

## **VILLAGE OF CHAGRIN FALLS**

### **ARCHITECTURAL REVIEW BOARD MINUTES**

**September 1, 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 August 18, 2020 meeting with the corrections noted about the brick on Riverhaus being 12" of brick between windows & for the Howard Hanna sign adding 10" off the turf. Motion by King, seconded by Naylor. Roll Call: Childs-yea, King-yea, Naylor-yea.

#### **1. Bloch**

**231 E. Washington St.**

**Exterior Alterations-Final**

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

Sue Zala (architect) presented plans to move a small screen porch back so they can enlarge the existing great room by 9 ft. Sue said they are going to match the existing windows & siding on the house. She said the windows will be removed from the porch & it will be screened in. Koepf thinks the window openings are too small for a screen porch. He thinks it needs to be defined more porch like using columns or pilasters. Sue explained that the owner wants the windows to match the existing ones. Clemens agrees with Koepf about the size of the windows, that the openings on the existing house on the front elevation are narrow & tall, the side are square & the rear is horizontal, doesn't think the new screen porch adds a good rhythm around, maybe set rhythm with more columniation or something else, maybe a rhythm in screen mimicking windows. Sue said they match the French doors that are next to it & owner wants the large opening, matching everything. They wanted the roof to project out 3 ft. so it wouldn't be a short little clipped roof. Naylor said it needs to read as a porch, that it's very confusing. Childs said the wide-open nice porch doesn't match the entablature, column rhythm of a wide-open porch, need to tie the columns together, the geometry is all different. On the back elevation they need to center doors to make them equal, equal, & suggested not using the shingle siding on historic house that has horizontal siding. The board said they are not comfortable with just matching existing protocol because they don't think it's the same thing without the glass window.

Summation-motion by Naylor, seconded by King to revise & resubmit with revision to porch design, including window openings, consideration to adding columns that would tie in with the façade, & attention to centering rear trio of porch door. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

**2. Berlin****20 Timber Ridge Dr.****Exterior Alterations-Final**

George Clemens (architect) presented plans for new windows. He explained that they were doing an interior renovation & want to change the triple window that's more substantial around the kitchen sink & also a large double hung window, they added flanker as casements for ease of operation over the countertop. They are making the window taller & more substantial around the sink area. They are doing double hung that matches the rear facing double hung by the bay window. They are going to replace the existing door near bay window with a double hung window. The new double hung windows will make the bay look classier. Naylor asked if they were aluminum clad & George said they were using the aluminum clad.

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

**3. Fedor****41 Maple St.****Exterior Alterations-Final**

Wendy Naylor read the HSR report & the conclusion was that proposed changes would not have an adverse effect on the historical significance of the house. Motion by King, seconded by Naylor to receive the HSR report. Roll Call: King-yea, Childs-yea, Naylor-yea.

George Clemens (architect) presented plans for new double hung windows. George said they are doing an extensive interior renovation, relocating tall double hung windows & introducing some nicely compatible windows. They are using casement windows that mimic the double hung, replacing an existing side facing door with a taller one that matches window height. Childs said he liked that they were matching everything. Naylor suggested using a 3-quarter light door & George said they would be happy to make that change.

Summation-motion by Naylor, seconded by Childs to approve plans as presented with the suggestion of using a 3-quarter light door. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

**4. Scotese****254 Chagrin Blvd.****Window Alteration-Final**

Donna Mintz (Mintz Windows) presented plans for a new window in the garage. She explained that they are using the space as a home office & the larger window will provide more light in the space. They plan on using a triple slider & it's vinyl. Koepf & Childs both suggested using three double hung instead of slider. Donna said that this is what the homeowner wants & that it will add more light into the garage. Childs explained that it was the job of the architect to educate the customer in the design & what looks right for the project. Building & Zoning Inspector Harry Edwards said it could be a zoning violation converting a garage into a home office. Clemens suggested using 3 equal double hung windows. Donna said they could do 3 double hung & Koepf said they should use 3, 32" double hung windows. King said it would look much more attractive.

Summation-motion by King, seconded by Childs, to approve plans for 3 double hung windows & after they've consulted with Building & Zoning Inspector Harry Edwards about converting the garage into a home office. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

**5. Cole**

**323 E. Washington St.**

**Exterior Alterations-Final**

Donna Mintz (Mintz Windows) presented plans to change a screened porch into a 3-season room. They are using double slider vinyl windows with grids, which will allow for nice ventilation & there not as heavy as a casement window. Childs said he wouldn't use sliders, & if the owner doesn't want double hung he would use casements. Childs explained that if they don't want a meeting rail they could use what is called a French case master, it looks like there is a rail there but opens to get full breezes & ventilation. He wouldn't put one large casement, he would put a doubler there & make sure the muttons & light works out with the rest of the composition of the house. He would use a French case master that would appear to have a mullion but when it opens it has a full breeze, it would be a 2-wide. Donna asked if they could use cottage style double hung. Clemens said he wouldn't use vinyl windows & Naylor agreed with him. Koepf thought the cottage style double hung would look nice if they get rid of the transoms.

