

**VILLAGE OF CHAGRIN FALLS**

**ARCHITECTURAL BOARD OF REVIEW**

**AUGUST 17, 2021**

**Meeting Called to Order at 8:30**

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

Also Present: Harry Edwards, Dominic Cribari, Joan Andersen

**APPROVAL OF MINUTES**

Motion by Naylor, seconded by Childs to approve minutes from the August 3, 2021 meeting with corrections. Roll Call: Childs-yea, Naylor-yea, Lutz (abstain)

**1. Demko                                      61 East Cottage                                      Exterior Alteration-Solar Panel Preliminary**

Andy Hostetler (Paradise Energy Solution) presented plans for six solar panels on the roof facing E. Cottage and eight panels installed in the back roof which is not visible from street and six panels in the front. He said they all match and blend in with the roof. Naylor asked about adding them on the shed dormer and Andy said they felt it didn't make sense there. Childs asked if they felt if they approved this were they setting a precedence with other residents that want to do solar panels and Clemens said that the Village code language said it's okay to add solar panels to the front. Naylor asked if it was removable and Andy said yes. Clemens said they should have the ability to evaluate on a case by case submission. Koepf said he didn't think it was visible from the street and Andy said that it was flush mounted low to the roof and barely visible.

Summation-motion by Lutz, seconded by Naylor for preliminary approval of plans as presented. The applicant has met the criteria under Chagrin Falls Code section 1153.05 for solar panels on this house. Roll Call: Childs-yea, Naylor-yea, Lutz-yea. Motion passed.

**2. Tainer    222 Chagrin Blvd.    Addition-Preliminary**

Childs read the Historical Significance Report and said that the home at 222 Chagrin Blvd. does not meet the standards of a Historically Significant House and that the proposed changes would not have an adverse effect on the property. Motion by Naylor, seconded by Lutz to receive the HSR report. Roll Call: Childs-yea, Naylor-yea, Lutz-yea.

Richard Cissell (Architect) and Matt Tainer (Homeowner) presented plans to add a two-story addition on the back of the house. Richard explained that currently there is a small mud room and they want to tear it off and add a bigger mudroom and a bathroom above. He said they are proposing using Hardie siding, a Boral or Azak trim and Marvin Fiberglass windows. Clemens thought a rear facing gable might be more elegant from the side view. Childs said he thinks there's a better solution and they should restudy and

resubmit the project. He said that he's not opposed to the gable or a hip. Koepf agreed with Childs and suggested doing a gable on the back.

Summation-motion by Naylor, seconded by Childs to revise and resubmit with consideration to a gable roof at addition to be compatible with the existing house. Roll Call: Lutz-yea, Childs-yea, Naylor-yea. Motion passed.

**3. Basich** **99 Hall Street** **Accessory Structure-Preliminary**

Becky Pantuso (Architect) said that her initial submittal for the garage was too small. She said that they have an existing dilapidated garage that is going to be demolished. Childs asked if they need to open to audience for comments. Building and Zoning Inspector Harry Edwards explained that he sent letters to the surrounding neighbors about the demolition of the garage so they opened it to the audience but no one was in attendance. Childs and Clemens said they were fine with the new garage Becky presented.

Summation motion by Naylor, seconded by Lutz to approve plans to demolish the existing garage. Roll Call: Childs-yea, Lutz -yea, Naylor-yea. Motion passed.

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

**4. Adams** **87 West Street** **Field Change-Final**

Rick Siegfried (Architect) said that he was here for a field change. He said they received their variance from the Board of Zoning Appeals and that nothing has changed, they just completed the drawings that they had to submit to the state. Childs said that his only suggestion would be to keep the columns on the front the same width to match the existing corner pilasters.

Summation-motion by Naylor, seconded by Childs to approve plans. They need to match the entry columns with the existing pilasters at the corners. Roll Call: Naylor-yea, Childs-yea, Lutz-yea. Motion passed.

