

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL REVIEW BOARD MINUTES

August 4, 2020

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

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

APPROVAL OF MINUTES

Motion for approval of minutes from the July 21, 2020 meeting: Motion by King, seconded by Naylor to approve minutes as presented. Roll Call: King-yea, Naylor-yea, Childs-yea.

1. Crowley/Leightner

341 Meadow Lane

Exterior Alterations-Final

Steve King read the HSR report and it was determined that the home does meet the standards of a historically significant house & that the proposed changes will have an adverse effect on the home. Motion by Naylor, seconded by Childs to receive the Historical Significance Report. Roll Call: King-yea, Childs-yea, Naylor-yea.

Denis Marino from Peerless Builders explained that they appreciated the historic significance of this house but said that the horse was already out of the barn as far as this home goes based on all the changes it's gone thru over the years. He explained that the owners want to solidify the character of the house, push to take it from a two to one looking home. He explained that the front mass is from the original home & that an addition was added on the home in the 80's. He said the home was a victim of the sandblast era. They want to change the siding to a board & baton & eliminating some of the sliding doors. They want to move the front entry, illuminating it & putting in double hung windows. The siding is dark blue with black windows. The windows are a high-end hardy material. The plans are to get new siding, windows, & replacing some of the doors with 6 over 6 windows. They will keep the variation of textures on the porch. Naylor said that that the design of the home is from the Greek revival & it looks like it lost some of the historic integrity. She doesn't like the baton board with the shingle on the second floor. King thinks they need to keep the front door & not use the board & baton siding. Clemens suggested a 4" lap siding & said he is worried about the 3" windows, suggested casings for a more substantial look. Naylor said they should focus on the façade & the Greek revival look that you can still see in the house, use clap board siding, simulated divided windows & trim. Thinks they should concentrate on the front of the house. Koepf said the windows & doors don't look like they are original & the house has a wraparound porch that doesn't work. Denis (Peerless Builders) said if the board & baton is a problem maybe they could use a lap on the porch & hardy shingles on top. Koepf & Clemens said they need a consistent line to the shingles. Childs suggested using a 4" clapboard siding, study the Greek revival returns & do them like they did, use simulated divided windows, study the casings & put stools on it. He thinks putting a little detail on it will make it a classic timeless home. Homeowners Jennifer & Brian Crowley said they like the older home & are interested in hearing what the board has to

Childs thought that the width of 2 doors halfway which hopefully will equal the width of the fireplace & pull back the overhangs by half that should make it aesthetically good solution. Vitt said it needs to be as wide as the beams.

Summation-motion by King, seconded by Childs for preliminary approval of the plans based on the comments from the board. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

4. Phillips Automotive 10 West Orange Street Signage-Final

Steve Paterek & John Phillips presented plans to add a sign on the triangular portion of the roof. It would have the Phillips logo and the address on it. The main reason for the design is that they want the address on the building. Childs suggested that since their building was at an iconic & most important corner of Chagrin Falls that they could take the panel & make it a vent meaning louvered total triangular vent, take the unique logo & move it to where Clemens suggested in the main body, where everyone could see it. He also suggested that they paint the brick, siding, & cupola, some sort of white or off white making the building really pop. Everyone liked the idea, & explained that it was just an idea nothing they had to do. Clemens thought may they could enlarge address, change the font, & move the sign to below. The board all thought they needed to make the address larger so it would be more visible from the street. King asked what kind of material they were using. Steve said he wasn't sure that it was a sign company that designed the logo. Clemens suggested they consult with the sign company about moving the logo to where the Phillips sign was now. King said that they need to tell them what the material for the sign is, whether its painted wood or something else, moving the logo where the Phillip's sign is now & just putting address on the triangle & having the sign company present the next time.

Summation-motion by King, seconded by Naylor to revise & resubmit based on the comments of the chairman. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

5. Junker 35 Maple St. Exterior Alterations-Final

Building & Zoning Inspector Harry Edwards informed the board that this project was in front of the Board of Zoning Appeals and that the setback for the nonconformity was approved by them.

George Clemens (architect) presented plans for a new window configuration, showed more balance, consistent with the house where they are doing the porch & opening up the room behind it. They are trying to raise the sill of window on top replacing existing window with a casement & bringing roof leveled to surrounding roofs. Plan on leaving existing door relocating 2 windows in the kitchen where they are doing a rebuild. They aren't changing anything on the garage, higher elevation takes the place of structure. Trying to clean it up, making it more livable & attractive from backyard & street. Childs thought the project looked good, the only suggestion he had was putting a small window in the pantry, to give a little light in there. George liked that suggestion.

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

6. Tull

42 Church Street

Outdoor Fireplace-Final

Dan McClaren from Impullitti Landscaping presented plans for a new fireplace. He explained that the homeowner had to move the existing fireplace to accommodate the addition they put on. He explained that the homeowner wants the fireplace to look like the one that was removed. They materials they are using are a veneer & court stone paver, giving it an old-world look. They are adding an outdoor kitchen with a grill & counter for prep & seating. They are resetting the firepit & adding an 18" wall for people to sit on. They will have minimal landscaping. Clemens & Koepf thought the plans looked great.

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

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

Walk-In Gallucci

3 West Summit

Pre-design review, renovation & addition plans

Mike Caito (architect) from Payne & Payne Builders. along with homeowner Frank Gallucci showed plans for the old Bancroft house. They want to preserve the existing house/gazebo & adding a new garage & office. They are maintaining the inside of the home adding a modest addition to stairs. They are adding a new breezeway, incorporates the new connection to carriage house. They are adding a 4-car garage with a basement below it & the existing porch into the building, adding a new porch that would mimic's the old one. Reworking the existing ceiling because they are too low. They will have an in-law suite with egress windows in basement. The garage will have concrete walls & waterproof windows. Plan on reworking existing addition on the east elevation, removing a door & adding a window. On the north elevation they are removing a door & redoing windows. Putting in a new carriage & green house. Clemens said there is a lot to like about the house & how they are reworking it. He's worried about the 6" addition, sunken terrace/rec room being a smart strategy. Thinks the interior hasn't done justice to the stairs & his biggest comment is he thinks the width of the carriage house is to big, needs to make it lower, no cupola. Naylor thanked them for taking on this project, likes the elevation with view of village, photo of site line to show topography. Agrees with reducing the size of the carriage house & having the historic home be the highlight. King feels that they should keep the low ceilings, that the magnificence of the beautiful old home will be lost with the remodel. He stated that this is the old iconic Bancroft house. He feels the last thing you should do is change the front door. Childs concurs with George & Wendy's comments, that they've kept the essence of the original house. He thinks they are moving in the right direction. Clemens thinks what's there is a house and an accessory structure. He thinks that the accessory structure becomes the sacrifice in trying to save the Bancroft house, most sensitive area is the addition, doesn't think its successful, be protective of the porch & main house. Koepf thinks they did a really great job, are sensitive to the existing architecture & moving it into the 21st century. Applauds them for taking this project on & saving an iconic house & piece of property. Thinks they are moving in the right direction. Building & Zoning Inspector Harry Edwards said they did a nice job with the design & asked about the lot coverage calculation.

Meeting Adjourned at 10:40

A handwritten signature in black ink, appearing to read "Steve King".

8-18-20

Steve King, Chairman

Date