

VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL BOARD OF REVIEW

JUNE 15, 2021

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

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

APPROVAL OF MINUTES

Motion by King, seconded by Naylor to approve the minutes of the June 1, 2021 meeting. Roll Call: King-yea, Naylor-yea, Childs-recuse. Motion passed.

1. Mlaker 54 Walnut Street Exterior Alterations-final

King read the Historical Significance Report and said that the proposed plans would not have an adverse effect on the house. Motion by King, seconded by Naylor to receive the HSR report. Roll Call: Childs-yea, Naylor-yea, King-yea.

Sue Zala (Architect) explained that because of the way the space is used on the inside they would like to block the one door and remove the steps and rebuild the steps in a sideways configuration which projects less from the structure. They plan on changing the door to a more attractive French door that is more accessible to the back. They plan on replacing the window over the sink to a more attractive one that bumps out a little bit. She said the changes are on the back of the house which is not historical and the changes are not visible to any of the neighbors. Clemens asked if the bump out would open and thought it was a little big for a casement. Clemens said to make it look like a double hung window. Naylor asked what she meant by a bump out window and what was the shape. Sue said it projects about nine-inches out and Naylor asked if it was just a square window projecting out. Sue said it projects out about nine-inches and has a small roof on it so the homeowner has a window sill to hold plants. Koepf said other than the double hung comment he thought it looked fine to him. Childs asked if they could cut a section through the window because it doesn't look like you could put a header on it and it looks like it's a part of the fascia board. Sue said it only projects out nine inches and said it's like a box that affixes to the existing structure. Sue said it's not anything that requires any depth. Childs said to put some brackets on it and show some of the fine details. King asked about the metal roof and Clemens and Koepf said that they thought it looked good there since it's small. Naylor said it's a rear elevation in a historic district and that the house has already had alterations to it.

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

2. Neville 14 Water Street Exterior Alterations-Preliminary

George Clemens (Architect) said that the need for a variance relates to the interpretation of what they are doing. He said that the deck is underway and that they've spent a lot of time looking at the deck and

trying to allow for better accessibility into the house from outside and why they've added the ramps. George said the variance relates to the fireplace they want to build. He said it's considered a separate accessory structure and since they already have a large barn on the property they have to go to the Board of Zoning Appeals for a variance. Naylor asked if the variance was just for the chimney structure and if it was because of the height. George said it was for the chimney structure and it's only because they already have an accessory building on the property. Koepf asked about the height of the fireplace and George explained it was that height strictly for safety reasons. Naylor said it's becoming a feature of the house and distracts from the beauty of the barn. She asked if they could go to a gas furnace. George said that the homeowner really wants a wood burning fireplace. Naylor said her problem is the scale of it and its proximity to a public site line from West Washington. She said she also has a problem with the height and scale of it. Building and Zoning Inspector Harry Edwards said that they are going to Board of Zoning Appeals for a height variance because it's being treated as an accessory structure and is only allowed to be eighteen feet high. Childs asked what the material they were using and George said they were using the Azak railing system, composite decking material, and Azak trim surrounding the deck. They want non-rotting and high-quality materials. Koepf said he would not recommend to the Board of Zoning Appeals to approve this and King agreed. George asked if they could be specific about what they object too. King said you look at this historically significant house and the very well-done expensive brick chimney with a TV above it and the height of it is questionable. Koepf said if you got rid of the TV, lowered the shoulders, lowered the chimney so it's a functioning fireplace, he thinks the scale for him would be much more realistic. Naylor asked if they were trying to build a privacy wall on the north side or could they do a firepit instead. She said it's just not a good solution for this location. Childs asked if they could get rid of the roof make it a flat roof, bring the column out covering the area all the way to the chimney so it becomes part of the composition and do a flat roof at the railing that ties in and incorporates the chimney and goes back. He said he knows it's a little more area covered but might be a way to get them the chimney they want. George said that they would consider that.

Summation-motion by Naylor, seconded by King for preliminary approval of plans. Roll Call: Childs-nay, Naylor-nay because of the height obscuring public site line that the chimney creates another feature and distracts from the historic buildings on the property and wants it noted that the deck appears acceptable, King-nay. Motion failed.

3. Vadakin

313 Miles Rd.

Exterior Alterations-Preliminary

Marc Graham (Designer) said they took the recommendation of the board and are leaving the front porch alone and only focusing on the rear porch. They are adding a screened porch to the rear of the house. They are removing the existing rear covered porch and building an entirely new structure. King and Naylor said they appreciate them keeping the front intact. Naylor said the porch is a good solution for the homeowner and works for her. Childs said it looked good but maybe break up the screens by putting in smaller ones. Marc said they considered the smaller ones but the homeowner prefers the larger screens. Clemens said it looked good and suggested using Azak materials instead of plywood.

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

4. Martino**12 Church Street****Exterior Alterations-Preliminary**

King read the Historical Significance Report and it said that the proposed changes would not have an adverse effect on the house. Motion by King, seconded by Naylor to receive the HSR report. Roll Call: King-yea, Childs-yea, Naylor-yea.

Rick Siegfried and Steve (Architect) explained that the garage had seen better days and there is a deck above it. They want to move the doors to the rear so they can get more grade. They want to tear the old one off and rebuild it. Clemens asked if the deck was above the first-floor level and Rick said it's on the second floor and when you come out from the house you have to go up a couple steps. Steve said the deck has a step up and that they are getting rid of all the mid stairs. They are keeping the stairs on the landing. Koepf asked if the new and old deck were above the floor line but below the windows to the rear. Clemens asked what the deck surface was and Rick said they were using an Azak material. Clemens thought this a more functional design and Koepf and Naylor agreed.

