



**Architectural Board of Review Minutes
Monday, January 6, 2020
8 A.M.
Council Chambers**

Members Present: Hans Walter, Chair
Sandra Madison, Member

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

The meeting was called to order by Senior Planner, Dan Feinstein at 8:02 a.m.

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Approval of the December 16, 2020 Meeting Minutes

Approved.

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#20322 - 3553 Ingleside Road - Resubmission: Window Alteration: Color.

Mr. Feinstein explained the outcome of the last meeting, where this request had been tabled.

Elena Gomer, owner, said there is a second floor window that they want to be a slider. It looks like the first floor window, which is a casement. The windows were ordered and are at the house. The stucco is being painted the same color as the new beige windows.

Mr. Walter said slider windows are not an appropriate window on a Tudor style house. A casement window with 6 lites each, not the 9 lites as shown on the quote provided is appropriate for both windows.

Ms. Gomer showed photos of the new windows. She noted #7 on the quote is not being replaced. It is in decent shape. Any original windows not replaced will be painted to match the new windows.

Approved the window replacement with the following conditions: 1) Window #7 is removed from the order and not replaced; 2) Window #12 is a double casement window 6 lites in each sash; and 3) Window #3 is a double casement window with 6 lites in each sash.

Revised order for windows numbered 3 and 12 will be submitted for administrative review.

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CITY OF SHAKER HEIGHTS

3400 Lee Road Shaker Heights, Ohio 44120 P 216.491.1400 F 216.491.1465 Ohio Relay Service 711
shakeronline.com www.shaker.life

#20314 - 3745 Menlo Road - Resubmission: Solar Panels.

Mr. Feinstein explained the outcome of the last meeting. The Board requested a comparison of production using alternative layouts. He read the submission alternative with one less panel, which will have 15% less power production.

Jeffrey Lawrence, Power Home Solar, said 10 panels will not fit. Fewer panels can fit on the north elevation due to roof penetrations.

Ms. Beck said she spoke with the main office and this company does not offer a lower profile rail-less system.

Mr. Lawrence said the rails and panels are 2 inches from the roof. He showed an example of another installation.

The Board approved the new layout as submitted, denying the submission which includes the panels on the front elevation.

Mr. Lawrence said the panels will not be an effective installation in the alternate layout.

Mr. Feinstein noted that while solar is welcome in the city, the Architectural Board of Review is in place to maintain the aesthetic qualities of the city, not to maximize power output.

Denied the original proposal which includes the panels on the front elevation.

Approved the revised proposal which includes panels on the rear and side elevations.

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#20349 - 2600 South Park Boulevard - Trail Improvements.

Mr. Feinstein said the Nature Center has completed the All People's Trail, which was approved last year. This request is for the other side of the property, on the Stearn's Trail.

Jodi McCue, Environmental Design Group, said the renovations follow the same basic trail system. Two bridges will be realigned with the Doan Brook improvements. The boardwalk system which is low to the ground will have a toe kick only. The higher walks and bridges will have rails that match the approved All People's Trail. There will be a new trail head at the parking lot with the dumpster being re-located to the other side of the parking lot. There will be a pergola that matches the All People's Trail with a bench and pavers. There will be a bench and bike rack at redesigned trailheads on South Park and West Park Boulevards. The signage will be coming later as it is not completely designed.

Mr. Walter asked how the bridges and walkway are supported.

Ms. McCue said there are 9 inch piles below the walkway for support, which is the same as the just completed All People's Trail. There will be a 12 by 24 foot shed enclosed by a composite fence next to the dumpster. This shed will match the color of the main building and be clad in azek siding with

asphalt shingles.

Mr. Feinstein asked the specifications as to height and materials for the shed.

Ms. McCue said the shed is 14 feet tall.

Mr. Feinstein noted the City Planning Commission is reviewing the application at their January 7, 2020 meeting. They will be looking in particular at the entries and the parking lot as improvements to public land.

Ms. McCue said there are two treehouse locations shown on the site map. They will be bringing that structure back to the Board after the structure is designed.

Mr. Feinstein noted the exterior entries at South Park and West Park Boulevards are new.

