

**VILLAGE OF CHAGRIN FALLS**

**ARCHITECTURAL BOARD OF REVIEW**

**MARCH 2, 2021**

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

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

**APPROVAL OF MINUTES**

Steve King wanted this statement on record. He said that the Historical significance is established by ABR only, with input from multiple sources, including Perspectus. He stated that each dwelling or submission is an entity unto itself, no two are alike and should be treated as such. "They used that material" is not an equalizer. Structures are different and unique, there location is always different, the structures around them are different. Unique is not an opinion, it's a fact. A combination of owner request, structural necessity, location and all manner of specific facts enter into every decision.

**1. Logenecker**

**25 South Street**

**Exterior Alteration-Siding**

King, Childs, and Naylor explained that they each walked around the property with the home owner. King said that the HSR report had found that the house had no historical significance and the house has a lot of rot and it's been painted, repainted and the paint is peeling. He said the Hardy board on the addition is not visible from the street and that the siding plays a role in the house. Koepf said it would be better to keep the siding but he said the owners are willing to match everything and keep all the details and get a moisture and air barrier behind the new siding. He said it would help as a moisture barrier. He said that the rear addition looks great and they are keeping it consistent with that. He feels that they should be allowed to do the siding. Naylor agreed with them. She feels it's a narrow exception where we allow replacement materials and that she would approve Hardie board in this situation and they need to pay attention to the details. Childs agreed and said they need to document the detail then present it the board. Clemens only thought was that it does have historic value despite the historic report. Koepf said the issues he saw were maintenance ones and that they need to make the necessary repairs. He said if you make the necessary repairs to the details that are deteriorating and you do it in a respectful manor it's better money for your efforts. Childs thought they should use Boral siding. Chris Logenecker (homeowner) said he appreciated the board coming out and walking the property and that they appreciate the fine details of the house.

Summation-motion by Naylor, seconded by King to approve plans as presented. They want to a submittal of all the finishing details related to the insulation of Hardie board to include a window mock up, frieze, fascia, porch, gutter, soffit and corner details. All details need to be

shown and documented so they have a record of it. They also recommend using Hardie board and either using Boral or Azak trim. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

## **2. Cuyahoga Public Library 100 East Orange Street Exterior Alteration-Façade Changes-Final**

Matt Ross (architect) said that not much had changed from the original submittal. They are planning on replacing the wood trim on the North façade with an Azak paint pro. Koepf said they were going to replace in kind this façade including having Azak crown molding. He said that it would have to be custom made. Matt said that they are working with Mentor Lumbar on this and that it was not going to be custom made. Koepf said they need to see what material they are using because they are not going to be able to match it. Childs agreed that they need to show them all the details on the molding. Matt said the North façade would all be replaced. Koepf said that on the North East entrance the columns they installed were too long and the base of the columns have collapsed and are rotting away. He said they need to open it up to see what's behind it. Childs thought it was a great idea and might be a lot cheaper. It would bring it back to what it was originally. Naylor said to check with the Historical Society for images of the original building. Matt said he liked the idea of taking it down and seeing what was left especially if it could save the library money. He said that the library wants to be good neighbors and that they would be open to the suggestions made.

Summation-motion by King, seconded by Naylor to approve demolition for the determination and feasibility and then see the plans that they would offer at that time. They are removing existing ornamental wood on the North façade and excluding the windows. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

## **3. Begam 612 North Street Exterior Alteration-Addition-Preliminary**

King read the HSR report and said that they didn't find any historical significance in the home and that the changes would not have an adverse effect on the structure. Motion by King, seconded by Naylor to receive the HSR report. Roll Call: Naylor-yea, King-yea, Childs-yea.

George Clemens (architect) said that from a practical issue to solve with this house and the primary one is they have a one room combined kitchen that opens to the stairs in the basement and also has a powder room and not very large for the kitchen. He said that they have no mud room or porch protection. He said that the door is off centered and is the only way in through the front door. They are trying to deal with functional issues by adding a wraparound shed dormer to give the kitchen more room. The lower part of the home will be stone and the upper is stucco. They are using the addition to get more kitchen and adding a mud room. Childs said that it was nice symmetrically and a nice simple composition. He said he did a nice job from a massing standpoint and said on the roof he would get rid of the stone and make it a flat roof. Clemens said they were trying to get some height in the kitchen and he wants to preserve the

roof line. Koepf said he doesn't care for the shed and Clemens asked if he tried to get a sloping roof would that address their concerns.

Summation-motion by Naylor, seconded by King to revise and resubmit with attention to the façade, the shed roof, and removal of stone. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

**4. Weinfurtner**

**13 Bell Street**

**Signage**

Dan Glavin (Glavin Sign) and Eddie Tancredi (Restaurant owner) presented plans for a new sign on the building. Naylor asked about the scale of the sign when it's installed and the sign projects over the side walk. They said the sign was going to be installed over the arch and Naylor was okay with that. The board didn't think it would be too big once they realized where it was going to be placed. Eddie (owner) said the sign was higher and would not be interfering with the sidewalk. Dan said the sign bracket will be solid black. Eddie said they were doing a true pizzeria style pizza and they are looking forward to opening the restaurant in Chagrin Falls.

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

**5. Siegel**

**230 Falls Walk Way S/L 29**

**New Dwelling-Final**

Rick Siegel (Architect) explained that from the last submittal it was approved as noted with the focus being on the dormer that is up on the roof and revised that. He said the garage door is more of a carriage style that was discussed previously and also changed the vent above garage to rectangular one. Koepf said he liked the way the garage and front door reflect each other

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

**6. Gooding**

**158 South Main Street**

**Exterior Alteration-Front Porch-Final**

King said he went by the house and it's a simple small house and he's looking forward to the changes. Becky Pantuso (Architect) said the house is a small house with large poorly detailed trim and she thinks they are doing an exceptional improvement to it. They are trying to do a nice simple clean front porch. It will be an A symmetrical existing composition. She said per the recommendation of the board she made the columns bigger. Clemens said it looks good and is consistent with Chagrin Falls. He said he was comfortable with the metal roof on the porch but thought the dormer should be asphalt. Koepf and King said that they would not do a metal roof. Building and Zoning Inspector Harry Edwards explained to the board that Chagrin Falls does not dictate roof material. Gary Gooding (Homeowner) said the dormers not a high priority and he's fine with making that asphalt. He said he thinks the porch would enhance the neighborhood. Naylor said she thought it was a good compromise making the dormer asphalt.

Summation-motion by Naylor, seconded by King to approve plans with the change from a metal roof to an asphalt shingle roof on the dormer. Roll Call: Childs-abstained, Naylor-yea, King-yea. Motion passed.

Meeting adjourned at 9:40

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Steve King, Chairman

Date