they added that. There were also some items from the plan reviewer that they addressed in the full resubmittal. Building & Zoning Inspector Harry Edwards said he hasn't heard back from them. George said he appreciated that they listened to the board's suggestions about the elevation & that they did a nice job. Steve said he likes the new retaining

wall but he's still concerned about the fenestration of the last two units & he's hoping they are addressing those issues. He worries that they aren't concerned about the fact that just because they are not historic, they are surrounded by historic homes. Phil stated that when this project first started it went from a single foundation structure to individual structures with a separation & a property line. The concern of the Board of Zoning Appeals is that pushing these buildings back off the hills & getting a distance off the hillside & shrinking the number of units from 11 or 13 down to where we are now, there primary concern has always been in protecting that hillside. Phil said early on when he was making comments that when you get the over gig on the hillside you are going to be destabilizing that hillside extensively & he doesn't know what the geo tech part of this is but he does know that when we go adding weight to this hillside, if we aren't extremely cautious were going to lose the hillside. It's happening on both sides of the river downstream & it's because of development & the roads that we are losing this hillside. Phil wanted to be on record that this is going to be a tough project to make sure that it is stable & stays stable. Vince said that the footprint of the project hasn't changed reduced density & got that approved administratively. They were surprised by the discussion at the Planning & Zoning meeting. This project will still be under the guidelines of the HOA documents. Vince said all the buildings are bearing on the rock not on the hillside. Building & Zoning Inspector stated that this was a very complicated, complex project that they have been working on 2-3 years, now that we are getting down to the final details he can tell you that they have to submit-part of the hillside requirements that the disturbed areas need to have a site plan on that, they have to give us a tree inventory, which trees are going & which ones will stay, along with the geo tech stuff. All of that is in front of our engineers right now for review & it's part of the preliminary plat review process that they went thru last night at the Planning & Zoning meeting & from the Village's standpoint they are doing everything they can to ensure that the hillside is not disturbed & we have tree inventory, landscape plans, so when this project goes forward we are prepared.

Summation-motion by Childs, seconded by Naylor for final approval of buildings 3-6 along with the retaining wall improvements. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

11. Reed

616 North Street

Accessory Structure-Final

Matt Ross (architect) based on comments from previous meeting, they are removing the arch from the garage door, they flattened out the roof, changed the lights from horizontal to vertical by the windows, widened the columns, added the brackets on that elevation. Reduced the roof pitch & changed it to a metal roof. George likes the design, attractive from every angle & its way back in the woods. Bill likes the design also. Phil wants it on record a 2000 square foot accessory structure is way out of line & we are approving something that is way back in the

woods, that works just fine, but we have a hole in our zoning code that they are driving a truck thru. It's pretty outrageous.

Summation-motion by Childs, seconded by Naylor to approve the plans for the accessory building. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

12. Seringer

S/L 13 Falls Walk Way

New Dwelling-Final

Neil Safran (architect) based on comments from previous meeting, the general comment was that the dormer in the front had too much room in the sill above the roof, so they pulled back the dormer to align the cheek wall dimension with the area below. There was also a comment on the right-side elevation there was an area in the pediment that was a big blank space so they put in a rectangular vent. Bill thought it looked good.

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

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

Meeting adjourned at 10:50



August 4, 2020

Steve King, Chairman