

VILLAGE OF CHAGRIN FALL

ARCHITECTURAL BOARD OF REVIEW MINUTES

DECEMBER 1, 2020

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

Also Present: Harry Edwards, Joan Andersen, and Dale Markowitz (law director) Kristy Holmes-Facilitator

APPROVAL OF MINUTES

Motion by Naylor, seconded by King to approve minutes from the November 17, 2020 meeting after making the correction of word from white to wide portion on 17 River Street. Roll Call: Naylor-yea, Childs-yea, King-yea.

1. Huntington Bank

88 N. Main Street

Exterior Alteration Siding-Final

Building and Zoning Inspector Harry Edwards said a couple of weeks ago King had asked the board members about this project and wanted to know if he had gotten any feedback. King said they we're not allowed to really do that and just mentioned it so the board could familiarize themselves with the back part of this building, which is very intricate. He said It's very convoluted and he just wanted them to have a picture in their mind about the back of the building when it was presented today. Gerry Weber (architect) said they've taken everything that the board has said under advisement and made a couple of changes to the gable return ends and the fascia along the sides of the building on 88 West Main. He said the other main and major change that they made is they removed all the vinyl siding that was put up and replaced that entire building with Hardie siding. He said they're going to put in corner boards on the whole building, because as mentioned before the back of the building is very convoluted. He said they are going to put the wider corner boards and make the whole building at least the siding portion of it look correct. He said as it stands right now the only gable end that you see right now is the facade along Main Street. Gerry said he went over there with the contractor and they measured the gables and the fascia along the sides of the 88 building and what they are showing the board is based on those measurements. He said he's extended the overhang more than shown last time to give it some more detail and more presence. He said he tried to balance out the gable return in proportion with the whole facade of the building to make it look proper. He said that's basically what we've done in a nutshell and welcomes any comments. Naylor said she has a comment about the windows. She said at the last meeting they talked about moving to a Pella Reserve, a wood window. She said that on the drawings, they've got a Pella Resource, white vinyl window. Gerry said he missed that one from when they talked about it. He said he would mark the drawing with the change, that it was a typo on his part. He verified the name of the window as being the Pella Reserve. He said that it's their intention to put up the windows that they wanted and thought were proper for the building. Clemens said it seems like a big improvement and Naylor agreed. King said he appreciated their efforts on this since it's a very focal building.

that corner board. He thinks it cleans up the composition. He thinks there's still something nice about seeing the end of the old and the beginning of the new and he thinks it's going to be a contrast. He said even if you tooth it, it's going to be odd because the old boards are so irregular and the new ones are going to be perfect and it's not going to tooth perfectly. He said he knows members of the board felt otherwise on that. Naylor asked to see that elevation again where you're going to tooth it in. Clemens said he knows there are practical difficulties in actually tubing it in and he might have raised those. He said he was fine with leaving the board, but didn't know how the rest of the board members felt. King said that tothing is never perfect and it's a sign of an old house and Clemens said so is having a board there. Naylor said she would tooth it in because when you paint it, you probably won't see the irregularity of the boards and that putting that vertical board there; it's in an awkward location. Mike said they had the board there and he didn't think they liked it because it cut the house into kind of a weird proportion. He said they talked about squishing the back part in, but then we were losing space and the owner was freaking out about that. He said he thinks this was probably the best solution out of all the discussion. King, Clemens, and Naylor all said they liked it.

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

4. My Mindful Market

7 N. Franklin

Signage-Wall Sign-Final

Garrett Leinweber co-owner of Mindful Market presented plans for the sign they want to put up. It's going to have a white background with the green lettering and then the green logo. He said they had to reduce the size of the logo to make it fit within the limitations there. He said that's what they're thinking of putting up. He said the lettering would be wooden. Clemens said it looks nice. King asked the leaves were and Garrett said it represents their brand and is on their packaging and everything. He said it's their trademark logo.

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

3. Guaranteed Rate, Inc.

100 N. Main Suite #225

Signage-Awning-Final

Paul Lange with Sign A Rama explained that he is working with Guaranteed Rates regarding this awning and also working on the HDU sign but there not ready to present that. They want to remove the current awning, the frame and all, and install a new black awning and using their logo color. They will have a drop portion of the awning covering the front. He said it's not going to be as deep as the current awning is. They wanted to raise it up a little bit higher. He said it's a pretty simple, straightforward sign using their company colors. He said it would be black canvas.

