

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
April 5, 2011**

Members present: Koepf, Fredrickson, Barclay, King, and Clemens

Administration: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by Mrs. Fredrickson, seconded by Mr. King to approve minutes held March 15, 2011.
Motion passed.

2. 11-018 Chapic 174 S. Franklin Addition - Final

Phil Koepf architect presented plans for an addition. The ABR suggested to use two posts on bottom half of screened in porch on the rear to match corner posts. Motioned by Mrs. Fredrickson, seconded by Mr. King Motion passed.

3. 11-019 Passalacqua 108 W Washington New dwelling - Preliminary

Steve Ciciretto architect presented preliminary plans for new dwelling. Discussion was held the ABR requested of adding an element to break up the front massing, windows on the side elevation, and restudy roof elements to hip style roof.

Bobbie Wheeler of 8 Church Street voiced concerns to the disturbance of the woods and hillside as this property is below her, and is concerned how this would impact hillside and surrounding trees. Ms. Wheeler is also concerned about the old stone wall that helps support the hillside towards her property. Mr. Edwards mentioned that the village engineer will review a grade plan, which will encompass hillside regulations, river buffers, and any of the villages infrastructures that would impacted by this property before any permits are issued. The ABR is looking at ascetics of the dwelling. The ABR can also ask to see a landscaping plan as well for final approval. Mr. King mentioned that the proposed house is not compatible with the existing homes in the neighborhood.
Motion by Mr. Barclay, seconded by Mrs. Fredrickson to give preliminary approval. Motion passed.

4. 11-020 Pruce 315 North New dwelling - Preliminary

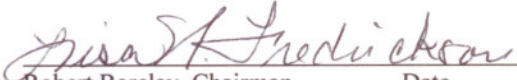
David Payne, of Payne & Payne Builders presented preliminary plans for a new dwelling, Brief discussion was held and the ABR asked restudy the double hung windows on the front pertaining to the grills, and simplify the gable roof elements to flush matching on all elements. No one in the audience was here to speak for or against the new dwelling notice was sent to adjacent property owners. Motion by Mr. Barclay, seconded by Mrs. Fredrickson to give preliminary approval. Motion passed.

5. 11-021 Jeni's Ice Cream 67 N. Main Hanging sign

Advance Sign Group sign contractor for Jen'i Ice cream presented a plan for a projecting sign to be installed on the wall above the store. Motion by Mrs. Fredrickson, seconded by Mr. King to approve. Motion passed.

6. 11-022 **Golden Gate Masonic Temple** 11 W. Washington **Replacement windows**
- Kevin Chapman, of Marvin windows presented plans for window replacement. The ABR would like to see all the windows replaced on the W. Washington Street and S. Franklin Street side of the building. Brief discussion on the construction of the windows. Motioned by Mr. Barclay, seconded by Mr. King to give preliminary approval. Motion passed.
7. 11-023 **Timan Custom Window Treatments** 22 N. Main **Wall sign**
- Tim Doran of Doran signs presented plans for a wall sign. The ABR request that a white frame be installed around the sign panel and it be constructed out of Azek. Motioned by Mr. King, seconded by Mrs. Fredrickson to approve. Motion passed.
8. 11-024 **Thurman** 166 High **Window alteration**
- Contractor for the homeowner presented plans for bedroom window alterations, ABR requested that the window size be increased to a height of 40" to comply with egress requirements. Motioned by Mr. Barclay, seconded by Mrs. Fredrickson. Motion passed.
9. 11-025 **Whitmer** 60 Hastings **Addition**
- Contractor for property owner made a preliminary submission for a garage addition. Contractor ask to revise and resubmit regarding different garage roof lines. No action taken.
10. 11-026 **Timan Custom Window Treatments** 22 N. Main **Awning**
- No one present the ABR feels that there needs to be more information regarding to construction of awning. No action taken.
11. 11-027 **Bella Photography, Fehr's Framing** 9 W. Washington **Projecting sign**
- No one present the ABR reviewed submission and would like to see sign an bracket lowered to be in line with adjacent signs. Motioned by Mr. Barclay, seconded by Mrs. Fredrickson to approve. Motion passed.
12. 11-028 **87 East Washington** 87 East Washington **Directory sign**
- Al Harlow, representative for Kaufman Investments presented a directory sign to be installed in planter box in front of the investment club. Previous business had their sign in this the planter box. Mr. Harlow mentioned that the planter box would be repaired and the sign panel will have the numeric address on the top of panel. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to approve option "A" green sign panel with the white 87 East Washington St. Motion passed.

ABR:hce

 5/3/11
 Robert Barclay, Chairman Date