



**Architectural Board of Review Minutes
Monday, January 4, 2021
8 A.M.
Via Zoom Webinar**

Members Present: James Neville, Chair
Sandra Madison, Vice Chair
Hans Walter, Member

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

The meeting was called to order by Mr. Feinstein at 8:03 a.m.

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Approval of minutes from the December 21, 2020 Meeting.

Approved with corrections.

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#20563 - 15617 Fernway Road - Porch Enclosure.

Rob Hanna, Great Day Improvements, explained this is a side porch that the owners would like to convert to an outdoor sitting room. There would be double pane windows and sliding doors.

Mr. Feinstein explained zoning requirements are different for an open porch and an enclosed porch. A site plan is required.

Mr. Hanna said the side wall will be operating windows with panes of glass below, the front and rear elevations will be sliding doors with transom windows.

Mr. Neville asked if any of the architectural details, currently provided by the corner posts, would be on the new porch.

Mr. Hanna said the posts would be removed. They will replace all of the corner posts with aluminum posts and framing. There will be no embellishments.

Mr. Neville said this porch and its detail is foreign to the architecture of the house. This room faces the street and is foreign to the vernacular of the house. The detailing on this room looks like a commercial storefront system.

Mr. Hanna said the framing for this room is only 1 ½ inch, and the rest is all glass.

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Mr. Feinstein asked if there are any other similar structures on the rest of the house.

Mr. Walter said it would help if more context is shown on the drawing. It is hard to get a sense of the front elevation with this drawing that only shows the porch. He agrees with Mr. Neville that the new element is foreign to the design and style of the house. He is concerned with the doors and transom lines and how that continues around the rest of the house. This is no context and more care is needed for this porch design as it faces the front of the house.

Tabled for the applicant to provide additional drawings showing the context of the room against the house itself. The Board directed that the enclosure should be redesigned to relate to the architecture and design details of the house.

Submission of a site plan is required for zoning review.

Revised plans are to be submitted for review at a future meeting.

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#20564 - 14006 Becket Road - Garage.

David Harala, architect, said the existing garage will be demolished and a new 24 foot by 24 foot garage will be constructed. The new garage has a gable roof to match the house roof. They will match the siding on the house for the front of the garage, the roof color will match the house, and they will use white vinyl corners to transition to the vinyl siding on the rear and sides. The garage doors will have raised panels and the service door will be on the right elevation.

Ms. Madison said the color scheme around the garage with the house is appropriate.

Ms. Beck asked for clarification of the materials. The front elevation will be wood shakes, while the rear and sides will be vinyl.

Ms. Madison asked if the front shakes would match the exposed depth of shingles on the house.

Mr. Harala said yes, they propose shake shingles on the front of the garage that will match the and then there is vinyl siding on the sides and rear elevations.

Mr. Neville said the foundation curbs should have a smooth face by removing the forms while the concrete is still green so that it can be rubbed smooth.

Approved with the following conditions: 1) the poured foundation curb forms are removed when concrete is green in order to rub out the form marks; 2) the asphalt roof color is confirmed with staff.

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18938 Winslow Road - Resubmission: Preliminary Review: New Garage.

Mr. Feinstein explained this project requires review by the Board of Zoning Appeals for the attached garage and rear setback. The design also be reviewed by the Landmark Commission as it is in the Winslow Road historic district. This formal review will be done jointly with Architectural Board of Review at their meeting later in January. He summarized the notes from the last preliminary review.

Joseph Ciuni, applicant, said they responded to the last design review comments and have removed the parapet wall, replacing it with a wrought iron railing. They added an overhang at the overhead doors and lowered the east elevation windows. An arched opening has been added over the mudroom door and grids will be used in the windows, even though they are not currently shown. The mudroom will have a wood door and the overhead doors will be metal in a dark brown color. They did study gable roof designs, but did not like the look. They originally proposed Hardi siding, but that material does not come in a size to match the house. They are proposing a GAF cement board shingle material that can be matched to the 11 inch shake siding on the house. This new material will need to be painted, but the house will also be painted as part of the Point of Sale inspection, so they will match the color. The new garage windows placement and size will more closely match the house, as the garage is now part of the house.

Mr. Feinstein said the windows would be wood with simulated divided lites to match the house. The railing as drawn appears to be wood. A wrought iron material is proposed and would look more open on the drawings.

Mr. Walter said he would like a cut sheet of the railing design. The Landmark Commission will also surely want to see these details. He appreciates the arched opening at the mudroom door and makes a good start to separate the garage from the house detailing. The overhang over the doors help to bring down the scale. The garage windows vary from the head height of the house, and would look better lower to match the house head height.

Mr. Neville said the soffit above the overhead door overhang should be enclosed. The plans show this detail as open. The rear garage elevation needs some rhythm. He suggested a wood railing instead of wrought iron could have wider posts, evenly spaced, in order to add detailing. He noted the railing top only needs to be 36 inches from the walking surface. This may reduce the height of the railing.

Ms. Madison asked about any detail and trim around the mudroom door.

Mr. Ciuni said they have not determined that trim detail as of yet.

Mr. Feinstein suggested brown trim could be used to break up the mudroom entry from the house and garage.

Ms. Madison asked if corner boards would be used with the new siding.

Ms. Beck suggested vertical trim boards behind the downspouts to accentuate the division between house and garage.

Mr. Feinstein said all of the drawings should accurately reflect the details, trim and railings proposed.

The Board suggested the following: 1) the design of the front of the garage is much improved, the rear elevation needs a better rhythm; 2) create a rhythm to the railing posts; 3) reduce the height of the railing while remaining code conforming; 4) show the trim and corner boards on the drawings; 5) enclose the garage door roof overhang with a soffit; 6) use a flat trim board to define the top edge of the garage addition; 7) show how the new GAF shingles terminate at and the design and materials of the foundation; 8) lower the windows on the garage to match the head height of the house windows, as well as the size.

Formal review to be held at the joint Landmark Commission and Architectural Board of Review meeting on January 27, 2021.

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Other Business

16720 Chagrin Boulevard—Wall Repair

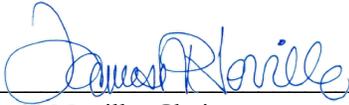
Approved with the condition that a brick color matches the remainder of the brick wall to the east, consider adding another pilaster matching the spacing remainder of the wall for design and structural integrity and terminate the rebuilt pilasters below the top of the wall similar to the rest of the brick wall.

3627 Lindholm Road—Porch Posts

Approved with the condition that the bottom trim matches the height of the other trim at the front entry and the entire post must be painted brown.

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There being no further business, the meeting was adjourned at 9:15 a.m. The next meeting will be January 19, 2021.



James Neville, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review