

**VILLAGE OF CHAGRIN FALLS**

**ARCHITECTURAL BOARD OF REVIEW MINUTES**

**NOVEMBER 17, 2020**

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

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

**APPROVAL OF MINUTES**

Motion by King, seconded by Naylor for approval of the minutes from the November 3, 2020 meeting.

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

**1. Gooding**

**158 South Main Street**

**Front Porch-Preliminary**

King read the HSR report from Perspectus and said the home is over fifty years old but does not fit the criteria for a historically significant structure and the changes will not have an adverse effect on the property. Motion by King, seconded by Naylor, to receive the HSR report from Perspectus. Roll Call: Childs-yea, King-yea, Naylor-yea.

Building and Zoning Inspector Harry Edwards explained that this project was going in front of the Board of Zoning Appeals this month for the front yard encroachment of the front porch. He said that this will have to be treated as preliminary and once they get approval from BZA they will have to come back for a final.

Becky Pantuso (architect) explained that they were trying to make the smallest front porch they can while having two seats and not look too abbreviated on the front. She said they are adding a couple of dormers up above for visual appeal. She explained that there are a lot of heavy accessories on the windows right now and she's proposing to take those off. The homeowner wants to keep the two windows so she is proposing adding a third window, since there are no pair windows on the house right now. King thought it looked like a lot of glass. Naylor said she wasn't sure how well a triple worked with that. She said it looked like they were trying to go after a colonial revival and usually they suggest taking the shutters off but on this house it looks like the shutters finish the façade of the house. She asked if Becky was trying to get them a bigger picture window. Becky said that the front door goes right into the stairs in the house and they are trying to move that to the right so that you don't fall into the stairs. She said ideally she would love to put a second window to the left to help fill the void there and trying to balance it on the right. She said the shutters are too small for the windows. Naylor thinks shutters would be appropriate for this house. She also asked about the standing seam, the metal, she said she's seen it a lot but thinks she would rather see the asphalt shingles continued into the porch roof. Becky explained that the couple is older and that they just want to be able to sit on the front porch and watch the traffic go by and the noise that the roof makes is appealing to them. She said on this it wasn't just an aesthetic thing it's more a functional thing. King said that metal roofs are being overused right now and he doesn't think it fits in this house. Becky said she has vacillating opinions on the metal roofs and

she thinks sometimes they get to big and clunky. She thinks when the scale of the porch shrinks so does the need for the metal roof. She said you can't have these big heavy things on this small porch but she thinks in this case because they are breaking that plane of the roof she's more comfortable of it being metal because it's different. Becky said she's having trouble with the double windows. Naylor said it's the symmetry that it's the colonial revival and it's weighing on one side of the house. King said it looks like an addition. Childs agrees with them, he thinks it needs to be restudied. He likes the two windows better than the three. He thinks the composition is way to the right. He thinks the porch needs to be restudied, that the distance between the columns is too far and is out of proportion. He said she needs to study the eaves for sure. He said what happens when the crown mold comes down, it's called a corona and it should go all the way across and at the bottom of the crown which most people call a cove, it's called a fillet and you split the fillet which runs across. He thinks it needs to be pulled in and he doesn't think she should put muttons in the dormers since the rest of the house doesn't have them. He also wouldn't put casements up there, he would use double hung so it will stay with the language of the house. He said to either line the dormers up with windows or to take the composition of the roof and equally space them and possible put a third window up there. He said it's always nice to do things in three's because there's a lot of distance between the windows and they look like they are lost. Becky asked to go back to the originals since Child's is bringing up some good challenges. She said that the door isn't centered and that they are trying to center it on the roof. She said the window on the left is a fixed window and they are not moving it. Childs said they should try to center the dormers on the roof and see how they line up. He asked if it was a wood or stone deck and Becky said they were still waiting on pricing. He said he would never put a wood deck on the front of a house; he would only use stone or concrete. He also said he would never put a wood deck this low to the ground on the front of a house. He said it would help if there were some side lights on it because the challenge is going to be if you pull it in to make it proportionately correct, it's going to get really small and the roof is going to end up being a super low pitch and you won't be able to get the asphalt shingles on it. He thinks Becky needs to really study the whole composition. He said he would never line this up because when you look at the side elevation and see how the rake ties into here, it's always good to pull it in about a foot so that everything ties nicely because if not you have a column that's flush with the corners. He also said he would pull the porch out a couple feet and the pediment because when the gutter ties into here it ties flush with the front of it and the column. He said it has to have more of a reveal here. He said they should just do a shed roof across there and forget the pediment because when you just do this the tiny little reveal looks like you just missed and the gutter might stick out farther than the pediment. He said she needs to restudy the whole thing. Becky showed one of her proposals that would allow the roof to roll off and curve with the shingles, but her client really wants the metal roof. She said that they are trying to balance the fact that they are going to be asking for a variance so the farther she pulls this out, the more variance she has to ask for. Childs said he would do some more studies on the whole front composition. Becky asked if he was an advocate of the shutters and he said to start with, that he's always an advocate if the shutters are the right proportions. He said she should start with the shutters and see how they play out with the rest of the composition of the dormers, porch, and everything. He said he would keep sketching and coming up with different ideas. Naylor said she was trying to look at the McAllister book because she thinks that the house is trying to be a Cape Cod style. She's trying to look at different configurations and she agrees that Becky should look at some of the things that they've

suggested. King asked if the upper windows were muttons and Becky said no. Becky said that it used to be when you applied for a variance you only gave the site information and now they are getting into more details and that you are doing all this work before you even know if you're going to get the variance. King asked if she was going to the Board of Zoning Appeals before she comes back to this board and Becky said yes that this was an early gesture as to what could be on this house. She said this is a small project and they don't have endless time or budget to spend on it so they try not to draw the whole thing perfectly to its full completion before they even know if they are going to get this variance. King said he only asked because none of the comments being made would hinder this project. He said for this project looks like a good project for that house and that type situation. He said he was just giving her the ABR nod for your presentation today. Naylor said she agrees that she thinks a porch is a good addition for this house that she's keeping it a small scale, just adding some seating and she thinks there are just some details she needs to work out. She asked if they are just asking for a variance because of the front yard encroachment. Becky said that the front of their house is the setback line and she only has 48 square feet and she can't put two chairs and a properly scaled porch on 48 square feet. Naylor said porches are really a character defining feature of the village, so she would support an appropriately scaled porch addition to a house and King agreed. Childs said that Naylor talked about the McAllister book and if you look at Cape Cods, which this home lends itself too, his question is, does this massing and form really suggest or warrants a porch on it? Most Cape Cod's don't have a single door and the windows and the dormers. He asked if it makes sense to put the porch on the side of the house or don't even put a porch on it. He asked if you are forcing a porch on a Cape Cod. Becky said that it's true that Greek revivals, Capes, that there are a lot of architectural molecular that a porch didn't come in but the reality is we live in Northeast Ohio and they want to be able to sit out. Childs asked if they could put the porch on the side of the house and Becky said there is no side of the house. Childs said he thinks they just need to really study it, that in his opinion the house doesn't warrant a porch. He said it seems like they are forcing a porch on the house. Childs said that Chagrin Falls is a fairly historic town and you're trying to keep whatever each architectural style is you try and keep it like that and not try to muddle it up. Naylor said in reality this house is probably a manufactured home in the 1950's and they probably just brought it in on a truck and Becky is just trying to gussy it up. Becky said that was exactly what she's trying to do. King said that it's a social thing, that there are a lot of conversations among neighbors and people walking down the street. He said it's on a main walking path. King said that they have comments about the metal roof for audio aesthetics and a front porch would aid in their use of community. He said as far as the architectural use he agrees with Childs that Cape Cod's don't have front porches.

Summation-motion by King, seconded by Naylor, to revise and resubmit, taking into consideration the conversations that have been discussed and that the Architectural Board of Review has a positive feel for it as far as going before the Board of Zoning Appeals for the variance. Becky wanted to be clear on the steps she has to take, going to the BZA in December and when they say revise and resubmit, she said she has to resubmit for final approval, but does she need to add any other meetings in. Harry said it was up to Becky if she wanted to come back again and also up to the board if she needs to. King said so if she presents something they like it will be approved and Harry said yes. Roll Call: Naylor-yea, King-yea, Childs-abstained. Motion passed.

## 2. Wells

### 441 East Washington Street

### Addition-Preliminary

Building and Zoning Inspector Harry Edwards explained that this was a non-conforming lot and that they have a side yard encroachment and that they are scheduled of the Board of Zoning Appeals next week and this is also a preliminary. Harry said that they also will see a detached garage but that is going to be treated as a separate application because they are requesting to demolish the existing and rebuilding a new one.

