

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL REVIEW BOARD MINUTES

August 18, 2020

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

Also Present: Harry Edwards, Joan Andersen, Katie Knauff-Facilitator

APPROVAL OF MINUTES

Motion for approval of minutes from the August 4, 2020 meeting: Motion by Naylor, seconded by King to approve minutes as presented. Roll Call: King-yea, Childs-yea, Naylor-yea.

1. Gonzales

506 Falls Road

Exterior Alterations-Final

Steven Gonzales (homeowner) presented plans for a small dormer addition. He explained that it was two-fold; they want to add another architectural element to the home, they want to bring natural light in and also add a sitting area upstairs. The Gonzales feel it will add to the architectural style of their home. They will use asphalt shingles on the roof. Clemens said he likes the model view but thought they should shift a little right to balance better with porch. Steven explained that the plan is to have it centered. Koepf likes the architectural drawing of windows, likes the scale of the windows. King thought they should add mutton bars to the windows. Naylor likes the design of the dormer addition; it works well with their stairs. Childs thought they should gang the windows together instead of having little pieces of siding between & put trim around them, along with a corner board. The board asked about whether the brick was only on the first floor & if they were going to match it. Steve said it is there plan to match it & eventually change it to vertical siding.

Summation-motion by King, seconded by Naylor to approve plans as presented, adding corner boards to the siding & ganging of the upper windows with outside space being twice the size. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

2. Wolfe

237 North Street

Accessory Building-Preliminary

Phil Koepf (architect) presented plans to demolish the existing garage & deck. They are building a new garage, using vinyl siding to match the house. Carpenters have already replaced the shingles & lap siding. The garage will be pushed back to side. Clemens asked what the width (24 by 24) was & thought they could center the 18' door. Naylor asked what the material they were using to paint the vinyl siding thought it might be hard to match colors. Phil said they are trying to make it easier for them to get in & out of garage & that's why he doesn't want to center the garage door.

Summation-motion by Naylor, seconded by Childs, to demolish the existing accessory building. Roll Call: Childs-yea, Naylor-yea. Motion passed.

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

3. THE Housing

480 Somerset

Siding-Final

Clemens read the HSR report and it was determined that the home does not meet the standards of a historically significant house & that the proposed changes will not have an adverse effect on the home. Motion by Childs, seconded by Naylor to receive the Historical Significance Report. Roll Call: Childs-yea, Naylor-yea.

Wayne Conway (project manager) explained that the owner bought this home at a sheriff's sale & it's in disrepair. He explained that they want to replace the original white siding with new vinyl siding. They will keep the architectural detail, plan on white washing the brick, & getting new custom shutters. They want to improve the curb appeal of the home. Clemens asked about the trim, if they were using what they already had. Wayne said they were using aluminum & would wrap around trim. Koepf asked about the condition of the windows & Wayne said they were in good shape. Clemens thought that vinyl siding would be okay for this house & that the shutters would look good as long as they are trying to keep the architectural feel of the home. Naylor asked if there was water damage to the house & Wayne said yes from the gutters overflowing which caused most of the water damage. They are planning to add insulation board. He said the goal is to maximize the curb appeal of the house. Childs felt it was fine to do the vinyl siding but that the board should ask for details about how the siding was going to transition into those pilasters, showing details. He feels that this could really go south as far as look & curb appeal. He said the house has a strong Greek revival pediment rake trim board, how's the siding going to bend around trim the trim boards & the half circle, look at the casing & trim. Thinks they need details on the head, sills & jam details, pilaster detail, rake trim detail, pediment detail. He suggested taking Azac or Hardy board & butts the pediment. Thinks it would make the façade look great. Show us detail on the head, jam & sill of windows, how they are transitioning siding into pilaster detail. Naylor agrees with Childs & thinks if they need to look at the details.

Summation-motion by Naylor, seconded by King to revise & resubmit with details to be provided about the vinyl siding, the pilaster, window trim, & front pediment area. Childs said around the windows he would use an Azak trim or something. Roll Call: King-yea, Naylor-yea. Motion passed.

4. Dustin

289 North Street

Retaining Wall

Mark Stanek with TLC Landscaping explained that the homeowners want to bring the yard back to life. They want to put a retention wall off the sidewalk, leveling it out, using vintage sandstone, rock faced for the material. Building & Zoning Inspector Harry Edwards asked about the grading of the front yard. Mark said they will level it out & make it more attractive. King asked about the brick they were using & Mark said it would be consistent to what is already there. Childs suggested using LED lights on the post instead of the lanterns, keeping it simple. Naylor, Childs, & King said they don't like the design, feels like they have the cart before the horse; need to bring the whole project together.

Summation-motion by King, seconded by Naylor, to revise & resubmit, bringing all three projects together.