**5. Westendorf** **115 East Summit** **Fence-Final**

Robin Westendorf explained that they want to put the fence up to deter traffic since this is not a street but private property. She said that they also want to add a sign with the house addresses on it to stop people from parking on their private drive. Building and Zoning Inspector Harry Edwards said that the fence needs to be located on private property thirty feet from center line and not create a visibility obstruction of pedestrian traffic egressing driveway.

Summation-motion by Naylor, seconded by Childs to approve plans as presented with a scalloped picket fence with eight-inch panels and up to three-inch posts and having a separate sign post. Roll Call: Naylor-yea, Childs-yea, Lutz-yea. Motion passed.

**6. Rooney****291 North Street****Field Change-Final**

Brad Camposo (Premier Custom Builders) said that the only change was they are adding a two by two attic window. Childs said to make sure its equal-equal all the way around. Koepf said it helps to break up the area.

Summation-motion by Naylor, seconded by Lutz to approve plans reducing the window by half the size. Roll Call: Childs-yea, Lutz-yea, Naylor-yea. Motion passed.

**7. Off the Wagon****12 North Main****Signage-Final**

Michelle Sahr (Owner) presented plans for new signage for the front/rear of the building for the new business. She said the sign lettering is solid one-inch thick acrylic with wood back and pin mounting. She said the back sign is aluminum.

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

**8. Ross****100 East Orange****Exterior Alterations-Final**

Matt Ross presented plans for the Cuyahoga County Library. He said they went to the historical society to see if they had any pictures so they could bring it back to what it looked like but they didn't have any. He said they want to get the brick cleaned to compare the part that was covered up with the part that was exposed. He said they want to simplify it. He presented three very similar options for the board to look at. The first is just very clean without any of the ornamentation, the second is showing panels between the windows, and the third is showing panel ornamentation above the doors and the middle. He said they are using Azak materials.

Summation-motion by Naylor, seconded by Lutz for final approval of plans as presented. The board decided on option number three using capitals and plinths of pilasters following classical details. They also need to submit panel mold to administrator for approval. Roll Call: Naylor-yea, Childs-yea, Lutz-yea. Motion passed.

**9. Wynveen****253 East Washington****Exterior Alterations-Final**

Childs read the Historical Significance Report and said that the house on 253 E. Washington Street does meet the standards of a Historically Significant Property but that the changes that they are proposing will not have an adverse effect on the historical significance of the house. Motion by Naylor, seconded by Lutz to receive the HSR report. Roll Call: Naylor-yea, Childs-yea, Lutz-yea.

Phil Koepf (Architect) explained that they simplified the railing and brought it back a little. He explained that the overhang extends out because they are concerned about water running off and landing at the existing stoop.

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

**10. Yanusaitis****514 Solon Rd.****Exterior Alterations-Final**

Rich and Janice Yanusaitis (Homeowner) explained that they wanted to replace the windows at either ends to help with noise and light pollution. They said they were replacing them with Marvin windows. They also are replacing the garage door and are trying to keep everything consistent. Childs suggested that instead of using shake siding across using wood panels. They said that their only objection was the shake siding.

Summation-motion by Naylor, seconded by Childs for final approval of plans, replacing the shake shingle at façade with wood panels to match the garage door. Roll Call: Naylor-yea, Childs-yea, Lutz-yea. Motion passed.

**11. Gallucci****3 West Summit****Exterior Alterations-Final**

Mike Caito and David Manhart (Payne & Payne Builders) presented plans. Mike explained that they received final approval at the February 16, 2021 meeting subject to submittal of architectural details. He said there was four areas they needed to show details. They are the stone and mortar materials and design on connector, restudy the square and picture windows on barn, resubmittal of landscape plan, retaining wall with engineer and Geotech approval. Mike said that they are duplicating the windows on barn so they are consistent. He said that for the landscape they are adding evergreens along the retaining wall that will be the same height and conceal the wall. Clemens said they should look at more of a real barn stone and needs to be consistent with the older part of the house. Childs said they need to setback the fascia at the garage. David said the material for the new siding is Hardie, the house will be all white and the carriage house will be a light gray. The roof is going to be a medium gray with metal shingles and the trim on the windows is all white.