Matt Ross (architect), Scott and Chris Wells (homeowners), and Kevin Shannon presented plans for an addition on the rear of the home. Matt explained that they have the façade on neighbors to the east and west and they are in a prominent area of the falls. King said he wanted to mention that the Perspectus from 2017 concluded that the property is historically significant and that the changes proposed would not have an adverse effect to the structure of those in the proximity. Clemens asked if this was a different design. Matt said that this was a separate project but his understanding was there would still be a review. Matt said their intentions are to maintain the same style and character with their work. Matt said they are replacing all the windows with the same style, mutton pattern, and trim. They are using a more insulated heat and energy efficient windows. The project they are proposing is on the north façade where they want to add an addition to the rear of the site. They are demolishing the single story addition and are adding a 14 foot addition towards the rear. He said they are going in front of the Board of Zoning Appeals because they are over 9.3" over the 5' set back. He said this is a non-conforming lot. He said they want to keep the same roof height and side exterior walls. He showed what they are proposing on the first, second, and the existing detached garage in the rear. He said there is a phase two part of the project which is when they will show the garage. He said for the sake of context they wanted to show the preliminary porch façade, that they are adding to the addition. On the North elevation the porch is just for the context. They are going to have a flat façade with new windows. Matt said on the side entrance they want to add a canopy. They plan on matching the craftsman style roofing, windows, shingles, rafter tails, gutters; they are not looking to change the aesthetics. King asked if it was a new roof on the whole house and Matt said it was only on the new addition. King also asked about the sky lights. Matt said that on the West elevation is where they are adding new roof and sky lights on the second floor. King suggested putting in a totally new roof since it would be hard to match the existing. Clemens said his problem with the rear extension they just extrude the house back so you use the same side walls. He feels like they could avoid a variance and maintain the historic integrity of the existing structure by using a setback on this addition. He said they are adding more than 50% longer in length to the existing house on the side elevation. He said right now it's balanced, the stair hall is nicely centered on the side elevation on the other side and now it stretches to the rear. He thinks they want to make a discreet addition where the old house, which is a significant structure, can still read as the old house and that's per the Secretary of Interior guidelines for a historic house. He said you want to distinguish between the historic fabric of the house and the new fabric. He said they could break it down further if they can make it work architecturally, but at least they'd break the roof plane so you can have a new roof on the new part and it will be a separate roof plan than the old roof on the old part. He thinks they're not maintaining the integrity of the old. He said that they were blending it with the old and the blends are what he objects too. He thinks they would have a little

narrower rear façade which would make it pleasing. Matt asked if he wanted them to just bring in the side walls just a bit to emphasize that it's an addition. Matt asked how much he's suggesting bringing it in because to his clients it's critical to them that they maximize the square footage, which is what they're trying to accomplish. Clemens said to make it two feet longer and come in a foot on each side; you'd have the same square footage. He doesn't think they are constrained on the rear setback, since they are showing the porch on the rear. He said making the break is important. Naylor asked if they were suggesting dropping the roof as well and he said that could be helpful but it's going to break plane just by going in. She said she thinks it just needs to be brought back down smaller in the back so that they are separating it from the historic house and you see a clear delineation to the back of the house. She agrees with Clemens that it looks exuded. She asked what the square footage of the existing historic house versus the square footage of the addition. Matt said the existing square footage is 1,689 square feet and the proposed is 680 square feet. King said that they are not typically drawn to the dog house when it comes to adding on the fireplace because it looks artificial. He said there are other ways of handling a gas fireplace than that. Clemens said one way would be to have it within the existing structure and another way is have it be housed in a new brick chimney consistent with what is going on in the house. He said they are looking for window bays to be light. Matt understands the comment in terms of design and historical context but part of it is that these are very narrow houses so functionally it's finding the compromise between those two elements from a function and design element. He said when they talked about bringing the fireplace up it conflicts with the existing window going all the way up through. King suggested a vent less fireplace that's in the room. Matt said that their thought process was it eats into the square footage in the room. Clemens said maybe put a fireplace on the interior wall against that guest bath. He said that would save the exterior construction aspect of it. Chris said they are trying to maintain the way the room was designed; it has two beautiful stained glass windows on either side of the fireplace. She said they are trying to add a fireplace in so it can look like it did historically and be usable. She said that's why they didn't want to move in on any of the walls, actually keeping it where it was to try and maintain that integrity. Clemens said then maybe a successful approach could be creating a brick fireplace in the back and then shouldering it to very narrowly miss that upstairs window, maybe making it narrower to the left side of the chimney and run the flue up next to the existing upstairs window. Chris asked if he's suggesting running a brick chimney up the outside. He said that it would be a consistent element with this home where as the cladding pop-out bay is not. He said it's because it's on a historic part of the house they are looking for consistent architectural elements with the age of the house. Childs said he thought Matt did a nice job on this composition overall. He doesn't agree where they are breaking it and showed where he thought they should break it. He said if they changed where they broke it and stepped it down he thought the overhang has to be at two feet thirty inches if it's an arts and crafts and in order for it to hit right on this wall they need to bring it in three or four feet and by the time they do that you'll want to make sure the roof is down because it's going in the way of the rake and rake eave and you'll end up having tension between there and the other roof and it's going to look contrived. Matt said one of the things they are trying to avoid having to ask for a variance so they studied if they pulled on side in. Childs pointed out where he thought it made a nice divider of equal, equal. He understands the whole Secretary of Interior Standards he understands you have to walk the old and the new but he thinks they'll have an unbalanced composition. He thinks if they get good high quality craftsmen that really know what they

are doing they can blend and make it seamless. He agrees not to do the boxed out fireplace because they have a beautiful house and that makes it look like a builders special. He thinks they need to embellish the beautiful house they have and doing the boxed out fireplace he thinks will hurt it. King said they could also move the stain glass windows. Naylor asked what the variance was for. Matt said it's a side yard variance that the existing house is over the five- yard setback by three inches according to the survey. Matt said that if they did what Clemens suggested by pulling it in and they weren't encroaching within that they'd still have to go on. Matt said one of the things he wanted to point out, which is why he showed the porch in context, was on the west elevation there is some element of balance. He knows they have to take into consideration that the house even though you can't see the side or rear of it, it's still important to maintain good design. He said the views on the rear of the house are amazing the grade goes down into a wooded area and there's a creek. He thinks the back porch, that isn't finished balances out that west elevation to prevent that addition looking like an apartment complex with the mass that those generally have. Also with the rafter tails the windows and that kind of detailing hopefully balances it out and keeps it on that more diminutive detail level. Clemens said he really disagrees with the idea of just extruding this back. He thinks they can overcome those detail issues. Maybe they go in two feet or let the eaves peek out a little but as long as you can get down 18 inches from the existing roof line that composition with the projecting bay towards the rear and he doesn't like the longer side walls as much and on the other side you've got the centered stair hall with the windows half up half down and now you're just going to add a big wall to the rear and that's less fortunate circumstance so he thinks from the neighbor's standpoint to two beautiful craftsmen houses, he thinks that the break a really critical element on this house. He said it shouldn't be overwhelmed by some difficulty with that detail. King said they have quite a few comments and Naylor said she had another one. She asked if on the window replacements they were using wood or aluminum clad. Matt said they were thinking of an aluminum clad wood window. She asked if they were approving a garage demo today and Harry said they were just dealing with the addition. Chris asked if they were asking about the demolition. Building and Zoning Inspector Harry Edwards said that they need to have a public hearing for the demolition. They need to send out notices to the neighbors. King said that the overall project needs to be presented including what is going to replace the garage and so forth. Clemens said they also need preliminary architecture for the replacement. Scott said that the neighbors they've talked to have been in support of the project as presented here and they are also in favor of taking the garage down because it's dilapidated, has holes in the roof and it's been unkempt for a while. Harry said they understood that and he had asked Matt if when this first came through if you wanted to entertain the demolition and he said no that it would be under a separate application. He said by law they need to notify the neighbors for a demolition request and that the board will want to see what's going to replace it. Chris said the other comment she has is around the color of the house. She said they are looking at a navy blue with a cream trim and when they replace the windows with an aluminum wood window and that they are looking at a darker color for those. She said she would bring those color schemes to the next meeting but didn't know if that was something that needed to be discussed. They are using the Sherwin Williams colors that are on the classical home schematic. King said they don't control color of the cladding but windows are under their purview. Clemens said matching the windows with the cream trim could be a great way to go and King agreed. Scott asked if he could ask Clemens about his comment about the extruded in the side wall, not to belabor the point but one of the things