Summation-motion by King, seconded by Childs to approve plans as presented. Roll Call: Naylor-yea, King-yea, Childs-yea. Motion passed. Paul asked about moving the post back about a foot with a new post. He said they had received something saying that it might not be permitted. Harry said when they are ready to do that to just reach out to him and he will work with them.

Siegfried (architect) presented plans for the service area that is the focus of their change. He said they are getting rid of the soft seating, the canvas roof and the drop-downs, and they've made a bunch of revisions based on what was talked about at previous meetings. He said that roof over that proposed patio or the right side is gone; we're not proposing a roof there anymore. He said they want to get rid of that service area because they think it's unsightly and not the right presentation for West Street, with everything else that's there. He said they put the dormer back onto the roof, the double hung window back into the gable; the pair of double hung to mimic what is already there and they have extended the gable out a few feet. He said on the side elevation they are using the same panel that's on there right now. He said it's a cable rail that meets the code requirement when those windows slide open. He said they slide out of the way at each case in each bay and gives them 67% opening across there to make it really feel open when the weather's nice. He said the dormers aren't on the drawing but they will be there. He said on the back, you can see the existing elevation where that chimney is in the back wall and they are taking that standing seam metal roof off of it and adding the deck across there. He said that was so they can have four tables there. He said it's accessible off the main restaurant level inside the place since it steps up pretty good as you come up off of West Street. He said that this is what they are proposing. He said they are still proposing to get rid of that fireplace there and he doesn't think there is any historical significance to it. He said it's a steel firebox its mountain listed as a rebel facade on it and you can see between the concrete cap and the stone blow. He said you can see right through it. They want to open that up and let more light in on that elevation. Naylor asked what was going on with the water feature that's right there and it looks like you're not bumping that section to the North out, correct and you're keeping water. Rick said that the roof is gone and with this proposal that fountain on the left side would disappear. He said they haven't worked for a long time. Naylor said the old stone fountains are pretty wonderful. She said one of the things that I'm struggling with on this project is we don't really have a historic report with its identifying historic materials. She said she took a close walk around that area and you've got those wonderful, too little water features that kind of flanked the entry to the inn going on over there and there questioning the ship lap siding area of the building. She said she ran across some old postcards of Crane's Canary cottage, which shows some of that ship laps still in there, I don't know when the postcards are 1920s, 30, something like that. And I think we need some feedback on it since it has some historic fabric that she thinks there overlooking, which includes those water features, the stone and all of that. She said it's really part of the Cranes Canary Cottage. Rick said they introduced the stone back in where that retaining wall comes in to support that patio, the shiplap siding wraps all the way around it now. He said there's a big area where all the gas feeders and electric feeders are and they want to build a little box around that and wrap that in the ship lap siding as well. He said if you're really wrestling with the fountains and you wanted us to study those harder, he would ask that we at least look at the other pieces of it so they can keep the project moving. Clemens said he doesn't have a problem with the rear terrace or what is happening in the rear of the building or the other changes in the back courtyard. He also saw nothing on the side, elevation. He said he wasn't really focusing on those fountains at Wendy's bring up, but the two elements of the Canary Cottage one being this block that we're seeing in the side elevation and, and the other being the front gable, he thinks those need to be considered as historic elements. He said he thinks they are prominent historic elements and a historical report will show that they do have value so they should be studied before you