Ms. McCue said there will be exposed aggregate concrete leading to the South Park Boulevard entry.

Mr. Feinstein said this type of aggregate concrete is in place on North Woodland at the Cleveland Heights entry.

Approved the trail, bridges, platforms, shed, and entry improvements with the condition that the shed be painted to match the color scheme of the main building and the overhead door and its trim are the same color as the body of the shed.

The Treehouse design and future sign design proposals will be submitted at a future meeting.

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#20176 - 3636 Traynham Road - Resubmission: Rear Porch.

Erik Swain, Frontgate Construction, said the Board approved changes in the spring of 2019. The owner does not want to cover the entirety of the rear of the house as it will obscure light into the kitchen window.

There was discussion regarding the railing that is proposed.

Mr. Swain said a metal railing was discussed with the owner, not fypon or other materials as noted on the plans.

Mr. Feinstein said they would expect large posts with smaller spindles in any case.

Approved with the following conditions: 1) The railing is black metal with substantial black posts; 2) The trim will be painted dark brown to match the house fascia and gutters; and 3) The railing will return to a full post at the house wall.

Revised plans will be submitted for administrative review.

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#20350 - 2706 Belvoir Boulevard - Window to Door Alteration.

Richard Cissell, architect, explained this change is part of a kitchen renovation project. The existing window opening will be replaced with new French doors with simulated divided lites. The steps are temporary as the patio outside will be worked on later this year. There is also a window well below the new opening, which they will have to work out in the meantime.

Approved with the condition that the temporary steps out of the new French doors will be in place no longer than 1 year. Permanent steps require design review.

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#20351 - 19016 Chagrin Boulevard - Rear Step.

Mr. Feinstein explained the history of the prior approval and the Building and Housing code requirements.

Pat Cirillo, owner, said there are no other houses in Shaker Heights like this one other than the house directly next door. They ultimately went for what makes sense for this specific house. The landing and steps are of wood materials. A masonry material is no necessarily appropriate as this is a farmhouse.

Mr. Feinstein noted the plans do not detail the type of wood to be used or the finish color.

Ms. Cirillo said they will use cedar wood, with the exception of the support underneath. They propose to paint it white to match the trim.

Approved with the following conditions: 1) The vertical portions of the step, the treads, and the landing floor will be painted grey to match the foundation; 2) the railing will be white; 3) The visible wood members must be cedar; and 4) the railing will terminate at a full post at the house wall.

Mr. Feinstein noted Housing Inspection had cited a side window to be “code conforming”.

Approved the existing condition at the side, dining room, fixed window.

Revised drawings will be submitted for administrative review.

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#20323/20353 - 2932 Winthrop Road - Resubmission: Deck.

Mike Khmelnitsky, Homes on Demand, said there was to be a masonry step unit, but now they would like to have the door exit to a deck, 18 inches from grade. The skirt and step will be cedar and the deck boards will be treated pine. The skirt will be painted white.

Approved.

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#20354 - 22331 Westchester Road - Rear Addition.

Mike Khmelnitsky, Homes on Demand, said this is an addition on the rear of the house. This will be a two story addition with matching aluminum siding. A new asphalt roof will be installed on the addition along with the entire house, as the existing house roof is natural slate. They will use a pewter or slate blend asphalt shingle color.

Mr. Feinstein noted there are no windows on the side of the new first floor of the addition.

Approved with the following conditions: 1) The windows on the left elevation (farthest left), first and second floor will be centered on each other; 2) An additional window will be added to the right elevation (family room) first floor, the same size as the original house window on the first floor; 3) New siding will have not belt course or corner boards; and 4) notes will be added to the plans indicating that the new siding will be aluminum siding, the same size as the existing whole house siding.

Revised plans will be submitted for administrative review.

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Other Business

3411 Tuttle Road—Eddy’s Barber Shop Signage.

Approved the new door sign.

15600 Chagrin Boulevard—City of Shaker Heights Public Works Building.

Approved front doors and railings in architectural bronze color to match the dark building trim. The Board suggested the front entry canopy also be painted to match.

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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be Tuesday, January 21, 2020.



Hans Walter, Chair
Architectural Board of Review

Sandra Madison, Member
Architectural Board of Review