they worked with Matt very hard on was trying to make sure that they maintained the integrity of the structure inside and out and if you see the living space where the rear of the house is the dining room, kitchen, family room, the area that will be brought in by what you're suggesting and what it does to the family room by bringing that wall in by the proposed 18 inches or so. The way that is laid out, corner to corner, the width of the house from kitchen family room standpoint that renders the family room unusable in terms of furniture and traffic flow from the kitchen island you see the main hallway coming through there that's really the necessity or usability of that space. He said it's the reason why they presented it the way you see it today. Clemens said it does present an architectural challenge and he recognizes it but there are lots of ways to make that room work. He said he's not sure if the fireplace they have in the rear is really workable with the room layout right now and maybe they can turn the kitchen sideways or look at things a little differently but that doesn't mean it's not possible. He said there family room is pretty long and narrow right now and the master seems to have extra space upstairs. In terms of the breaking in, the second floor is more critical than the first and you have quite a bit of space up there. He knows there are challenges with the plans, but he thinks they need to rethink the powder location. He said you're going to have a lot of traffic coming through that rear door and do you want it to come right into your kitchen, there's all kinds of things they could look at on the inside and probably pick a slightly different strategy. Scott asked if they shortened the length of the addition where you are referencing the extra space in the master, if they make it shorter than a 13 or 14 foot addition would that satisfy your means. Clemens said it's not the length of it; it's the width that's the problem. He said it could get longer conceivably if it works, it just the traffic. He also said you should be able to tell where a historic house ends and where the addition starts and everything they are doing is defeating that with just continuing those walls. He said they actually have an old addition they are working with and maybe there's something they can do using that footprint. Scott said that the existing footprint had the bathroom in the kitchen and they are trying to relocate that bath out of the kitchen. He said that the width of the house from the non-conforming lot is funneling all the living space down into the narrowest part of the structure and that's what they are trying to address. They are trying to create useable living space. Clemens said there are multiple ways to do that. Chris said that they were focusing on keeping the historical portion of the house and the new addition of the house separate but on the on the inside and the reason that they want to do that is that they found a beautiful new mantle that matches the current front door and they want to put that between the stain glass windows. She said they are keeping the historic feel of the house as you walk in and when you walk towards the back of the house you have a feeling of getting into a more modern space. She said they are doing exactly what they are saying on the inside and then wanted the front from the exterior to keep it a little more cohesive so that from the neighbor's perspective they don't see the chunk off the back of the house they only see a new house from the outside, but still maintaining the historic character consistently. She said that was the intent of what they are doing. Clemens said he's sympathetic with those goals but they only look at the exterior and the difficulty with that strategy is that on the two side elevations you're not recognizing the demarcation between the old and the new and it's explicitly discussed in the Secretary of Interior Standards for historic additions and renovations and he doesn't think it's a really concerning precedent to start.

Summation-motion by Naylor, seconded by King to revise and resubmit based on comments related to and incorporating the rear addition, the dog house fireplace element, to try to minimize the appearance

of extrusion at establishing a demarcation. King also said that he also has concerns about the extrusion appearance however the west elevation is almost impossible to see so the extrusion aspect is very hard to view. Naylor said there's a public site line from Ridgewood but it's more of a walk-by than a drive-by. Matt asked if they make the changes can they revise and resubmit and get final approval if it's acceptable. King said they have a big project with the addition and all that was discussed and they also have the demolition and they haven't presented anything on the new garage so they are going to have to present the whole package because they can't undo a demolished garage. They need to see where they are going with the whole project, need to have demolition approved and in order to have that done they need to see a preliminary on the new garage. Matt asked if they removed the demolition of the garage from it for now could they get approval. Clemens said he thinks you're allowed to submit for final approval for the addition as its own element. Building and Zoning Inspector Harry Edwards said they couldn't because they have to go to the Board of Zoning Appeals for the variance. Clemens said bringing in the sides could relieve them of the burden of the variance. King also said the addition could affect the design of the garage. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

### **3. Foley**

### **513 North Street**

### **Access Structure-Final**

Building and Zoning Inspector, Harry Edwards explained that this was a unique project because typically you look at solar panels on a structure on this application the applicant wants to build a freestanding solar panel in his backyard, not attached to a structure. He said they went to the Board of Zoning Appeals and received approval from them. It's in front of this board because there's a landscape issue and that's part of their purview and design review.

Stuart Lipp (solar panel rep) explained the homeowners have requested a ground mount solar array consisting of 30 solar modules taking up less than 500 square feet on their two and half acre property. They designed a pollinator garden using pollinator perennials and shrubs array to screen the panels. He said it's at the back rear of their property. He said the front part towards the pollinator garden is the forward edge and the line at the 90 degree angle at the end would be the back edge of the array. Harry asked how tall the array was and Stuart said less than 12 feet. King asked what a pollinator garden means and is it a barrier for November through May or is it a year round barrier. Stuart said no, but the dogwood would be quite colorful. He said that the pollinator garden is shrubs and perennials that birds and bees are attracted too. King said that this wasn't a visual barrier and a dogwood is deciduous and it's not a barrier either. Stuart said this was sitting back at the rear of their property. He said that they have the oak on the left and the array would sit beyond that. He said the leading edge would be right in line with the oak and the balance would be to the left of it. Clemens said he feels like they are headed in the right direction with this project, but thinks they need to present something showing the site plan and the two houses and where the panels are. He said having it on a piece of paper doesn't allow them to make a good judgement on whether that does help screen the panels. He said he thinks where the solar ray panels are placed in the backyard could potentially be in clear sight of the neighbors. They need to come back with a bigger view of the plans so they can see what houses are looking at this and how are they screened. Childs said he would hire a landscape architect that would properly work as a team with them, to not only make sure it works effectively but to screen it properly with native

vegetation so it blends and feels natural and doesn't become an eyesore. Stuart said they were only asked to screen from the street and not from the neighbors. Clemens said that when you are doing something that people potentially won't want to look at, he thinks screening from the neighbors should be a consideration. Conrad said he was sympathetic to not creating an eyesore and he thinks considering the distance from the street it's not going to be visible for the vast majority of his frontage. He said that they didn't think they need to do much because for the most part it was already screened. Building and Zoning Inspector Harry Edwards asked if they were working with a landscape architect and Conrad said he was. Harry asked if they could provide a streetscape view, where they can model the solar panels in the back and then show a landscape plan with the shrubbery and stuff. Conrad said he asked him to do that for this meeting and he said it wasn't something he could offer. Conrad said he was not anticipating needing anything in great detail but he would pursue it if needed. Stuart said he could superimpose a photo with the array using the one photo and adding a ground mount solar array into the back of the photo. Clemens said it's important to have a plan view of the site and the neighbor's houses showing what the visual impact would have. He said they need to do some greenscape for 12 months not deciduous from the viewpoint of your neighbors to this element and that would mitigate having any negative effects. Conrad asked if they are asking for something more evergreen or opaque between their property and the neighboring property. He asked if the design they showed today relative to the street would be okay. Clemens said he's only a consultant for the board so he couldn't answer that and Conrad said he only wants guidance because if he needs to go to a landscape architect about what the requirements are, he wants to be clear on what the steps are. King said that the code asks them to protect the neighborhood and if someone's enjoy their yard and they have an industrial structure in front of them that would change the neighborhood. They need to protect what the neighbors are going to see and this isn't invisible so the year roundness of it would be very important. Stuart said they don't want to shade the array because it wouldn't work for the family. Building and Zoning Inspector Harry Edwards said he thinks it's important as our code states it must be screened from view so they have to make sure that you are screening it from view and under the solar panels it's pretty clear what you have to do as far as screening from view. Harry said he would leave it up to the board but he thinks it's important that they provide a landscape plan that shows what's being planted, whether it's going to be arborvitae or some other species because they need to see the screening.

Summation-motion by King, seconded by Childs to revise and resubmit given the discussion today.  
Roll Call: Naylor-yea, King-yea, Naylor-yea. Motion passed.

#### **4. Mooney**

#### **240 Bramley Court**

#### **New Dwelling-Preliminary**

Brad Camposo (Premier Custom Builders) and Kevin White (architect) presented this project. Building and Zoning Inspector Harry Edwards said he sent out notices to the adjacent property owners per our code. This is a new single family home on Bramley Court which is a residential neighborhood and he has a letter from the homeowners association supporting the design. Harry said he got a site plan from the surveyor but it wasn't to scale so he couldn't show it on the plans. Clemens said that the site plan would

be more helpful and also part of the submission requirements that we are shown the neighbors structures so they have a sense of the adjacencies and how this design effects the neighbors especially with the house on the cul-de-sac. He said that since you have a garage that is very prominent and on the cul-de-sac the garage is almost the primary element that they are seeing and he's curious where that neighbor's house is or if there's a house there. Brad said there wasn't a home directly adjacent to the home right now. Harry said it was a vacant lot. Clemens said they would like to see how far back the other houses are so they can see where a house would likely land in that wedge lot. Kevin showed a draft of the project and then showed a 3-D rendering so they could get a better understanding of colors and what they are trying to do. They are trying to get a Hampton style home. He said the garage has a slight tilt to it which is primarily driven by the lot. He said if you look at the site plan you'll see that there's a little bit of a constraint so they are trying to fit this properly. They are using a metal roof on some parts. They have crown details up in the double columns; they'll be stone and a cap. Kevin said the garage is at a 15 degree angle, which creates a little bit of a break and then the garage and the driveway will be along the side. He asked what comments they had about the details he's shown so far. King said that on a preliminary review they are more interested in massing and size and how it fits the lot and so forth not so much the accoutrements that comes later. Clemens said he doesn't have a problem with a Hampton-esque style on this street because there are actually a multitude of styles on this street. He likes the front porch element. His biggest concern is the garage located on the south side of the house and in terms of sun orientation and really making use of light. He also said having it on the north side he's concerned that the garage element is really very prominent on the cul-de-sac and will be the primary element of this house. He said it's going to be right in your face if you build that and also the adjacent wedge lot. He said he'd like to mirror your whole plan and get the garage where it belongs on the north side of the house. He also thought there was a little too much going on. He doesn't like the stair tower, it seems disproportionately stretched upward and it has an uncomfortable relationship with the gable to the left. He likes the other elements of the house but the only other thing about the garage that he doesn't like is you've got the fake window bay built on the garage which always seems like a Band-Aid visually. He thinks there are a lot of nice elements here also, he thinks it's going to be an attractive house but is really concerned that you're on the cul-de-sac even though you're not and that's a tricky relationship. Kevin said that the lot does propose some challenges. Kevin showed the site plan and where the cul-de-sac is and when you're coming down the main street and trying to address their home against Bramley Court and there's a 10 foot setback. He said if you flip the garage it becomes more prominent from the main part of the street than this. He said there's a setback line that delineated and defined the angle of that garage. He said they separated the garage in three pieces, three separate doors and put a gable over the door and has a porch coming around the corner. He said their main challenge was to try to take the existing site and the small section of corner he felt it was the least conspicuous to get the side entry of the garage coming down Bramley and that was the thought process for why they did this. Clemens says he agrees as far as fitting on the lot but obviously the sun orientation and the view from your future neighbor and everyone on the cul-de-sac is a consideration. King said it's the only view they'll see. Kevin said as far as the elements of the garage go, if they were treating it differently and addressed the garage elevation differently would they agree that the house has a better feel from there. Clemens said he can't see the house on the left side, so to the north but he thinks as a starting point in a development he would go garage north in Cleveland and you're adjacent