wipe them out. He said those are the only elements that he's concerned about. He's also said he's concerned with the front roof to the right side of the entry and its relationship with what's going on above seems kind of tricky. He wasn't sure how to make that work with that façade but thinks there might be a way that leaves that facade more intact or maybe it's a truly flat roof or no roof in that area and you have open seating right there. He said what's underneath where the JoJo's Steak sign is seems like the big change to a piece of historic fabric. He's also not sure about pulling the gable out. King said he doesn't care for the two small awnings under the JoJo's Steaks sign and he doesn't think it fits the rest of the building. King asked about the black metal roof being downplayed in this colored rendering. He asked if it was 10-inch-wide piece of black aluminum fascia board that goes all the way across. Rick said it doesn't have to be aluminum and there's going to be a gutter on it as well and will read differently than what you see there. Clemens asked if there were any architrave over the columns and Rick said that there is a beam there. He said they are trying to get as much height there so there keeping that minimal. He said it's a thicker roof system and you can see the header going cross between the column capitals and they are minimizing it so that they can get taller glass and get brighter space in there. King asked if they were fixed on a metal roof since he doesn't think it fits the rest of the building. Rick said that they liked it. Clemens suggested an architrave with a cornice over the columns and then a straight flat roof for the whole thing. He thought it would keep the historic fabric of the white brick with a flat roof. Rick said they could raise a little bit since it's already a flat roof. King said to change the windows since they are pretty square. Rick said they could put the lights in them to look more like the double hung in the gable. He said they can look at that but moving the gable out makes the whole thing work inside and it's just the restoration of exactly what is there. He said if they made that roof flat instead of the standing seam, you wouldn't see the metal and they would get a little more height, which he knows that Doody would like. He said they could change the awnings, change the windows light shape to make it smaller, more intimate, like what's going on over on the left. Naylor said she's concerned about taking the cable out. She feels like we are losing the historic fabric and the historic feel of this building. She said restoration is not the same as having the original material intact. She said King has touched on this several in several meetings about how we want to keep the historic character of Cranes Canary Cottage. She asked for an update on where we are in the historic significance report. She would like somebody to look into what is the historic fabric and the history of this building and to find some historic images so that we know what we're evaluating here. Building & Zoning Inspector Harry Edwards said a historic report was done and reviewed by the board a few meetings ago. He said if they want a new one they are going to have to request it and he will have Perspectus prepare a new one. He asked how that was going to contradict what was already on file. Naylor said she wants a more in-depth report telling them what is historic fabric in this building and she's already seeing indications just on things that I've run across. She said if the board does not want to go to a historic report, I think we can look at it and see where the historic fabric is. Clemens said he thinks a historic report is a good idea. King said you can stand in front of it and see, except for the changes, what it was with the fountains and the ship lap. He said the ship lap proposed looks different and he would ask that they copy the ship lap that's there exactly and the contemporization of the building is clear and they need to roll back a little bit of that and find a middle ground. Naylor said she would like to see an effort to preserve more of the historic fabric, not replace it with new as a restoration, but to try to maintain the existing historic materials, including the existing shiplap, that existing gable, and in that location respect those fountains and what's going on in the courtyard area that are historical. She said to look at the historic stonework fountains, be more sensitive to treatment of that area of the building. She said her understanding is they are not pulling that section forward anymore to the right on this rendering. Rick said the shiplap is intended to be as close as we can get it to what's already there. He said on that gable there not going to remove the old siding and put the old siding back and he doesn't think they are required to do restoration but need to respect the materials that are there and match them. He said there not trying to