Summation-motion by Naylor, seconded by Childs for approval of plans using square picture windows on the barn along with the plans for the landscape and retaining wall. They need to resubmit foundation material using real stone to match the historic sandstone foundation. They need to adjust the beam and bracket break setback from the fascia at the garage. The Hardie board colors they presented were a white house with light grey trim and a medium gray roof. Roll Call: Lutz-yea, Childs-yea, Naylor-yea. Motion passed.

**12. Mitchell****210 South Franklin Street****Exterior Alterations-Preliminary**

Childs read the Historical Significance report and said that the house at 210 S. Franklin Street does meet the standards of a Historically Significant Home and that the changes they are proposing would have an adverse effect on the historical significance of the house. Motion by Naylor, seconded by Lutz to receive the HSR report. Roll Call: Naylor-yea, Lutz-yea, Childs-yea.

George Clemens and Amanda Kristoff (Architects) along with David Mitchell (Homeowner) presented plans for replacing windows in home for better functionality. George said they were proposing using an Aluminum clad with nice historic profiles replacement window and were keeping the detail around the windows. They are also replacing ones that won't match. He said the front will remain the same and that

they are replacing columns with a less ornate but similar Italianate treatment. He said they plan on making them different from the original columns. He said they are enlarging the kitchen and the rear entry, replacing the garage bay with a mudroom and walk-in pantry. He said they are taking a non-conforming structure and replacing it with a new garage bay, making it conform and be consistent with the beautiful house. He said they are also looking at getting more glass in the front and want to remove one of the two doors in the family room and replacing it with three big windows. George said they are adding a master bath and closet and extending the gable. The dormer is getting extended and they are altering the roof over the garage and adding corner and entry pieces. He said that the front facing garage is not historic. They are trying to be consistent with the design of the house. He said they are differentiating the kitchen windows from the historic windows and he thinks aesthetically they are okay. They are replacing some the six over six windows to add more light. Building and Zoning Inspector Harry Edwards said that they were going to the Board of Zoning Appeals meeting for a zoning variance for the rear yard setback. Harry said they need some documentation that the ABR board is okay with the architecture and the encroachment of the rear yard setback. Childs said that they have their support as a board to do that.

Summation-motion by Naylor, seconded by Childs for preliminary approval of plans as presented with window details to be submitted. The ABR board also supports the proposed eleven feet variance. Roll Call: Lutz-yea, Naylor-yea, Childs-yea. Motion passed.

**13. Read-this submission was withdrawn                      392 Bell Street                      Accessory Structure**

**14. Penn    338 North Cleveland    Field Change-Final**

Becky Pantuso (Architect) explained that they were making the windows a little higher in height and moved them up to make them more consistent.

Summation-motion by Childs, seconded by Naylor for final approval of plans of window location. This is a field change. Roll Call: Childs-yea, Lutz-yea, Naylor-yea. Motion passed.

#### **Walk-Ins**

##### **255 Senlac Hills Drive**

Becky Pantuso (Architect) said that they wanted to adding a dormer on a garage that was already approved. Becky said it was a side facing dormer. Clemens and Childs were okay with the design.

##### **Chagrin Falls Popcorn Shop**

Dewey Forward (Business Owner) explained that they want to remove the windows from the back and side of the building and was looking for direction and suggestions from the board as far as type windows to get. He said they were thinking of using double hung windows all around. Clemens and Naylor said to use an aluminum clad window with louvers. Childs suggested looking at the Pella Reserve windows. He said to use a three over two with no muntin bars. Naylor thought the one over one with a Pella Reserve with an aluminum clad.

Meeting adjourned at 10:25

  
Bill Childs, Acting Chairman

  
Date