to your neighbor. He doesn't think it's objectionable to have the garage be the first on the street because people are driving in and out. He doesn't think the garage should be to the right of the house because you come down the street and see the house first; it's more everyone's around it in different places. He thinks they need to consider all the points of view. Childs said his first comment would be from a massing standpoint how this is from a neighboring aspect, is this a small house, an average house, big house as far as keeping context. I know they're all different houses but from a massing standpoint of a footprint how would this compare. He said on a site plan how do those houses fall on the cul-de-sac and how big are they. His next comment is he feels like there's a ton of stuff going on, on the front elevation. He said he would simplify it, there are three gables just on the main mass, he would try and eliminate two of those gables and the brackets it seems like there's tons of stuff going on, simplify the garage and not have all the bays and things. He would also flip the garage to the other side. He said he knows it's a difficult site but you have to pull it at a certain angle just to get it to fit right. He said from a massing standpoint how is this house compared around the cul-de-sac, is this going to be a giant house and all the other ones are going to dwarfed or is it going to be comparable. Brad said when he looked up the other homes in the neighborhood this home's footprint is right in the median or probably a little bit less than the other homes on the street. He said it is setback in line with Mr. Novak's home on the left-hand side and he said one of the reasons why they are talking about angling this garage is trying to protect the homeowner's privacy in the backyard. They want to make sure they have privacy when they are in their backyard and not staring at the potential neighbor on the right-hand side. He said maybe they can plant trees on the right side of the driveway to mask some of the garage doors if that would be helpful in achieving what everyone is looking for but still protecting the view from the great room windows. He said they spent a lot of time looking at different options as far as the garage left or right. Clemens also pointed out things that get cut off thinking of purity of form and then with the 15 degree angle you get these weird crashes here which when you are trying to keep traditional architecture you want to keep purity of form and simplicity. He thinks this is Chagrin Falls and this house would be better in one of the other neighboring communities and you should simplify it. King said he thinks there are a number of houses that are this big just not on this lot. He thinks most of the comments are geared towards how you can jam this big house on that oddball sort of pie shaped lot and your neighbors are paying the price because you're guarding the backyard and bending the garage so it fits and it's really featuring the garage doors to anybody on the cul-de-sac. It's sort of a horizontal house on a really small lot. The other big houses in that development are on bigger lots or more buildable lots. Harry said the picture looks nice but he doesn't see any downspouts and Kevin said that the house will have them. Harry also said that it could play into the way the design of the house looks. Kevin said that what he's gathering is that for Chagrin Falls and part of the Hampton style of housing is the detailing in that form, there's a lot of eccentric or eclectic elements that you're positioning and they were trying to pull some of those concepts from different houses. He said when he looks at the garage and the way he was going to detail it, he liked the beauty of this and the extensions of the three windows, being repeated, the bays being repeated and he was happy with the way it was starting to feel. He said he's going to have to study how the house is going to fit if he flips it. He feels the garage works being on the right side of the house.

Summation-motion by King to revise and resubmit based on the comments that have been made, it's a busy house and if this house was built somewhere else in Chagrin Falls they would say it doesn't fit the neighborhood it should be in a new development, but you are in a new development so there giving them that and it's a beautiful house and he doesn't need to see the elements again. He said that the garage being exposed to the neighborhood to an unreasonable degree with five or six gables. He said it's a busy house on an oddball lot, it's quite a challenge and it is a beautiful house. Building and Zoning Inspector Harry Edwards said before they can take a vote they're some public comments. Neighbor Craig Novak said he just built the house next door. He said as far as the size he thinks his footprint is probably a little bit bigger. He said he did his garage rear facing that way he could maximize the width of his house. He said he had the house two feet, a driveway and then six feet to the house next door. He said when you're buying a house next to a vacant lot you never know what's going to end up next store to you. He said after meeting the Mooney's he asked them to send him what they are building and he looked at all four sides of it and decided he wanted to make some comments. He said he wants to add comments based on what he's heard so far as the board's feedback goes. One of the challenges on that street is the drainage issue and the height of the house compared to what the current grade is. He said when he built his house it stuck four feet out of the ground and they had to bring in a ton of dirt and as each house goes closer to the cul-de-sac he thinks they dropped the elevation of the first floor a foot and a half. He said this house next door to him had you put the driveway facing north like Mr. Clemens suggested the house probably doesn't fit and the architect could probably verify that because it's his understanding that the driveway has to be six feet from his lot line and then to get a car out of a garage you probably need 27 to 30 feet so now you're pushing the house over pretty far. It would push it right to the cul-de-sac. He said as far as the excessive gables go he's not an architect but he thinks there fine and a lot of the other houses have gables. He said many of the house's that were built by Alexandria have a lot of gables and hips and he has no opinion on that. He said as far as the side load garage looks to the cul-de-sac keep in mind sub lot 7 has three front loading garages so as you drive down the street you get to the cul-de-sac you see the white house on the left that has three front load garages so these side load or 15 degree angle garages are really no more obtrusive than the three front load garages. He said he thinks it works well and has talked to the Mooney's about the distance between the houses because one of the things brought up was they want to see a site plan, where it sits close to his house and he thinks it will probably sit 10 feet from the lot line and his house is 10 feet from the lot line and they've already discussed the height differences and how they will landscape to make a swale between the houses to take the water to the back. He thinks the site plan as they're proposing is probably the best use of that lot. He said he spent a lot of time there and it is a tricky lot and he thinks the Mooney's are going to build a great house that will look really good on the street. Another neighbor Robbie Grodin to the west of the site said he agrees with the current position of the garage. He highly recommends the ABR closely examines the actual lot location prior to recommending switching of garage position; its current drawing is far less obtrusive to the neighborhood. Kevin thanked the neighbors for their comments. Harry said for the record Rob Grodin is the developer and part of the HOA and he has written comments from him as well. Clemens said that he owns a house that is actually to the west so beyond the development behind it so he's a neighbor. Brad said one of the main questions for them is they've heard loud and clear about simplifying the front of the house and coming back to the board with some different details on that. He asked if they went with single pillars on the

front porch, another comment was about the metal roof so if they went with an asphalt roof and maybe get rid of the gables are they headed in the right direction in this board's mind. Clemens said he thinks it's the tightness of the gables to each other and for him it's particularly the stair gable it seems disproportionate and kind of forced into its spot. He said if that became a recessive element that probably would go a long way in his mind in terms of simplifying the façade. Childs agrees he would pull it away instead of having this collision where you slice and he would try to simplify this because with these brackets he would just try to simplify as much as possible. He said to study how to simplify some of the gables and the box bays. He said instead of trying to get as many possible elements as you can on there. Kevin said that was a good point that they were talking about pulling that element forward, it's just missing by a few inches so literally pulling it forward and pulling this down removes some of the complexity. He said the other thought they had was they had a large window with this detail in New York so they had it where they could break this. He said for example it becomes smaller squares, maybe two or maybe there's a line through the middle and some of it comes down so if they remove it and reduce it maybe even delete the entire gable. King said at the starting comments there was mention of the stone and a characteristic that was said that he didn't understand what the stone is. He said it was a stone piece that goes over it, like a cap. Brad said the big unknown for them is that they've spent a lot of time with the garage on the right or left and if they come back to the board and we've tried flipping the garage and end up back where they were at he wants to get a feel for how steadfast the board is after hearing from the neighbor's about the orientation of this or if they submit some landscape screening at their next submittal in addition to the other comments that the board has made keeping the garage on the right hand side if the board is going to be open to it. King said that they will certainly listen to the neighbors because neighbors are very important and they also view the neighbors as very temporary because nobody lives anywhere for more than five years, so they are thinking the long haul but will listen to the neighbor's comments. Clemens said the only thing he would say because he's not a voting member but believes that Mr. Novak said the driveway has to be six feet from the property line and he thinks that's actually two feet and obviously you could potentially have a rear facing garage so you could have two feet, the driveway and another couple feet and then the garage structure on the left but he viewed that aspect of it more as a suggestion to get much more light into the house. He said it's really the purview of the property owner more than anything. He thinks the troubling aspect of the garage from an ABR standpoint is how it relates to the cul-de-sac. How does this house feel, does it feel like an elbow sticking out of the cul-de-sac or is it or because the garage turns away from the cul-de-sac in a way or does it feel like it works into the cul-de-sac in some successful way, that's more the concern that he has. Harry told Brad and Kevin that on their resubmission they should show the footprint of the adjacent house next door and also the footprint of the house two doors down to the west and maybe a house across the street. He said in regards to the driveway that he knows Rudy Schwartz did a survey; he's got the driveway shown on this plan. He received it late yesterday afternoon but what he submitted to him as you know he couldn't scale it so he didn't show it to the ABR. Brad said that they would add all those things. He said they have Mr. Novak's house on his site plan and they can see that they are in line with his house and it shows the relationship to the cul-de-sac a little better but they will put the other homes on there as well. Clemens said a google earth view is helpful too. Brad said to him the garage doors where the cul-de-sac comes around he doesn't think it's as obtrusive but maybe when they resubmit they will show that a little more for everybody and they will show some landscaping there