Summation-motion by Naylor, seconded by Childs to revise & resubmit plans. Need to use cottage style aluminum glad or double hung windows, not using any vinyl. They can use transom with French casement or double hung or do a cottage style & eliminate transom using only wood glad windows. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

**6. Stir**

**100 N. Main St.**

**Sign & Awning-Final**

Charles Denk (owner) presented plans a new sign for his cooking school. He explained that it would be a 2 by 3 projecting blade sign. He is using the existing steel structure but recanvassing the awning to black. Clemens & Koepf both said they liked the sign.

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

**7. Huntington Bank**

**88-92 North Main Street**

**Ext. Alt.-Revise/Resubmit-Final**

Huntington withdrew from meeting

**8. Riverhaus**

**180 Cleveland St.**

**Bldg. 1 & 2 Revise/Resubmit-Final**

Mike Scaletta (Project Manager) & Alex Yonkov (Brickhaus Partner) presented plans for buildings 1 & 2. Alex explained that they took they suggestions from the previous meeting & have adjusted the windows that are facing the river at the first level. They added some brick & some solid surface between the windows & decreased the size of them. There was a discussion about the support of the decks, not

going all the way to the ground, but after talking to their architects they needed it for structural support. They added overhead above the deck to breakdown the glass between the levels so it wouldn't look like a store front, added detail to façade, added a deck alternates making the 2 town homes different. They eliminated 2 windows on both levels. They made the elevation below the windows a little narrower & made the windows to appear equal on each level, making it more appealing. They made the entry on Cleveland Street more prominent & the upper 2 windows shorter to line up with entry. Building & Zoning Inspector Harry Edwards asked how far the deck was projecting out & Alex said it was 8'. They showed drawings of the front entry and how the whole project comes together & showed the Riverfront view with the adjusted elements. They added entry level porches to Cleveland St. & the windows are more symmetrical, it gives the feeling of long windows, symmetry of the floors, adding solid parts that broke down the width of the windows, alternating with canopy & deck. They feel the detailing is very appealing. Clemens said he likes the way they look, the balance & compatibility & still maintaining the features their residents want. King said he appreciates the changes they made & he's glad to see less glass. Naylor said the details make a huge difference & are very unique & interesting. Alex said they were very happy with the end results. The board said they were very happy with the vision & end results.

Summation-motion by King, seconded by Naylor to approve the plans as presented with them using much less glass beautiful project. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

**9. Sanders**

**53 Hall St.**

**Ext. Alt.-Revise/Resubmit-Final**

Stephen Ciretto (architect) presented plans for the garage & screened porch. Steve said they took the suggestions from board & added dormers to the garage & revised the screen porch. He said they added 2 dormers to the garage, picked up detail from the house, they added reverse gable to break space between the garage & the house. They pushed the roof lines in & extended the mud room entrance, added reverse gable that matches the front of the house. Clemens said the massing is successful, likes they side facing gable, the windows, & dormers. He said the pediment or reverse gable seems a little tight. Naylor said she likes the massing, dormers, doors on the garage & thinks everything works. Childs said he thought it looked good but thought having 3 dormers would breaks up the roof. Steve said they looked at having 3 dormers but they thought it looked too busy with 3.

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

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

**10. Cleveland Plumbing Supply**

**143 E. Washington St.**

**Ext. Alt-Revise/Resubmit-Final**

Craig Dixon (architect) presented revised plans. He said they corrected the windows on the east side, eliminated the columns, put brackets to support them, cut the roof element back. On the South side they redid front & matched the existing look & are replacing flooring. On the west sided they added more continuous progression on windows, using matching aluminum or wood mold brick mold around

the windows. The garage door/loading dock on west side of building will be resided with hardy board to match rest of building. Koepf, asked if they were getting rid of the door that went directly into showroom & adding another door on the second floor for a fire exit & asked if this was for secondary egress out of the first floor. Childs said his 2 comments are on the east elevation either windows get taller or move roof over & brackets move over read more like one. He said to use 3 ½ or 4" casing around windows to embellish them, adding a little character. Clemens said best dimension would be 4 ½.

Summation-motion by King, seconded by Naylor to approve plans as presented with consideration to the casing & the roof over the windows.

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

Meeting Adjourned at 10:05 AM.



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Steve King, Chairman

9-15-20

Date