VILLAGE OF CHAGRIN FALLS

ARCHITECTURAL BOARD OF REVIEW

JULY 20, 2021

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

(absent)

Also Present: Harry Edwards, Dominic Cribari, Joan Andersen

Meeting called to Order at 8:32 AM

APPROVAL OF MINUTES

Motion by Naylor, seconded by Childs to approve minutes of the June 6, 2021 meeting. Roll Call: Kingrecuse, Naylor-yea, Childs-yea. Motion passed.

1. Gemmil 500 Solon Road Exterior Alterations-Preliminary

Greg Gemmil (Homeowner) presented plans for a six hundred forty square foot addition. Building and Zoning Inspector, Harry Edwards explained that this was for preliminary approval because they have to go before the Board of Zoning Appeals for an area variance for the front yard setback and he said if they had any comments for BZA to please note that. Greg explained that they were adding new bedrooms and bathroom to the house. He explained that this was the only place on the property for this addition. Childs asked if the material was going to match the existing home and Greg said that they are redoing everything. Childs also said that the ridge needs to be the same and Greg said they had a hard time with the pitch. Naylor thought everything seemed to relate. Koepf said that there wasn't anywhere else on the property to put the addition. King asked if they were going to lose some of the trees and Greg said they would lose the landscaping trees and that they are redoing all the landscaping. Childs said that the ridge was shooting over the top of the other ridge and that it's always good to have the main volume of the ridge die either at the same level or lower than the other ridge. He asked if it was the same pitch of the roof and Greg said it was the same pitch and the difference was they moved the second story or first story up a couple feet and they had a hard time dying into the old roof without having a problem with water. Naylor asked about the setback and felt that the design related to the other wing of the house. Childs asked them to consider pulling the volume in so the ridges hit each other, moving the closets in the back because it seems super wide compared to the rest of the volume and from a massing standpoint. He thought it would be nice to break up the fenestration. Greg said he appreciates the suggestions and that the other problem they have is a giant retaining wall that needs to be either repaired or gotten rid of.

Summation-motion by Naylor, seconded by King for preliminary approval of plans as presented with restudy of addition front gable width and the fenestration. Childs-yea, King-yea, Naylor-yea. Motion passed.

Darryl Dureiko (Architect) explained that the existing garage is a non-conforming garage on the lot where it sits now and by demoing it and putting it in the right position they eliminate that problem. Building and Zoning Inspector Harry Edwards said that he sent notices to the adjacent neighbors about the demolition and didn't hear anything back from anyone. He also said for the record there was an HSR report on file for the house but did not include the garage and it was up to the board if they wanted Perspectus to do another report. Darryl said that the garage will fit the home and they are adding carriage style doors to it. Naylor asked if they were using the existing windows and Darryl said they were having windows custom made. He said they are adding a back part to it for the lawnmowers and outlets for the two electric cars. Childs asked if they could make the windows a little taller and wider. He said from a hierarchy standpoint it looks good. Koepf said that they need to add a man door.

Summation-motion by Naylor, seconded by Childs for preliminary approval of plans. They need to make the windows taller and wider and take into consideration the relocation of the man door. Roll Call: Naylor-yea, Childs-yea, King-yea. Motion passed.

Building and Zoning Inspector Harry Edwards asked the board if they wanted to vote on the demolition of the existing garage. The board asked if anyone wanted to speak and Heather Davies spoke on behalf of homeowner Sheri Fedor at 41 Maple Street who had concerns about the drainage and if they were moving the garage forward. Harry explained that they are taking a non-conforming garage and slide it over to the west so it conforms to the setbacks and last year they put in an extensive irrigation system. Darryl said that they are not moving the garage forward.

Summation-motion by King, seconded by Childs for demolition of the existing detached garage. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

3. Johnson 47 Maple Street Exterior Alterations-Resubmission

Darryl Dureiko (Architect) explained how on the west elevation the three or four windows were going to sit in relation to the upper windows. Darryl said they came up with two options. He said they lined them up with the smaller windows and the could have either a double to match the east elevation or a single. He wanted to know whether the board preferred a single or double window. He said that on the east elevation they wanted to add a door. Childs said he preferred the single window. Darryl said that they were using a Marvin window, with wood out front and adding storm windows to them. He said that on the east elevation they are saving the boxed bay window and adding a door to that side. He said that they are residing the entire house with yellow cedar siding and replacing the balustrade on the house. Childs and Koepf both said to keep the balustrade simple. Childs said to add a hood over the door and landing, breaking up the elevation and giving it a nice decorative element and protecting the door from the elements. Koepf said he was concerned about treating the sill on the windows. Darryl said that it comes from the distributor already primed and treated. Building and Zoning Inspector, Harry Edwards asked the board to circle the windows they prefer on the drawings so that both the applicant and the Village has a record of it.

Summation-motion by Naylor, seconded by King to approve the field change using Marvin single double hung windows and on the east elevation having the door with the stairs running parallel to the house. Roll Call: Naylor-yea, King-yea, Childs-yea. Motion passed.

4. Rooney

291 North Street

New Dwelling-Field Change

Brian Camposo (Premier Custom Builder) explained that the only change they want to make is adding transoms above the windows on the garage doors. He said it will be an eight-foot solid door with transoms above it. He also said the homeowner wanted to add board and batten to the gables and the board said no to keep the continuity of the materials.

Summation-motion by King, seconded by Naylor to approve plans as presented, adding transoms over the garage door. Roll Call: Childs-yea, Naylor-yea, King-yea. Motion passed.

5. Coley

44 Bellview Street

Exterior Alterations-Field Change

Heather Davies (Architect) explained that they are making a small changed to the deck. She said they are making it a little larger than what was originally proposed because they wanted to add more glass along the back wall. She said they are also adding another column to the deck since they were making it a little bigger. Childs said it looked great but he would make it all glass and get rid of the tiny siding and pieces of wall.

Summation-motion by Childs, seconded by Naylor to approve field change plans as presented. They said to get rid of the two pieces of siding on either side of the fixed windows and have three pairs of French. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

Meeting Adjourned at 9:15

Steve King, Chairman

Date