as well because for what they are trying to accomplish and they want to build a beautiful home for the street as well we really do feel like ultimately with the way the grades are going and everything else that the garage is probably best on that right side but they will show better pictures and have that discussion at the next meeting. Harry said it might be helpful if they show an alternate A or alternate B so they get an idea of what it looks like on both sides. Kevin said you can see the shape of the lot the challenge of this as you can see when you're looking at this site plan that the left side of this and looking at the orientation how far and how quickly it drops back in terms of width you see that right now the porch is at the 50-foot setback so if he flips the house and doesn't take advantage of that little pie shape on that circle. He said if he flips it and has to pull that house to the right and he has to pull it 30 feet away from that right property line the lot because almost unusable. Harry said he thinks if they flip it they are going to be into a zoning issue. Kevin said there are all kinds of parameters that weigh upon each when you're developing a plan and you know what light and things are definite considerations. He said he's born and raised in Cleveland and completely understands the requirements but unfortunately by the shape of the lot and the angle of that property line that's coming off the cul-de-sac that's their big challenge as far as flipping it pulling the house over it becomes almost a house that would be long and deep and if you look at it from the front you have a 50 or 60 foot house so you would not be able to get the elegance and beauty of what they are trying to show as far as a house that has presence along Bramley Court. He said the challenge is going to be how do we present and protect that view and orient that view with working with what he's got to address the cul-de-sac and that's where we'll have to go back and study and look at it carefully.

Summation-motion by King, seconded by Naylor to revise and resubmit given all the discussions they've had and particularly wanting to see the layout of the whole end of the street, he said that's very important. Roll Call: Naylor-yea, Childs-yea, King-yea. Motion passed.

## **5. Penn**

### **338 North Cleveland**

#### **Accessory Structure-Final**

Building and Zoning Inspector Harry Edwards explained that this was a resubmittal from the last meeting. He thinks Becky Pantuso (architect) answered some of your questions. Becky explained that it was a basic garage. They pulled the sides down, modified a window and lost a window. King asked if there was some question about drainage and Harry said they just had wanted to see where the gutters and downspouts were going to. Childs asked if they would be willing to put one window in the middle to break up this big long empty wall and Becky said no. King asked to see the site plan and Harry asked where the trench drain in front of the garage was going to drain to. Becky said they were going to drain it back to the street because she thought they had to put it in the sanitary and Harry said not the trench drain. She thought they could go into the storm sewer and Harry said there's a ditch in front of the house, he doesn't think there is a storm sewer. Harry said that there is a storm sewer but you cannot take an open trench drain on the outside of the building and take it to the sanitary it has to go to the storm sewer and he believes there is only a ditch in front of this house and there is no storm. Becky asked if they could drain it to daylight if that's what everything on the street is doing. Harry asked if she meant out the back of the property and Becky said yes. Harry said they will have to go through

engineering on that because they don't like to do a list of discharges without seeing where the waters going. He said he knows it's a long narrow lot but they will have to look at that separately. Harry said they might be able to make the ditch out front, he just doesn't know but it's something they need to look at before they start construction to make sure they have fall to the ditch. Colleen Penn (homeowner) said they would be concerned about the ditch out front because they already have issues with the front of their driveway actually being on the neighbor's property so if they are going to be digging ditches and such they would have to get an easement for that. Harry asked if they had a ditch in front of their driveway already and he thought they already had a culvert pipe underneath their driveway. Colleen said yes that they would have to go under their driveway and they don't have any space to the left of their garage on their driveway. Harry said they can discuss that offline since that was more of a zoning and engineering issue. He doesn't believe it involves the ABR board at this time. Becky asked if everything on the street was going to daylight it seems to her to make a lot better sense to go to their expansive backyard that's got a bunch of soil to absorb that water rather than erect anything towards the street or the concrete. Harry said that was correct but they need to see the details on how that's going to work out. He said it's something our engineer is going to have to review as well. King asked if there were any other questions on the design. He said the garage is setback pretty far, a window or two would enhance the elevation but he doesn't think anyone is there to see it in this circumstance.

Summation-motion by King, seconded by Naylor to approve plans as presented and having Building and Zoning Inspector Harry Edwards deal with the drainage issues. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

## **6. Doody**

### **17 River Street**

### **Exterior Alteration Commercial-Final**

Building and Zoning Inspector Harry Edwards explained that this project was in front of the board a few weeks ago and they've also been to the Board of Zoning Appeals to get a variance for their pergolas and setbacks. Rick Siegfried explained that they received preliminary approval from this board and that everything has pretty much stayed the same. They made one small change on the small roof on the back. He said originally the corner wasn't at 45 degrees, it was at a little bit different angle and they had to rebuild it to 45 degrees to make the roof work over the top. He said more of it was because of the visual over the top from the dining place up there which is one of the hot tables from the deck up there and from this table looking out. They turned the corner into a hip and matched the hip so they got roof continuous all the way around it. He said they like it and it's all been approved by the village engineer with respect to the hillside. He said it's all going to look nice up top and they think it's really going to enhance the building. Clemens said he thinks the front entry looks nice and he has nothing against the pergola and architecturally he thinks it's an enhancement as long as it's not a feature room. He thinks with the entire new roof it's a pretty prominent element on the back of the building and he's not anti-skylight but he feels the back of this building and the view across the river is like Chagrin Falls front door in a way. He said it's almost the front view of our village because it's such an important place and he said the roof doesn't bother him but he's having trouble with all the sky-lights. He said he's not sure you need them for the dining experience and to him they are the only discordant element and we are all going to be staring at them, having opinions about them and he thinks they're a sensitive element to the

town. Rick Doody said he's not a big lover of skylights either and understands his thought. He said what he was trying to do since there are days of the year, probably in Cleveland less than 20 percent where it's a beautiful and you love the idea of being outside and the purpose of them in those days was to feel more outside than closed in. He said whether they have too many is an important questions and is something that should be addressed. He said as the structure goes up he intends to be there and get the feel as they go but if it's a beautiful sunny day you don't want to feel like you're underneath a structure. He said the whole view of the falls is sensational, it's great and they appreciate the board letting them do this because obviously restaurant people are trying to extend seasons in Cleveland Ohio. He said they are making this a year round or more useable patio more often is the purpose and on a beautiful day in May or June you don't want to feel like you're underneath some overhang, you would rather be outside underneath an umbrella. He said it's a tradeoff and a tough call getting just the right size and right kind. He hopes that they wouldn't be noticeable if they were flush with the medal seam roof and tinted sort of the color of the roof. Clemens said he understands they have a purpose but he thinks in the long narrow part of the porch he doesn't think they are necessary. He said they have seven in that deeper part and maybe they could use two larger ones 4 by 4 centered each under a window and he thinks they should relate to the windows above them more than any other thing. If they centered two larger ones under this you'd only have two skylights instead of 15. Doody said the three large windows are doors that open up. Clemens said there's only an 8 foot overhang and he thinks there's plenty of light there. Naylor asked what the height of the ceiling on the porch is, is open or a flat ceiling. Doody said the ceiling is sloped and he thinks at the narrowest it's about eight six. Naylor asked if the depth of porch was eight feet and Doody said he thinks it's eight or nine. Naylor said they are maximizing the light because you're getting southern exposure. She agrees with Clemens that she would rather not see skylights along that roof at all. King said he understands the theory but you're looking at the falls, looking at the river and looking straight up he doesn't think it makes you feel outside but it could if you had two big ones over the wider area. He said small skylights are like portholes. Doody said they went to great lengths and spent a lot of money to raise the windows that were there and turn them into doors and his thinking was to get enough light into the basement windows as possible. He said it still feels like a basement down there that there are low ceilings and it's not the most desirable space. He thinks they've improved it a lot over what was there before but the ceilings in the basement are very low and not exactly the most inviting area so they are trying to get some light into those windows. He said they could revisit the skylights and possibly return them. He said they were originally given the green light to start the patio on the wider section and that created some issues because of the required footers below so that's been stalled too. He said the skylights on the right are already on site. He said if they want him to look at bigger skylights over each door, three four by fours it would require the framing plan to change. He said that was an onsite adjustment. Siegfried said that the height to the bottom of this carrier beam is only seven foot five and then they go up seven and half inches to where the rafter sits there and at the bottom of this rafter over here there about nine foot five there so it's not as tall as everyone is thinking. He said there's eight foot tall doors back here, that door header which doesn't show in this section and getting some light back to there at some level he feels is important since this is northeast Ohio and most of the days are like today for six or eight months a year. He thinks getting some light into the back is the concept of lightening and brightening this whole thing up. Clemens said he agrees it's a trade-off that you're trying to get both in but if they are really trying to

