



**Architectural Board of Review Minutes
Tuesday, January 3, 2023
8 A.M.
Via Conference - Zoom**

Members Present: Robert Sullivan, Chair
Sandra Madison, Vice-Chair
Hans Walter, Member
Vincent Leskosky, Alternate Member

Others Present: Daniel Feinstein, Senior Planner
Kelly Beck, Planning Specialist

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:05 a.m.

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Approval of the December 5, 2022 Meeting Minutes.

Approved.

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Approval of the December 19, 2022 Meeting Minutes.

Approved.

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#21092 - 17617 Van Aken Boulevard - Addition.

Mikhail Sudnitsyn, architect, explained they propose to expand the one story addition and add a second floor onto that original addition. The first floor addition will be a suite for the homeowner’s parents including bedroom, bathroom, sunroom, and living room. The new second floor will be a master bath. There are small windows adjacent the immediate neighbor and larger windows to face the yard area.

Mr. Sullivan said he would like to see photos of the existing house elevation on the left side.

Mr. Leskosky said there are two differently sized small windows, with 5 different window types total on the left elevation. A simplified pattern would improve the design.

Mr. Sullivan said the massing and form look acceptable. The Board needs to see the fenestration for the existing house on both sides to evaluate the window pattern.

CITY OF SHAKER HEIGHTS

Mr. Leskosky noted the small windows in the bedroom are not sufficient for egress. These will have to be enlarged.

Mr. Sullivan asked if the width of the new windows are the same, both on the east and west sides.

Mr. Sudnitsyn said the widths are the same on both side elevations, it is just the height that is different.

Ms. Madison said there are differences between just meeting egress and having the architectural design to work with the existing design of the house. Privacy can be obtained with window treatments on larger windows.

Mr. Sudnitsyn said he agrees about the bedroom egress windows, but he would like to leave the living room windows smaller to allow for furniture against the walls.

There was discussion regarding the specifics of fenestration and how the materials of the addition meet the house.

Continued for the applicant to address the following: 1) incorporate egress windows from the first floor bedroom; 2) submit both side elevation drawings showing the entire new and existing side elevations; 3) consider at least one window on the rear elevation with the sliding door; 4) study the side entry/window/roof area at the sunroom; 5) redesign the window, size, location and possibly style on the side elevation; and 6) show all proposed material choices, width of new vinyl siding, and location.

Submit revised plans for Board review.

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#21091 - 2830 Sedgewick Road - Rear Porch Enclosure.

Nick Neill, Great Day Improvements, explained the rear entry porch is proposed to be enclosed with glass walls. There will be a glass knee wall with gliding windows on the sides. The entry door is an inswing storm door at the center of the steps.

Mr. Feinstein asked how this goes with the architecture of the house.

Mr. Neill said there is a glass enclosure from their company installed in the mid 1970's on the side of this house. The knee wall is held to the height of the detail at the base of the house door. They are only installing the walls from underneath the header and into the corner posts.

Mr. Walter asked if the face of the framed system is flush with the edge of the face of the column. There is a cap on the brick ledge that is raised and they will be left with a little sliver of area adjacent the new glass wall.

Mr. Neill said they have to stay underneath the roof. This does leave a small space by the basement step retaining wall, but there is room to clean if needed.

Mr. Feinstein asked if there will be modifications to the existing stairs. If there are no changes, the plans have inaccurate information.

Mr. Sullivan asked the color of the materials. Where does the infill wall align with the posts?

Mr. Neill said the color is sandstone. As for the walls they can either go to the outer edge of the post or be centered.

Mr. Sullivan said it would be better if the wall is centered on the post. How does this meet the house wall.

Mr. Neill said they are not installing a vertical connection at the brick, it will be sealed with silicone.

The Board agreed the transom windows should be eliminated on the rear and instead the door should be full height with side panels of knee walls to match the side elevation of this enclosure.

Approved with the following revisions: 1) color to be sandstone; 2) submit detailed section plans for this particular installation; 3) replace transom design with knee wall design like on the side walls and a custom, full height door on the rear elevation; 4) remove the new foundation details from the submission; and 5) center new walls on the center of the corner posts.

Submit revised plans for administrative review.

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#21093 - 15925 Shaker Boulevard - Landscape Retaining Wall.

Mr. Feinstein explained this is a new retaining wall, which is already installed.

