

Amy Sargent from the Western Reserve Land Conservancy had presented plans at the April 20th meeting and it was tabled so the board could go to the site and evaluate it. King said he walked around property and couldn't figure out where the fence was. He said there seemed to be orange flags in a circle below the terrace and then a bunch of painting on trees. Building and Zoning Inspector Harry Edwards said he thinks they have started to do some clearing. Naylor said that when you enter at West Cottage street and head up the hill her concern is that at the gate with the fencing to the right how is it going to connect with the Grove Hill wall and Harry said it wasn't going to connect with the wall, that it was going to be separate from the wall. She doesn't see how it's going to come together and Childs agreed. She doesn't like how the two relate, the gate and fence to the existing Grove Hill wall. She said she was okay with the west end of it. She said they need to see a sketch of how they are going to handle the gate and if they are going to taper the fence and how it relates to the Grove Hill wall so that they aren't driving up Grove Hill on the street and see this weird fence perched at some point at the top of the wall. Koepf thought instead of going to the wall they should extend it half the distance and put some vegetation there that will grow and eventually hide that the fence is there. Building and Zoning Inspector Harry Edwards said that the homeowners concern was people cutting through there because the sidewalk leads right up to their house. He said the Village requested the fence/gate for access to the back side of the wall in case they needed to maintain stuff. Koepf said that the Village stepped up to save this house and have accepted a lot of alterations to the property as part of that, the loss of the quote studio, they are putting a lot of money in but it's still village property and he's struggling with now it's mine you keep out. Naylor said they needed to see the drawing that reflects the private property line in relation to the public property line that's going to be the park. She'd like to see something in elevation, how that treatment is going to go where the gate is in relation to the Grove Hill wall. Harry asked if they wanted a site plan and Naylor said yes, they need more than this since its an important site. King said they need to see where the walk is. Koepf asked if they changed how the walk connects to the public right of way, remove the walk at the property line and extend the walk up to the corner so that people who want to walk to the park can continue. He thinks the whole process needs to be rethought up to the corner. King said they need to see accurate drawings.

Summation-motion by King, seconded by Naylor to revise and resubmit plans. They need detail on the site plan scale and features in private and public property lines on the site. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

9. Wolfe

237 North Street

Exterior Alterations-Final

Phil Koepf (Architect) said that based on the boards recommendation he carried the gable end shingles they carried the trim board over the top of the windows underneath the eave along where the gutters run and the band runs around it. He said that there was some mis clarity in his drawing. He said the shingles carried down to the window cap and that it was just him putting the poche in the wrong place.

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

10. Muscenti

271 High Street

New Dwelling-Final

Dave Jansen (Architect) said they took the recommendations of the board they simplified the windows and removed the transom windows. He said they kept the double hung to help simplify it some. He said he removed some of the recess paneling on the pilaster that goes around the addition to help simplify it. He said as far as the chimney cap it is a wood burning stove and will have a flue moving up towards the chimney. Koepf said it looks very nice and is glad they simplified the windows and got rid of the transoms. Naylor and Clemens agreed that it looked very nice. King asked what the recess panels were made of and Dave said they were using Azak material. Childs said to get rid of the brackets to keep it simple. Dave said they could do that.

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

11. Milstein

35 Hall Street

Exterior Alterations-Preliminary

Dave Jansen (Architect) and Mark Milstein (Homeowner) said that they received approval for the demolition of the house. He said they are moving the house and garage back on the property. He said they are keeping with the Chagrin Falls Characteristics. They added a front porch that expands the width of the front of the house. It will have horizontal siding with the Azak & Boral trim, metal roof on porch and vertical battens up in the gable. King asked why they didn't just use horizontal siding and Dave said that it was something Mark wanted to treat the gable slightly differently. Clemens thinks that the original drawings were more successful that it got heavier in front and that the shed dormer over the garage is more successful. He thinks the garage is fine. Naylor and King thought the original drawing tied in better with the simplicity of the street. Dave said they increased the pitch of the roof to fit better with streetscape. Koepf thinks there's an alternative to the transom lights and to lose the mullions and sash frames because it bulks up the window. Dave said the window drawings are from the manufacture and likes the transoms above the entry door. Naylor said the second floor looks good with the stick style element where they have the vertical band board tying into at the window lintels and if they could take it onto the first floor where they have the horizontal band tying into the window lintels and repeat that, she thinks it would bring the design together. She said that the success of the sketch was in the simplicity and beauty of the design. King said that the first house plans were far superior than this one. Koepf said he understands the steeper garage but said introducing another gable is making this busier than it needs to be. Dave said he thought the gable over the garage is so separated and well positioned that it doesn't compete with anything. Clemens said the porch gable is way to steep and to close to center and on the sketches it's a one third-two third thing. He also asked about the windows. Dave said the casement is in response to the two-story space that occurs in the foyer and the one that is smaller is in the gable. Clemens said the gable was fine but the pair needs to look like they belong. Koepf said to lower the pitch.

Summation-motion by Naylor, seconded by King to revise and resubmit. They need to take restudy the vertical board gable ends, removal of window transoms on first floor, consideration of shed roof dormer over garage, study of pitch of front roof gable at entry and study of relationship of windows muttons, and purpose of the metal roof. Roll Call: King-yea, Childs-recuse, Naylor-yea. Motion passed.

12. Callahan**271 High Street****New Dwelling-Final**

John Williams (Architect) explained that based on the last presentation there was some questions about the roof line and why it couldn't get it aligned better and he said it was because one side was only a six-foot-wide bridge and on the other side it's a ten-foot-wide connector. He said he lowered the roof and simplified it as much as possible both on the front and rear, giving it a little cleaner simpler look.

Clemens said he likes the alignment of the roof and looks like it connects better. He asked why the garage seems is not getting a metal roof and John said it was. John said that the garage is at an angle and that was so they could try and minimize the impact of the whole site. He said they pulled the house as tight as they could to the property line and then angled the garage. Clemens said he likes everything but the end wall of the garage. Childs said he likes everything on it and thinks he did a nice job with it.

Summation-motion by Childs, seconded by King for final approval of plans as presented. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

13. Penn**338 North Cleveland Street****Exterior Alterations-Final**

Becky Pantuso (Architect) said this was the same design that they saw previously. Clemens said that it looked good.

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

Meeting Adjourned at 10:30 AM.



Steve King (Chairman)

5-18-21

Date