make it feel bright in the lower level and the new doors you put on then don't put a roof on the long thinner area and just put a roof on the wider area. Siegfried said that this is northeast Ohio and we get as much rain as we do sunshine and if you had to pick you'd rather be sitting there when the rain comes not to have your food get wet as opposed to those 30 or 45 days a year when you're sitting in the sun. He agrees with Clemens that they're trying to have both and he doesn't think it's a bad goal in today's world. He said he could see doing one skylight across here instead of those doubles or something like that. He thinks the spacing on these doesn't necessarily relate but nothing totally relates and that's just the building they inherited. Clemens said it's so disingenuous you can't space the skylights relating to the windows above that it's ridiculous. Siegfried said there spaced relative to each other so when you're underneath there's a nice even space into them. He said he doesn't believe he's being disingenuous in anyway, they just might have a different opinion on what they can do. Clemens said they have seven skylights and was going to throw them on the roof in a pattern and they don't relate to the windows above what we could possibly do about that, you could have four skylights that do relate to the windows above or eight. He thinks they could do a bunch of stuff about that. Building and Zoning Inspector Harry Edwards said that when they did a preliminary those skylights were shown on their preliminary and there was no comments made about that. Clemens said that's true but windows are not massing and they've been throwing a lot of stuff in this. He said they've seen this building five times and something new happens every time they come back. Naylor said this was probably one of the most important public sight lines in the Village of Chagrin because you're standing at the main street bridge and everybody's enjoying the river and there looking down on this elevation. Clemens said if it didn't see them before it's a good time to hit them now because they're going to be living with it for the next 50 years. Siegfried said going back to his comment, they have looked at this a lot and if you center the skylight here the way you wanted them from the bridge it would be totally off down below and if you center them on the window's down below it's totally off from up above so they spaced them out evenly and they've got something that's not perfectly straight up and everything relates but they didn't get to start from scratch. They have what they have and someone beat them to the punch on these locations of the windows down below and their living with them and it's the same thing up above here this is closer to that than there is to here and nobody said anything about that, it is the way it is. Clemens said he doesn't think it relates to the windows below either. Siegfried said that was his point they spaced them evenly and that they really want the skylights underneath to get some light in. He said maybe they could do one row and getting rid of the second row up on top and space them differently. He said he thought that was the busiest and that he had pontificated on that with his client. Clemens said he doesn't think they should have skylights in that long row, he thinks they're really going to leap out at everybody in the built form. King said he doesn't think they have the overwhelming effect that they've discussed either. Childs asked what color the roof was going to be. Doody said they addressed that in the preliminary discussion and that originally they said a slate charcoal and in the preliminary comments is was suggested that they go with a little lighter gray, so they've picked out samples of lighter grays to go with the existing light building. He said they painted the entire building on this structure so that shows a fairly dark color it's not totally consistent and even the roof has a red color. He said the upper roof is shingled in a reddish brick color right now. He said that you can't see much of the shingled roof so they thought they would do a lighter slate blue stone color. Siegfried said that it's not going to be black and Clemens said he thought it was a nice color. He said they could compromise here that he gets

that the roof is kind of busy there and maybe they could take three or four of the skylights out and they could space them in the middle. Doody asked if they wanted them lined up with the windows below which is what they would prefer or the windows above. Clemens said he doesn't think they will jump out as much if they were lined up with the windows above and they are close enough to the windows below. But he thinks that in the long shallower roof there shouldn't be skylights. Doody said that they spent so much money trying to get light into that basement and that was the reason they did it and they have tents there now which do not allow sides per the fire marshal because there's no sprinkler yet and they are trying to get light into those basement windows and that was the thinking behind the skylights. Clemens said to put a translucent awning over there and Doody said that gets into insulation issues. Siegfried said that the skylights fit in between the rafters and there spaced to occur evenly between the rafters at 24 inches on center so that they don't have a bunch of extraneous framing where they get off the 24 inches so that we can line up here and then they've got weirdo headers and all that stuff that they're looking up at. He said their underneath looking up and that they want to look up at a very clean structure and we're their going to insulate the roof and run conduit in the insulation so they don't have a bunch of conduit underneath there. Clemens said he doesn't thing that's it at all. King said he's hearing the question whether they're there at all and we don't have to worry about framing. Doody said that it was just an attempt to get light in the basement because it gets pretty dark and depressing. Clemens said he understood and it makes sense and he understands where they're coming from.

Summation-motion by King, seconded by Naylor, proposing three skylights on the wide area, the east area and no skylights on the long skinny area. Clemens said so approved as noted and King said as truth is amended. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed. King commented that he found this exchange uncomfortable because they should have dealt with it more preliminarily. He said preliminary is massing and all that kind of stuff but they could have addressed this earlier and he apologized for that. He said that leads him to his walk around town the other day looking at Cranes Canary Cottage and realizing the tremendous changes that were proposed and he said he's looking to be speaking differently about the changes that were proposed. He said it's an idyllic building, it was a beautiful fall day and this and stuff but it's a very picturesque building and very much a fabric of Chagrin Falls, so continuity of this and continuity of that and making it all uniform is not important to him. He said the quaintness and irregularities are its beauty and he just wanted to say that now because he knows they are working on those plans now. Doody said they had a planning and zoning meeting last night and they were approved and will be going to the board of zoning appeals next and then the final with this board. He asked if they could be more specific so they could address it. King said it's really hard and was part of today's confusion is that they are on line and he knows how to read plans and looking at renderings and stuff, but looking at them on a little screen is really hard and makes it difficult to evaluate something. He said the photographs of Cranes Canary Cottage which he's seen for 50 years and really looking at it again it's really a cute little building and bringing it up to snuff, it's already up to snuff. It's perfect from an external view the way it is. It needs to be a better restaurant and they're going to work with them on that but changes to make it perfect or to make it uniform. He said they were working with Jekyll's and that burned down so they created a new building and it's now a new, new building which is fine but this is not a new building, this is an old building and it's a beautiful old building so the shiplap siding which you're going to try and save some. He said he likes that siding and

he likes the way it comes off and so forth and changing the exterior to put in another chandelier that's not high on his list and that's all the comments he's going to making today because they're not looking at any plans today. He said the just didn't want to ambush them and he was uncomfortable with today's discussions to some degree. Doody said the heard their comments about how far to bring out the gable on the front of that in order to make the bar area larger and they brought it back on the current drawing. He asked if they could get a preliminary look at before they get too far along in. He said they are trying to open the restaurant sometime before next summer and they have six weeks of state review and six weeks to prepare working drawings. He said as a restaurateur he's just trying to be pragmatic and also hopefully to open at a time where they're not too busy. He said to open in May or June around Blossom time is not a good thing for an operator because they need a little walk before the run time and he's concerned that they can't afford to push it back another eight months in order to open the winter of '21 or in '22. King said that they we're here twice a month for a walk-in so they could come in for an open discussion.

## **7. Batuqui Restaurant**

**17 East Orange Street**

## **Front Yard Retaining Wall & Fence-Final**

Building and Zoning Inspector Harry Edwards explained that they had been in front of the Board of Zoning Appeals back in February of last year for a new restaurant and got approval. He said they are starting their build out and got a little ahead of themselves they started a patio out front and it included a retaining wall, some fencing, and some lighting. Harry said he had to reel them in and slow them down to get them in front of the board before they got too far along and that's why they are in front of them. He said he had mentioned to them that they would be coming back to them under a different application. They want to make some exterior changes to their front door for the restaurant but that's not part of the review for today.