Roger Dorer, explained this house is difficult to locate at night. He took design cues from the house for the design, like the stone belt course, mimicked in the thin stone cap. There are small areas of brick to match the house, as well. The landscaping here has been reinstalled from closer to the wall, and there is a down light at the address numerals.

Ms. Madison asked about the gravel in front of the wall.

Mr. Dorer explained the sidewalk side is to keep the wall held back from plows and shovels in the winter so nothing is damaged. The one on the side is for trucks that have a hard time making a turn into the driveway.

Mr. Leskosky noted the long wall tones down the visual activity at the corner. He suggests continuing the wall cap.

There was discussion regarding adding a cap stone to the entire wall.

Mr. Walter noted they are looking at a constructed project instead of a proposal. The wall may have turned out differently if they reviewed a proposal. He would encourage Mr. Dorer to seek approval

before construction.

The Board agreed the wall looks unfinished without a cap. And the other end at the driveway needs to be finished.

Continued in order for the applicant to complete plans to meet the eastern driveway apron with the strong suggestion of a cap across the entire wall.

Submit plans for Board review at a future meeting.

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#21075 - 16108 Scottsdale Boulevard - Resubmission: Window Alteration.

The Window Nation representative said they have provided three options for the window above the front door. The attic windows which are being replaced will be awning windows, not the previously proposed sliders.

Approved the full size double hung window with dark prairie grids over the front door.

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22320 Canterbury Lane - Preliminary Review: Addition. Exterior Alterations.

Al Klauss, Paskevich & Associates, said this is a renovation of the front entry and a new garage. The house is proposed to have elliptical entry details at the front and at the rear porch.

Mr. Sullivan asked if the details are correct for wood shingle siding.

Mr. Klauss said they are re-doing the entire house siding. The shingles would weather to a grey color. The new standing seam roofs will be copper.

Mr. Leskosky said this house will become much more interesting.

Mr. Klauss said the renovations will match the existing asphalt roof.

Mr. Sullivan noted the cupola appears to be heavy, perhaps due to the weather vane.

The Board suggested reducing the massing of the cupola and to consider the roof shingle match carefully.

Submit formal plans and materials for Board review.

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Sudbury Road - New Houses.

Mr. Feinstein detailed the background of this application. There are six (6) vacant lots on Sudbury.

This applicant has a contract with the city to begin with three (3) new homes.

Ishmael Martin, YRM Corp, said he has been in the home building business for 18 years, and his father was in the business for 42 years. These homes have 1,700+ square feet with first floor bedroom/bathroom option to allow aging in place in some cases.

Mr. Feinstein noted a ramp instead of a deck would be more appropriate for aging in place specific homes.

Mr. Martin said the deck is a composite material stairway and landing. A ramp could be an option for a homeowner.

Mr. Feinstein noted he has spoken with the applicant regarding the infill design guidelines and suggested vinyl siding having 5 inch profile and vinyl windows in this neighborhood. The texture/color of the siding may change in the gables. Mr. Martin proposes a thin brick foundation finish.

Mr. Leskosky said in the case of a house designed with a first floor master the elevation of the first floor should be lower. He noted some existing houses on the street have steeper rooflines. This should be considered when locating the different new home designs so that the new homes are similar to adjacent homes.

Mr. Feinstein urged Mr. Martin to consider the surrounding homes for each specific infill address.

Mr. Sullivan said a drawing of the new house along with the neighboring houses as context for size and massing would be appropriate for each infill site.

Mr. Feinstein asked if any of these could be a corner lot. If so, the garage should be turned to access the side street, not Sudbury Road.

The Board suggested the following: 1) provide a drawing which includes the existing houses to either side representing height and size comparison; 2) study a more detailed designed side elevation for the corner lot; 3) lower the first floor elevation to allow better egress/ingress for designs including a first floor master suite; 4) consider neighboring houses to determine roof pitch for each infill home; 5) include design details such as adequate windows on each floor/elevation and entry awnings; and 6) consider the intentionality of the side and rear elevation designs to match the first floor plan and provide fenestration and design details.

Submit formal plans and materials for Board review.

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Other Business

20166 Van Aken—Signage – Around the Table Yarns.

Approved.

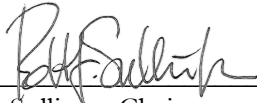
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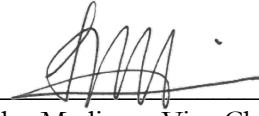
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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be January 17, 2022.



Robert Sullivan, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review