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

5. Dustin

289 North Street

Accessory Building-Preliminary

Rebecca Pantuso (architect) explained that the homeowners would like to fix the problems that were done on the back of the home by another company. They are trying to mimic the nice detailing on the garage. She said the top priority is the garage & they plan on working from the back to the front. The original is a block faced rock & they will use that to match the rest of the house. Koepf said his personal struggle is getting into the garage where it's located will be monumental issue. Becky said she wants to put it further back on site but if they attach it, it would help with movability. Building & Zoning Inspector, Harry Edwards said if they push the garage back they will lose the basement under the garage & will have drainage problems. Becky said they will have retaining wall issues & they will take care of the drainage. She asked if the overall design was acceptable, movability issues detach & show inward to property or move to side yard & attach underground. Childs said they should study the massing; the dormers look massive, do medallions all around or not at all. Naylor thought it looked more like a secondary structure, maybe scale it down. Childs said to let the house be the main focus, not the garage, don't do the medallions. Becky said that they want the dormers to be a more usable space. Koepf said his struggle is that this is a garage not a little house & how it will connect to the main house. He also asked about the grading. Becky said she tried to scale it back a little; she wants it to be a charming little building. King said they need to define the project better, discuss the front wall that they need to know what the project is. Becky asked what their preference was, wanted to get early feedback on this preliminary submittal whether it's attached or detached. She would like to attach it underground. King, Naylor, & Koepf all think it's too big & competes with the house. Clemens recused himself from the presentation.

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

6. Brickhaus

RiverHaus Development

New Dwelling-Preliminary

Mike Scaletta (Project Manager) explained that they took the comments from the board and made changes to the revised elevations. They shrunk the windows down some, matching them to the slider, added a porch off the 3rd floor that the client wanted off the master bedroom. Naylor asked about the windows & Mike explained that under the deck they spread them out, using punch opening, added mutton bars, doors will match windows. Mike said along Cleveland Street they shrunk a set of 3 windows. Alex Yonkov (Brickhaus Partner) said that the windows on the 1st & 2nd level can potentially be eliminated & then on the other elevation they can possibly eliminate some windows there. Naylor said compared to unit 3 the windows on unit 1 & 2 seem taller, reminds her of a 2-story store front with a porch in between. Mike said that usually the flex room is the darkest room so they added the extra

balcony to break up the plain wall & most of it would be hidden by foliage. King said it looked like wall to wall glass. Clemens suggested using 2' 12" brick to break up the windows. Naylor said they needed to study the window openings on units 1 & 2, add more brick, & she would like to see a 3D rendering of view. Clemens said that Cleveland Street elevation extension of stone wall entry not prominent enough, little to tucked in. King wants the glass toned down said there was too much glass. Clemens said make the left side more punch openings. Mike said they were trying to keep consistent throughout site & not willing to change. King said wants 20% less glass. Naylor thought they could break up the glass on the roof elevation. Koepf said to put pilasters below the balcony to make it prominent. Mike said it was support for the decks based on previous comments asking them to move it. Alex asked for owner Rick McDonald of the unit to speak & he explained that he wants to maximize the view of the nature of the river. She also said a lot of their customers are using the flex floor as office space so they want the windows for light. King again stated he doesn't like wall to wall glass. Naylor said that in the 1st two buildings have balconies, & she's trying to get away from the store front look. She said they need to look at it from a design standpoint. She suggests going back & studying the window openings, what Clemens suggested about adding more brick for the punch openings & need to see a 3D rendering view of the flat elevation of all 6 units together. Clemens thought adding brick would help to break up the windows. Mike asked Alex if they could make center windows a little smaller with a break to add more space between side windows, she thought they could look at that. Childs asked if they could put stepping stones entering into Cleveland Street & said to get rid of the transom on 1st floor & put a hood with bracket. King asked what they can do to reduce the size of the glass. Alex said their clients are looking for this kind of look, that they like the light. King said they have a basic misunderstanding of the Village. Naylor said they should reduce windows from Cleveland Street on the river side to do the hood & punch opening. It will be better at night for the pedestrians walking.

Summation-motion by Naylor, seconded by King to revise & resubmit plans based on the recommendations of the board. Koepf stated that the architectural feature was defined early on in project but he thinks it doesn't have a practical side in the everyday living of their clients. Childs asked if they could find a compromise have transom as flat panels, maybe use 3 panes & 4 panes trying to find happy medium. Alex said they would look at the suggestions so they can address what they are thinking. He suggested looking at the lowest level of unit 3 & find there is a lot less class. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

7. Cleveland Plumbing Supply

143 E. Washington

Exterior Alterations-Final

King read the HSR report & it was determined that the changes would not have an adverse effect on the property. Motion by King, seconded by Naylor to receive the HSR report. Roll Call: King-yea, Naylor-yea, Childs-yea.

Craig Dixon (architect) explained that they are remodeling the interior of the building, moving their offices to the second floor & remodeling the first floor for Kohler. The front will be the same but the porch will be reconstructed using either Azak or Kleer new railings. The siding on the East/West of building is hardy board & will stay the same; the middle will be replaced with the hardy board. Koepf

asked if they can change roof support to a bracket. Craig said lowest portion will be reconstructed with new trim board. Craig said the main change is removing doors & siding. They will change the front entrance, new shingles, new roof, adding additional windows on second floor for the offices. The west side will be Cleveland Plumbing Co. & the East side will be Kohler. They will add a catch basin & new paved parking lot; it will be cleaned up drastically. Koepf suggested removing fencing & cleaning that up also. He wants to know what is new & what will remain.