David McDowell (general contractor) said he was hired by the owners of Batuqui Restaurant and these plans were submitted by the owner of the building Ronnie Curtis and they were under the impression that they had all been approved and that's why they had proceeded and then discovered that, that hadn't happened. He is here to discuss the retaining wall, lighting, and the general look of what they're doing out front so it's in keeping with the building. He knows that this building is the Elias Whitlock Building that's used on their guidelines of historical commercial buildings. He said there are actually pictures of the front and back of the building on the Village website. He showed the retaining wall that comes off the right side of the stairs and comes down around the patio. He said that wall is holding back the dirt elevation. He said it's about three and a half feet tall at the tallest point and then when you come down towards the street when it comes around the angle it basically meets grade. He said on the plans it was shown to be architectural landscaping stone stacked on top of each with stone glue in between. He said they deemed that to be inappropriate so they are going to put in a lock wall which is already started and then face that with full brick that matches the building and that brick is belden brick, it's unglazed and it is in the same colorway as the building. He said previous repairs on the building to his way of thinking weren't done correctly, there's been doors that have been closed in, the brick wasn't keyed in and wasn't the same style. He said they are committed to making it look in keeping with the building as much as possible. He said the brick will also be on the left and right side of the stairs. He said the original plans talked about those stairs being poured concrete which was what was there before

and they thought was quite ugly. They are going to do brick with stone treads leading up to the landing coming into the building. He said in terms of lighting they're going to put post lights and they will replicate what is across the street at Cuff's in front of their building. He said they are basically replicating what's in the neighborhood and what's appropriate in terms of the look of this historic building. King asked how many of them are there and Clemens asked to describe their location. David said in the corner just to the right of the stairs will be one, at the angled arch where you see the 15 feet meeting the eight foot three will be one in that corner, they'll be one in the corner closer to the street where it comes down to the seventeen foot wall, there will be one all the way at the far corner towards the street, one in the middle of that long section of the patio and then one at the corner that's basically in line with the left hand side of the stairs but out at the front of the patio. Childs asked if they had any elevations of this like section cuts to sell how high the wall is, where the lights are located, how this all comes together. He said for him personally plan wise, he'd like to see how it works with the building and the walls and how this all goes together. David said he doesn't think they have an elevation here but he has some pictures of a rendering that the architect provided to him yesterday. He showed the picture showing the parking lot off to the side, the patio, and when you're down on the sidewalk there's an initial set of stairs that comes up from the sidewalk and then it meets their new sidewalk that goes to the building. He said you can't see the patio and you'll maybe see eight or ten inches of the wall from the street. He said the patio is pretty much hidden from the street. King said he takes issue with that, he said he was looking it over the other day and he thought it was a German restaurant and you were building the Berlin wall there. He said you can absolutely see that and with six, eight, or how many lights you're going to have to be careful that airplanes aren't going to try and land there. David asked if he was saying there's too much light and King said he's saying that the potential of that is tremendous. He said they were two doors away from the residential district and you're building a restaurant in your front yard. He said that's quite a space and he's concerned about the light because you match Cuffs light and they only have one. David said that he's open to anything but these lights are considered dark sky lights. King said he's not sure exactly what that means and Clemens said it means it has a solid hood and they only shine downward. Clemens said they are going to need more information about where they are and give them a chance to go look at Cuffs and process the information that you're presenting to us now that we understand it a little better. David said he totally understands that and that they were caught totally unawares here. King asked how that happened and David said he was listening to Ronnie Curtis who said everything was already approved and lets just get going because I want to get these people open. He said the original architect did not go before the board and that he was not aware of and he said he couldn't make this meeting and that's why he's here in front of you. Childs said it looks like this is pretty important in front of the building and that it's a beautiful building. He asked if even for his own say wouldn't he want to cut a site section through here from the street to see how this works, put a couple people in it and maybe another section through here just to study it and then you can see the lights. He said he would think he would want something like that to understand how it works in the relationships from the road to there because it is still downtown Chagrin and that's a beautiful building and how that much lighting works and relates. He thinks they would want to do all that to see how high it is from the building to the grade and how the relationship of the stairs is. He asked what's going on under here, is the walk under there and David said no that was where the brick is going and that the staircase is brick. David said originally that was shown as poured concrete staircase that was replacing

the poured concrete staircase that was there. They said it wasn't in keeping with the building and said they were going to do stone treads and brick for that staircase. He said the patio is already poured and the only thing that isn't poured is the upper landing above the stairs and the stairs aren't built yet. He said the patio and the sidewalk have been poured. Clemens said he thinks the materials he's talking about are encouraging but there's just a picture issue and questions about this. David said he would need their guidance to tell him what you need either from the architect or him so that they can answer those big picture questions. He said he's a residential contractor and he usually does old historic home projects. He said he got into this project because he knows the owners of the restaurant. He said that's where his aesthetic is coming from and that's why he rejected the way the retaining wall was designed and the way the stairs were designed. He said they are keeping with the building and he totally respects that idea. King asked if there was any help conveying what we need from him in terms of plans. Childs said he thinks to build this stuff you'd want sections through here just to build it and he thinks you want some say in a section through here and a section this way, a horizontal vertical he would think to see the relationships and how it looks and the walls and an understanding on how it ties in with the road. He thinks they need a couple of site sections. They need details on how they're going to build all this stuff or are this already built. David said that these plans have some of that on it and on the left hand side where it says existing parking lot that's the elevation that comes straight across onto the patio. He said because this is a restaurant and has to be ADA that elevation with the existing parking lot was carried straight through to the patio and then you'll see that sidewalk that goes up to the left of the stairs and that blank space in the middle is a planter that will have shrubbery in it and then you have the lift that goes up to the landing that gets you into the building. He said the elevation of the whole patio is at the same elevation as the parking lot and the stairs bring you up to floor level of the existing building and what was there originally was a deteriorated concrete pad with deteriorated stairs and that's what they're replacing with the stone and brick stairs and then this pad which will be all concrete. He said it won't be just gray concrete and if you want to look at the site to see what's proposed. He said the patio is exposed aggregate and not just troweled concrete so it has more of a character to it. Clemens said in relation to that especially to the lift he thinks a front elevation that shows those steps, the lift, the wall below the building and the front of the building. He said the lift itself is potentially a structure and they would want to see what the lift looks like too. David said the lift comes from the company Aero and is basically just an open platform. Clemens said it either has low walls or rails and David said it was rails. Childs said that when he said to do a site section so they could see the elevation of building in relationship to all this and even the side so you understand their relationship with all the elements. Building and Zoning Inspector Harry Edwards said to David, that he was coming back to the ABR and he wanted to know what the architects timing on the front door and stuff. He asked if he would be able to get him some section drawings and front door details and make one pass at the ABR. David said they were planning on being at the December 1<sup>st</sup> meeting. David said he doesn't have a whole lot of confidence in this architect; he was kind of foisted upon him so he can't really speak for him. He said he's basically trying to make up for him. King said he was getting that feeling and he thought they could work with David, that he seems to have the right feel but they need to know what's going to happen. Harry pointed out to the board that he has already constructed the cinder block walls. He said they were already under construction when Harry showed up and he asked him to stop with the cinder block. He said that David did show them samples of the belt and brick that matches the front of the building

and he knows that he's concerned with the weather. Harry asked if it would be acceptable to finish that wall with brick so he can move on with that portion or do you want him to hold off. King said he should hold off with everything that he shouldn't put his jackhammer away for the winter as far as he's concerned; he said that this was ridiculous. Clemens said he doesn't think weather wise and he realizes that David is in the middle of all this he doesn't think since they will be talking again on December 1<sup>st</sup> about this that he would hope that he'd have some decent weather to finish up a masonry project after December 1<sup>st</sup>. David said his concern for the owners of the building is that we get the stairs and the upper entrance way constructed so that they had access to the building. Clemens said that he thinks the big question is are you allowed to build a big dining patio in front of this building on this lot. He asked what the zoning was on this property and Harry said that when they went in front of the board of zoning appeals they did get approval for outdoor seating. The question is the number of seats there are on this plan and we need to check and make sure it complies with what was approved by the board of zoning appeals. He said there was outdoor seating was on the plans. Clemens said the lighting plan, lighting locations that would be really important. He said he thinks if they have more time to walk around this and getting comfortable with what's there. David said he would be happy to meet anyone there just to walk them through the plans if they wanted. David said he understands that they need to have sections and elevations so that they have that on paper and know exactly what's going to happen. King said Harry will revisit the zoning issue with how many tables were approved. Harry said that the frustrating part about this whole thing was that when it was in front of BZA they talked about the outdoor seating being on the patio period and then two weeks ago they started constructing this retaining wall and he even talked to the owner of the property and he told him that it was going to be a grade level patio and the next thing you know they are carving out the hillside building a retaining wall and we have no plans so that's why they are at this intersection.

Summation-motion by King, seconded by Naylor to revise and resubmit given all the conversation that we've had. He said he would not progress at all and that the owner is not new to this town, he just thought he'd try to blow it by them and he's sorry David is caught in the middle and he looks forward to working with him. David said he would do his utmost to make it look as it belongs as well as can be. Roll Call: Naylor-yea, King-yea, Childs-yea. Motion passed.