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

6. Moore**126 Olive Street****Exterior Alterations-Final**

Larry Moore (Homeowner) said that at the previous meeting they had discussed the headers for the windows in back and he included them in this submission. He said those were the ones in question and that they wanted to see where the window would exist. Larry said the front was the same except they took the masonry for the post and left it in the condition it currently is. Koepf asked if the bay window goes away and Larry said that it was going to be a slider which he showed at the last meeting. He said the garden window also goes away. Clemens said that the very wide replacement window should be two smaller double hung windows that would match all the other pairs. Koepf said that the best solution would be two casements over the sink and the board agreed. Koepf also asked if all the windows were egress and Larry said that they all were egress.

Summation-motion by Naylor, seconded by King for final approval of plans as presented. They are retaining the existing entry and using two casement windows at number five location to west of entry instead of single window. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

5. Yanusaitis**514 Solon Road****Exterior Alterations-Final**

Sean Kadlik (Weather Seal) said they want to reside and side the house and garage. They are going to sheet over the windows in the rear of the house and sheet and side over two of the windows above the garage. King asked what sheet over meant and Sean said they are removing the existing windows, plywood stud, insulate over and from the outside put their house wrap over it and side it. He said from the inside the homeowner is taking care of any construction there. Clemens asked what the material they were using and if they were going to cover up the brick. Sean said that the brick would be exposed and that the two windows above the garage they were closing up and they are putting up a seven-inch cedar shank. He said it's actually a vinyl product not wood and they are continuing it over the garage. He

said the rest of the house was going to have a five-inch vinyl siding. Koepf asked where they were putting in the picture windows and King said they want to see drawings. Sean said that the top and bottom windows stay on the house and they are removing the paneling and are installing transoms so that it will open up and give more light in the room. Naylor asked if it was going to be a glass curtain wall and Sean said that it was. He said it will have a little trim from the top window to their picture windows and from the bottom windows to the picture windows. Clemens asked if all the windows were staying and they were adding five windows in the middle and Sean said yes. Koepf said that this was not a siding job this is a structural job and that the board shouldn't approve anything without architecture drawings. Sean asked if they needed to draw windows across showing where they are actually putting them. King said they need to see the trim and glass they are using. Clemens and Koepf said they need architectural drawings of the whole house in relationship to all these different elements. Koepf said they were completely changing the architecture and they want to make sure it complements the house. Sean said they aren't changing the glass they are just removing the rotted wood and replacing it with a strip of glass in the middle.

Summation-motion by King, seconded by Childs to revise and resubmit. They need to show all four elevations, all materials they are using and specific structural drawings. They want to know all about the house all the way around. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

7. York

64 East Washington Street

Accessory Structure-Preliminary

Clemens said he was familiar with the house next door and went down the driveway and was struck by how tight that little spot was and how much it drops and completely understands where the garage door is now. The board said that you can't see it from the street and the proposed garage was a great improvement. Naylor asked what they had asked Becky Pantuso (Architect) to do and she said that it was nothing, it was just a procedural issue and that's the only reason they are back.

Summation-motion by Naylor, seconded by Childs for preliminary approval of plans as presented. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed. Someone asked about drainage back to May Court and Building and Zoning Inspector Harry Edwards said that currently the downspouts on the garage are on splash blocks and there is a storm sewer on the west side of the house. Harry asked if they could tie the downspouts on the west elevation into the catch basin. Becky said that they could do that.

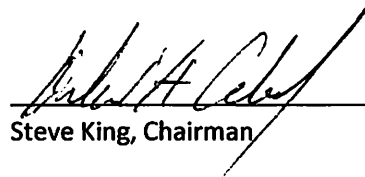
Walk-In


Jo Jo's Restaurant

Rick Siegfried (Architect) when they started the demolition they found a lot of stuff got covered up. He said the gable on the main roof is being replaced because it wasn't safe and they had an issue with water damage (known as the trout room) where joints didn't even connect to the wall. They want to make a couple changes to the north wall. He said currently there are three windows, fireplace, door, and another window tucked into the corner. The proposal is to leave three of the windows as they are removing the fireplace and add three windows and another door, making it a wall of glass that focuses on the garden that is in the courtyard. He said that on the upper area in the front of the building they discovered there were two roofs that are rotting. They are proposing removing the windows and keeping the Parapets the same height but the ceiling inside will follow part of the roof inside because it's

mirroring what's happening on the inside. They want to remove the two little windows high in the wall that don't work. He showed the existing condition on the north wall with the three windows and two engaged pilasters wrap and the stone fireplace. He said they are proposing removing the non-working fireplace and, in its place, put in a big wall of glass. Clemens asked why this wasn't being submitted as a field change and Rick said that they would like to do that but everything is happening so fast and the building is all open. Naylor said it works as long as the fenestration pattern blends with the inn. Clemens said to come up with a scheme that saves the front windows and come up with a roof solution that saves the windows. Rick said they want to get rid of the two small windows because the roof slopes down and to make a new flat serviceable roof. Clemens said to come back with a field change that saves the windows. Naylor said that she thinks the feedback from the board is to retain the windows and the façade that were presented in the approved plans and that they are open to the change on the fenestration on the north elevation as long as it ties into the existing inn windows. Building and Zoning Inspector Harry Edwards said that regardless they were going to have to resubmit anyways because they can't approve something that's not on the agenda. Rick asked if they wanted to see the little windows back and they said they did.

Meeting Adjourned at 9:40


Steve King, Chairman


Date