change that look. He said that the service entry is old but he can't see any reason to keep it. King said he didn't think anyone was fighting for the service entrance but Clemens said that its and interesting quirky fun historic piece, those two windows, three columns, the little funky pergola thing. He thinks Rick is missing Wendy's point that keeping the existence and maintaining it versus wiping it out and rebuilding it is the issue. Naylor said they are looking at the significant character defining features. Rick said when he looks at the trash enclosure he sees a four-panel door flanked by a funky sidelight that goes into service area down below and he can't find any redeeming quality to that, that outweighs using that as a place where people could sit on the street and enjoy the street and be guests at the establishment when it's not necessary as a service entrance, it just doesn't do anything. He said it detracts significantly from the street elevation. Clemens said that at the bottom of the columns there's a little base below them and everything below that is in one category and everything above it is in another category. King said to make the changes in a better way. King said if they had a flat roof it would improve those windows. Rick said they already said they could do that and get rid of the awning. He thinks it's important that we raise that pair up and shield that equipment a little bit more. They are keeping the stone piers down below or matching ones that go across. Childs said he thinks there's a lot of pieces, parts and different pieces of massing that they have to put all together, which is a challenge because you're always trying to get a nice clean composition that kind of sings and moves and works together. He thinks it's an incredible challenge because of all the different forms and pieces and parts and said hats off to Rick for so far it seems like they're moving in the right direction. He totally agrees with the flat roof, that's a good solution because then you can get a proper tablature, freeze, and a crown. He said it could return very nicely and have this nice clean tablature that runs nicely across the composition. He thinks that it would be nice to get all the lights to match so they have a nice rhythm and balancing feel. He thinks the windows are a little bit out of scale and proportion and have the same light pattern. He would get rid of the awnings. He said he struggles with the whole concept of moving this gable out six feet to cover the bar area because from an interior standpoint, because we always look at architecture not only when we're designing for the outside, but we're always constantly thinking about internal elevations and blocking those interiors out, along with the composition of the exterior and can see that reading as a strong element and a very potentially really cool spot that a lot of people would enjoy that, but understands the historic part of pulling that out. Clemens said they could potentially extend the parapet or put something up above that's separate from the existing parapet screen that you could put signage on and set it on the existing element as a base. Rick said he doesn't like the base. Clemens said that it is historic and that the board is supposed to protect historic elements of Chagrin Falls. King asked about the railings and Rick said the railings have all sorts of code issues. There's a plexiglass panel in front of them and they look terrible and don't meet code. Rick asked if they could recap what they were proposing. He said they are looking at making a flat roof across the new area in the front porch, get rid of the upper awnings and do something different with those windows because the roof is going to intersect them at some point. He said even replacing that tablature where it is they'll be truncated. He said they could add a longer window with a different proportion to the mutton bar size, but they are not going to leave the existing windows as they are and introduce a roof there. He said he could see putting a flat roof there and possibly keeping those columns running up. He said he doesn't like those columns on the upper part because they don't do anything, but he's willing to study that. He said they'll have to do the report on the fountains since they have different opinions on them. He said they haven't worked for years but that's not an excuse. King asked about what the different window treatments were, are they French doors or sliders. Rick said they are triple trek sliders so they can get fresh air in. He said the trout room is very dark room with dark wood paneling and not much light. There were window coverings and then that fireplace was in there and they are trying to lighten and brighten it and bring it into the 21st century. Clemens said that to the right of that front block, the new doors and windows there seem fine to him but thinks a historical report would be very helpful with. Naylor said she's was

okay with the windows on that rear wing behind that shiplap area because she thinks they could incorporate the stone patio area out there with the fountains and the whole garden with those doors open. She said she understands wanting to get light into that area, the outdoor seating, and incorporating this with the existing stone and fountain and trying to blend it into the inn. Rick said what's out there now is a big tree that's kind of seen better days, the fountain, some sandstone pavers and groups with gravel around them and some landscaping. Naylor said it just needs some attention and she understand not going back to another historic report, but believes those appear to be historic materials that have probably been there for a long time. She said to her it's like taking down the wall at Grove Hill. She said the stonework and the hardscape is a significant part of this property and she thinks they need to consider it. She thinks those windows to the rear work, if you can blend them into the existing windows at the end, maybe using white mutton bars and blend in the fenestration patterns to match, would work for her. She said to keep the ship lap siding around this corner with the pilasters but work on the first-floor portion to make it something that you could use but keep that upper part of the shiplap area and then on the gable end she already stated how she feels about taking it down and building it with new material. Rick said that gable is just so important to the interior, like Childs said it's just critical. Naylor asked how much further they were bringing it out and Rick said 16 feet. He said they've pulled it back considerably. He said originally, they had it out to the road and then they've brought it halfway back. We feel like we're compromising and trying to work with everybody, but if they don't do that inside there going to sacrifice that opportunity to create the best interior space in town. He said that the whole thing wants to sit under that high ceiling and it wants to make sense. Naylor said when she ranks historic features on this building, she starts to see the shiplap area and the pilaster and those windows as the top of the hierarchy. She sees that fountain and stonework and maintaining that relationship with the inn, because there's a symmetry with the fountains on either side of the entry to the inn. She sees the rear of the shiplap area as being okay, going the direction there going. She said what's happening is these were originally two buildings and now they're reading as one. She said that gable end building has already been significantly altered and it's hard to look at that. She said the only primary feature left of that building is that gable end, but the composition as a whole historically has lost a lot of integrity because it's got a porch already wrapping around it. She said that's where she's struggling on that gable end and maybe there's room for some movement of bringing that gable end forward, but then there really strict on the rest of this. She said to get a flat roof in there, keep that shiplap in the pilasters, and get rid of that standing seam metal with the look with muttons, because it's reading like the buildings across the street, that are more contemporary. She said she's trying to get to a solution here. King said he liked that last thought, the idea of six feet of a big gable doesn't bother him but the awnings seem unnecessary to be current and metal roofs and things like that. He said if they can work with the pilasters and everything that's been said 10 times already moving that big gable forward. He said looking at this rendering right now, things that are bothering him and would like to see some improvements, the big gable isn't the one that's hanging up for me. Clemens said if he could bring back some of those existing elements that would be better. He said if you bring something that kind of like it but wiped it out and made something different, he thinks then they should get a historical report and really dig in on that because there's a big difference. He said he's hearing what the board is saying about that gable end, but there's a big difference between kind of like what was there and actually restoring what was there. King said he understands his comment about the shiplap that we're going to pretty much copy it. He said don't pretty much copy it. He said they are going to pay some guy to run that stuff so run it at seven and a half inches or whatever it is not eight and a half because it's in stock. Clemens said to leave the existing and paint it. He asked why that wasn't the solution.