**Walk-In Rick Doody and Rick Siegfried talked about**

Siegfried said that part of the strategy was to extend the bar and make it a real bar instead of seven or eight seats. The concept is to have a bigger bar. Siegfried reminded them that when this all started two years ago when the original Game Keepers concept changed there had been a dumpster in the corner right on the street. The moves they are planning are generally very positive. The other thing they are proposing over here which we're going to look at is there's a service entry down into there and it's like a concrete slopes down and it's well kept up but it's still a service entry that they want to get rid of and have those things come around into the back and the other changes in the back how strong the feelings are there. This piece on the front here is still under consideration for a lot of different reasons but mainly he thinks King is talking about this view. King said it's that view and if you took 30 feet to the right and you were looking at the turn around and JoJo's at the same time. Naylor said to the left of the main entry and she did a walk around the building and feels the same way that there's some historic

fabric there it really plays to the village. She asked if it's where it says JoJo's Steaks is where they're bumping that area out. Siegfried said that there's a canopy being proposed there. Doody asked if the ABR is aware of the fact the whole block has just been purchased or is being purchased and they said no. He said they have been working with the Visconti family on this restaurant for about five or six months to take over the Bull and Bird, Game Keepers and do a restaurant. They also had approached them on purchasing the inn and everything else but that just became in our opinion beyond our ability to afford it and so they didn't consider the purchase of the inn but they still want to do a restaurant at the Bull and Bird space. He said they've been working with Dominic Visconti on a design for the entire block from the red building to the inn is being purchased by Brett Adams and some other investors in the City of Chagrin Falls and so they will presumably end up with a new landlord. One of the things they've asked them to do is full disclosure is omit that to the right off there. He said they like the idea of a trout room which is the room behind JoJo's Steaks and he agrees that drawing doesn't give it justice but if you look at it right now you have an HVAC unit on the roof that they were trying to screen. He said that they could do a better job with the HVAC unit just being out there as the plain as day and he thinks at the end they will get there. He said they were asked by Brett Adams to omit the structure to the right where the two people are standing on the patio. He said he's going to propose as a counter since they were fairly far along with the Visconti family before he got involved to at least allow them to do some sort of patio out there where people can wait because the trout room which is the room behind the JoJo's steaks is primarily a party room. He said the concept here that they think it's going to be and it's not done and the names not there and he's sorry about all this but they haven't done their due diligence and work. The trout room would be primarily a party room and the concept is sort of an upscale bar so making the bar larger is really paramount in the way we do this design. He said that they do want an active front and they don't think that awning structure, since he's had several meetings in the summer under those awnings and it's very, very hot and uncomfortable. He said it's not ideal space for sitting outside. He said it might be okay on a November day but in the summertime you feel closed in, it's very dark and sort of depressing in there. King asked what awning he was talking about and Doody said it's the one by the front door. He said what they are trying to do here and they've made comments and they are trying to listen to those comments. He said one was keep the shingled roof, which they agree with, they don't want to spend the money. He said the fireplace that is on the right should stay. They removed the window to the left behind the tree, the dormer because it's a window to nowhere anymore. He said when they remodeled the Bull and Bird they blocked access to the second floor. He said there's no second floor in this restaurant anymore. They don't think the access to the basement was very appealing and didn't do much to the corner, to the visibility of the entrance so they think taking the same paneled railing and moving it across on the patio and doing it on the right with a roof structure would be nice. He said there was a comment about the windows being sort of warehouse looking and they agreed with them and went with two double hung windows in the main gable coming out on the front. He said there was a question about them coming too far out with the gable before and they brought it back as a compromise. He agrees with them that he doesn't like the JoJo's Steak but he said the purpose of that was to hide the HVAC unit that you see in the photo. He said they could approve on that. Siegfried said just for reference in the previous submittal they had the gable out front here and the board was kind of split on that. He said some liked it, he said Childs liked it because it's consistent with a lot of other things on the street and all around town. He said it's currently back here so they

thought they came up with a pretty reasonable compromise by setting it back lining it up with this column down below and it gave them a nice form for the roof. He said that was one of the things that they did differently this time around to work in conjunction with them and come up with a solution that makes everybody happy. King said that they have some contemporary details, covering old details, cable fencing, metal roof and things like that, that really, really changed the feel quite a bit. Siegfried said that it's been around a long time in the cable rail and when you see through here you notice we've left all this big signing here that they were proposing to not have and it's pretty but there's a lot going on here and you have little four inch boards, the door, and the big wide paneling so they wanted to make it a little more cohesive so they used that wider paneling everywhere and this cable rail actually does a better job than anything going away and letting you see that. Doody said the cable rail was infusion simply a way to make the railing up to code because he thinks that the side railing from the inside is about 18 inches high which is obviously not high enough for code. He said whatever they do there they want it to be as non-descript and non-noticeable. He said they shouldn't have the vertical rails there if they don't need them. He said the purpose of them is the existing solid wood railing only comes up to their knee or right above their knee and that obviously is not code and they don't want it to feel like a railing we wanted it to go away. He said if they had a different recommendation on that. Clemens said he's not bothered by the newer elements of their design. He said in echoing what King started bringing up before and he thinks he said this the first time and he was probably in the minority, he thinks that historic façade should just stay and he thinks that little dormer should stay and he thinks the JoJo's that the block with its flush siding he would like to keep that as to the bottom of the existing windows would be ideal, maybe they could put a flat roof over that area and that area becomes your patio instead of the other and you raise it up. He thinks it's more about preserving the actual historic elements than making a more perfect element that's new or nicer element that's new. He said it's more the historic and that it's really kind of compelling in this building. Doody said that they could leave the dormer if that's an issue. He said the issue they were trying to create also was that awning is quite low and he doesn't know the height of it on the inside but it feels closed up. Clemens asked if they have a sloping roof then you have a flat roof and Doody said yes. He said it was the same height as the awning but it feels high but it feels closed in and he said if you sat under the awning you would be able to see that. He said that it was terrible and if they are proposing them changing from a metal to a flat roof. Clemens said he was only talking about the small portion in front of JoJo's Steaks sign. He said he thought it would be great to preserve as much of that little façade as possible and then maybe anything you do to screen up above is more of an added element, screen or something. He said they were just brainstorming and if that little piece is a roof net and another terrace there and more seating which seems like a lot to him but he knows they've gotten the variance for everything but maybe there's a way to roof that just straight flat or make it different so it sits below the windows. He said to just preserve as much of that façade as possible. Siegfried said that façade has its good parts and its bad parts and he thinks they like the scale of the windows and the pilasters and all that. He said they could probably all agree to screen this unit a little bit right and currently you can see where the roof comes across there and then where they're proposing its up quite a bit. Clemens said you can still see a little bit of it up there and Siegfried said that's why the façade just comes up because in the process we get rid of all this oil canning aluminum which he assumes historically it's okay to get rid of that. He said you have outriggers that nobody's in love on their side of this thing with these outriggers. He said they're gone

from most of the rest of the building already and they don't really serve any function except to cast these little shadows down through here. He said it's down below and he personally can't find any saving grace down there and that there's nothing here that he wants historically that he thinks is either all that old or makes all that much sense. Clemens said if you did the stone patio with no roof it would be perfect and just get rid of the entrance. Siegfried said it probably won't be stone and he said part of this was to bring some cohesiveness to the pretty jumbled up area and he knows it's been there a long time which makes it historical but looking around Chagrin at the things that are historical this composition isn't one he thinks he would find in a history book. He said we can love it because it's old and it's been there but architecturally it doesn't lend itself to anything. Clemens said it's picturesque. Naylor said to put attention into the shiplap siding that continues on the north elevation. She said there was one drawing that he had put up that showed that side of the building that was popped through with window openings. King said the rendering from the turn around. He said on the north end the glass they see it's actually the glass you see in the back. He said there's no glass on this side, it's all open. Naylor said she's trying to get towards the end a little more on the north elevation that's hooked in on the half circle. She said to pay attention to the shiplap there and making that whole part of the composition intact. Siegfried said that they have already done that siding, it wraps around the corner. King asked about the brick that's there and Siegfried said it probably exists. King said it would be nice to have the masonry that the pillar beside the service entrance, the stone and mortar treatment would be copied other places. Doody said they could match that stone and they will reuse what they have there and match it. King said that would be great. Naylor said they have the parameters of what they are looking at. Siegfried said it's there intent to match that. King said he thinks they've gotten input and is glad they came back. Clemens asked what the voting boards thoughts were on extending the gable forward. Doody said that they would still like to extend it somewhat. Clemens said he wouldn't equate extension of a two-story space above the bar forward 10 feet or not with the bar itself. He said that they could have a bar that has a partial too high space and a lower space because some people like to be under the too high space and some people might like to be under the lower area. Siegfried said that's exactly why he brought that up to delineate that. He said currently that cable's back here and they are pulling it out six or seven feet and lining it up with this column so that it will come across and that'll be a structural transfer. He said essentially this now defines the high ceiling and it's homogeneous and this wall all feels unified as a space and then the dining area wraps around and you've got to have a bar seat under a low ceiling, you'll have three opportunities but they really want that window that faces east because while the restaurant is open there's no direct sunlight coming through and that's why they've been looking at the size of it. They might make it smaller or as a double there and a pair. They want the space to feel homogeneous and not half in half out. He thinks the design is ultimately going to feel a lot better and he thinks from the outside once it's built you come back in here and we'll all remember because we've been involved in these conversations whether this cable's here or here. Clemens said you can say this about every historic house in the town, just tear the whole town down and rebuild it a little different. Naylor asked how many feet forward on the gable were they proposing and he said either five or six. Siegfried said that they've all added on to historic buildings and not destroyed the fabric of that building and mirrored what was there, mimicked or matched what we thought was important. Clemens said he's never added onto the front of the house and recreated the front in front of the house and said hey that's fine, that's historically okay. King said there's a brilliant architect who took a car dealership

and made it into a cottage-like restaurant it's called M and it's across the street. He said they sort of DE constructivist building and they did modify the gable on the front quite a bit in the process. He said that between the car dealership. They said it was not the Crane's Canary house.

Meeting Adjourned at 12:15

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Steve King, Chairman

Date