Summation-motion by King, seconded by Naylor, to revise & resubmit for final plans.

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

8. Sanders

53 Hall Street

Accessory Building-Final

Stephen Ciciretto (architect) & Dave Sanders (homeowner) presented plans for a detached garage with a screen porch. It will be a simplified garage per your request, moving it 7' off property line, eliminating the reverse gable over the center door eliminated arch top doors & panel door, added windows to back & south side. He added a photograph showing where the addition will be. Stephen said that by the rear door on the right of stairwell they are extending the room covering to add a rear mud room entrance & extending the roof line to match the addition. The screen porch is 8" away from the existing house & the garage addition is set back 16". Stephen said that all material will match existing home, using hardy plank lap siding, carriage style doors & adding the screen porch to the project & they'll have a garden courtyard. Naylor said that the traditional layout in the village is you have the main building & the structure. She said the original project the board had liked with the barn like doors but now that they enclosed the porch she's struggling with the massing of this. She said it breaks up the historical configuration & looks like an elongated huge accessory building, asked about making a patio instead of porch. Stephen said that the garage is smaller than the one that they are asking to demolish & within code. Child's asked if they could go back to the barn like look to break up the massing or put 3 little dormers to break up the roof & get the architectural detail on a smaller scale & he said the roof overlapping is a little odd for massing thought it should be pushed back. Stephen said his personal feeling is the roof should match the pitch of the house & between the setback requirements of the garage, that doing what he's suggesting makes sense. Child's asked if they could pull door back, put reverse gable, eliminate odd look of grade line, breaks up the elevation & the long composition of building. Thinks it's a great concept just needs a little tweaking. Stephen said the garage & the location aren't going to change but he will add dormers in to add light. There was a motion to revise & resubmit based on board suggestions. Stephen asked if they could get conditional approval for building the garage & come back for approval for the screen porch attachment. Building & Zoning Inspector, Harry Edwards, said they could get started on the garage & then get back to the board with the connector piece for the patio & dormer. King started a motion for conditional approval based on items mentioned which include the overlapping roof & the proposed dormers, reversed gables on the garage. Koepf asked if the board had a preference on 2 or 3 small dormers or 1 large one. He said they need a clear understanding of what they are voting on. He asked if they could get the revisions back to them by Friday so it could be on the agenda for the next meeting. Stephen said he could do that.

Summation-motion by Naylor, seconded by King to approve garage plan as submitted with roof dormers & enclosed porch design to be resubmitted. Roll Call: Naylor-yea, King-yea, Childs-yea. Motion passed

9. Phillips Automotive

10 West Orange

Signage-Final

John Phillips (owner) presented three different sign choices & said the 1st one was his choice. The sign is made of ¼" polymetal & its powdered coated & will have molding around building. John said it would be mounted on synthetic material. The board liked the sign.

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

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

10. First Federal Lakewood

2 East Washington

Signage

11. First Federal Lakewood

17 South Franklin-ATM

Signage

Bob Kunzen (Brilliant Electric Sign Co) presented plans for signage. He explained that the change was because of rebranding of the First Federal name. Building & Zoning Inspector Harry Edwards explained that the awning was put up without approval & needs to come down 8". Naylor said she thought the color is off. Bob said that the color matches Washington side & front side & sign boards.

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

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

Bob Kunzen (Brilliant Electric Sign Co) explained that on the ATM machine they were just replacing the panel on top with vinyl lettering to match the new branding.

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

12. Howard Hanna

40 E. Washington Street

Signage-revise & resubmit

Bob Kunzen (Brilliant Electric Sign Co) presented plans for a more fitting sign for the area, routed copy & painted. Koepf said to bring the sign down on high side to grade. Naylor asked if they could lower sign making it more proportion. Building & Zoning Inspector Harry Edwards said the sign meets standard code, finish grade right side-left side. Bob said the finished grade is 6'2 ½". Board wants to push it back making it less intrusive. Childs agrees with everyone, keep the sign smaller.

Summation-motion by King, seconded by Naylor to approve sign that's pushed as far back as possible.

They want the sign 10" off the turf.

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

13. Leightner/Crowley

341 Meadow Lane

Ext. Alter-revise & resubmit

Denis Marino (Peerless Homes) presented plans based on the suggestions of board for new 4" hardy plank siding & replacing windows. The windows will match the original style casings & sills. They are also changing the railing on the porch so it will align with the door they want. King asked if there are mutton bars on the windows & Childs said they should match the lines on the bottom of window. He said they have a Greek revival pilaster look. Naylor said the siding brings it all together, doors are fine & they are putting in window muttons, she likes the addition of the corner boards.

Summation-motion by King, seconded by Naylor to approve plans as presented. with the addition of mutton bars over rear addition & facial board extending down as a corner board.

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

Meeting adjourned at 12:40



Steven King, Chairman

9-1-20

Date