Summation-motion by King, seconded by Naylor to revise and resubmit given the myriad of things that were discussed. Rick asked if he could run down the list that he made just to make sure that he's hearing

the same thing that you guys believe you're saying. He said he would start with Naylor's hierarchy of needs on the historical piece. He said that the shiplap siding and pilaster are on the front elevation by the service area are really important, Clemens said that whole facade. He said they are interested in preserving the horizontal siding, they would repeat that material, which is why they need more. Clemens said he doesn't want him to reframe and say we still used shiplap but you've completely changed it again. He said that facade is very important as a historic piece, meaning to be restored or kept as existing, not revamping. Naylor said the existing fabric repaired not replaced. Rick said as much as they can. He said part of the problem is when you have to add new and you put it next to the old, no matter what you've done to the old, it looks bad. Clemens said it didn't look bad. Rick said that number one is that ship lap and extending that and matching that profile. He said it's not that much of it. The second comment that he heard was at the fountains, that they liked the symmetry of those and prefer to maintain those and whatever the quaint little seating out there. He said on the side elevation that we're looking at now, those new window doors are all right as long as we look at the at the light sizes with the window panes and match that whole facade up with what's going on in the inn. Clemens said on the right side behind the front block. Rick said they need to get everything to feel like it's the same building. He said they need to work on the flat roof at the porch and those details in tabature etcetera. He said the cable rails are okay and if they get rid of the slope roof they'll be able to go higher. He said they would tidy up those details and get rid of that standing seam roof, which is making everybody uncomfortable with its somewhat contemporary nature. He said they are going to get the window panes more consistent. Doody asked about their thoughts on how they are proposing that the flat roof go in front of the windows. Clemens said can see staying below them but if that's not possible looking at the exact same windows, there would be three quarters as, as tall and raising the sill up 16 and 17 inches it basically would look the same. Naylor said that Rick needed to add one more thing to the list and that was to restudy the gable end and to try to come to some solution about bringing that out. Rick agreed with that. He said going back to the cable rail to give the board some more information to think of before the next meeting. He said if they go with a typical wood rail, then you got this inch and a half spindle and you have to have four inches in between them and it becomes a really solid member and you don't see through it. He said part of what they're looking for there is a transparency on the street that you won't get with a 42-inch-high barrier. He said that's what the cable does and it's what fishing line would do also. He said if they go with horizontal aluminum bars, they're still an inch or inch and half wide and become a ladder. He said in order to achieve the goal of really opening this to the street, the cable is the most effective way to do it. Clemens said he likes that the solid parapet keeps the railing portion shorter and it's lower and he likes the horizontal lines of it. He said if he understood Naylor about the gable, if we do all this other stuff and continue to compromise and move toward saving more of the historical fabric on the right side, that they'd potentially consider it and she said she would. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed

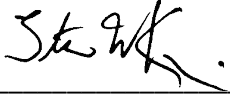
Walk-In Pub Frato

25 Pleasant Alley

Andrew and Larry Shibley

Andrew Shibley said that the contractor for the new restaurant Pub Frato was supposed to be on to present but they couldn't get a hold of him.

Meet adjourned at 10:11

Handwritten signature of Steve King in black ink.

12-15-20

Steve King, Chairman

Date