



SHAKER HEIGHTS

Architectural Board of Review
Monday, January 7, 2019
8:00 A.M.
City Hall Council Chambers

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

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

The meeting was called to order by Ms. Madison, Chair at 8:02 a.m.

* * * *

Approval of the December 17, 2018 Meeting Minutes

Approved.

* * * *

#20111 - 17420 Fernway Road - Fernway School Renovations and Additions.

Mr. Feinstein explained the history and outlined the general submission.

Chris Dewey, Van Auken Akins Architects, said the fire affected a flat roof area and ignited the flammable support members, which then spread to the remainder of the roof. There is mainly water damage to the inside of the school. Insurance will allow them to rebuild with in-kind materials, such as slate and brick. The School Board decided it is time to improve the school, which is not Ohio School Design Manual (OSDM) compliant. The proposed changes and additions will make it as close to compliant as possible. In addition to the two story corner addition, there will be a new ¾ height addition at the gymnasium interior. There is an infill, addition at the second floor roof that will be built out as library space. There will be alterations to the entry which faces Fernway, including a new vestibule and ADA accessibility.

Ms. Braverman asked if there is a pedestrian connection from the sidewalk to the playground.

Mr. Dewey said this is an item on the wish list for Phase 2. They will have to do more homework to get that portion of a plan together. He explained the first floor plan, including an addition like the one from the 1950's on the opposite elevation. Each classroom will have almost 900 square feet of space once renovations are complete. The anticipated completion is August 2020. The new slate roof will be installed over non-combustible materials. The cupola will be matched to photos and the original plans, but the plans for the cupola are not exactly what got built. The roof will be flashed in copper and have a limestone cornice band. The chimney survived and will need restoration and re-pointing. The largest impact will be on the east and south elevations. At

the gymnasium corner there will be an addition for storage and an entry that will match the 1950's addition. They will use a custom mix of 4 brick palettes and match the mortar on the site. They will use Pella windows, which match the replacement windows in the building. The exteriors of the windows will be wrapped in white aluminum with matching muntins. The goal is to match all of the existing exterior conditions on the building.

Mr. Walter asked if the new doors are white.

Mr. Dewey said the drawings show some as grey to convey shadow, but they are all white now.

Mr. Neville asked about air conditioning.

Mr. Dewey said they will possibly add that at a later date. The building is being ducted to accommodate air conditioning. It can be hidden on a flat roof area.

The Board agreed the designers did a nice job with the renovation and additions.

Mr. Feinstein noted the plans will be going to the Board of Zoning Appeals on January 8, 2019 for site plan review of the building additions.

Approved.

* * * *

8:30 AM

#20107 - 2929 Paxton Road - Window Alteration: Cottage Windows to Double Hung Windows.

Ms. Beck explained the change is to have the existing cottage windows on the second floor converted to double hung windows.

Mr. Neville said he cannot ascertain why these windows are cottage style to begin with.

Robert Reed, Gunton Corporation, explained the owner desires to match the double hung windows found throughout the entirety of the rest of the house.

Approved.

* * * *

#20110 - 21775 Parnell Road - Window Alteration.

Amanda Fort, Dane Street Studio, said all changes are on the driveway elevation. They will be reconfiguring the interior of the home and one window will be entirely removed, with one other window having the sill raised and narrowing another. The sills from the existing windows will be retained and re-used with the new windows. The window that is being narrowed will have matching brick to that already on the house for the infill.

Mr. Walter asked if there will be shutters on the windows.

Ms. Fort confirmed there will be shutters at these windows.

Approved.

* * * *

#20112 - 3339 Grenway Road - Window Alteration: Casement to Double Hung Windows.

Joe Emery, contractor, explained the casement windows are on the right side of the house. The casement windows on the front elevation will remain.

Rebecca Benard, homeowner, said they would like to convert these windows so that they can accommodate a window air conditioning unit.

Mr. Emery asked if the first floor windows on this side could also be changed to double hung windows at a later date.

Approved.

Future replacement of first floor right side windows can be approved by Planning staff to be converted to double hung windows.

* * * *

#20015 - 22088 Rye Road - Solar Panels.

Bryan Skvor, Power Home Solar, explained this is a proposal for 8 solar panels on a flat rubber roof on the garage. This installation will be completely hidden. This home has slate for its main roof and they do not do installations on slate.

Mr. Feinstein asked if the panels are angled.

Mr. Skvor said they are flat to the roof, within 4 inches of the surface.

Mr. Walter asked the location of the inverter.

Mr. Skvor said it is below the first floor roofline, and includes the disconnect.

Approved.

* * * *

#20117 - 20975 Claythorne Road - Pavilion.

Michael Beightol, Exscape Designs, explained the design of the rear yard pavilion, outdoor kitchen, seating, patio and pool. There is an ipe wood screen wall on one end of the pavilion that steps down to a 6 foot screen fence.

Mr. Feinstein asked the material for the exterior of the chimney.

Mr. Beightol said it will an applied decorative tile.

There was discussion regarding the chimney details and materials.

Mr. Beightol said they are also asking for a shed today. It is a 10 by 15 foot structure with lpe siding. There is a hidden door and small windows for ventilation. The shed will house pool equipment.

Approved.

* * * *

18565 Parkland Drive - Preliminary Review: Addition.

Ann Dunning, architect, said these plans are for Phase 2 of the renovations to this house. It includes a second story addition behind the existing garage and a new sun room/great room at the rear of the house. The brick at the first floor windows will match the existing brick on the house. The second floor materials will also match the house siding. A new crawl space is planned under the first floor addition.

There was discussion regarding the second floor addition roofline, alignment with the existing front façade, and location.

The Board suggested cantilevering the second floor so that the front façade wall is consistent throughout. The first floor addition roofline should be lowered to be within the field of brick.

The Board suggested the following: 1) cantilever the second floor addition so that the front façade wall roofline is consistent across the facade; 2) the first floor addition roofline be lowered to within the field of the brick; and 3) double windows should be mulled or trimmed together.

Continued for final drawings to be submitted for Board review at a future meeting.

* * * *

#20014 - 2699 Landon Road - Window Alterations.

Matthew Wolf, architect, explained there are two casement windows in the kitchen to be made much larger and converted to double hung windows. The window at the front corner of the driveway side will be removed.

Mr. Walter noted the new windows are high enough to extend into the band detail around the house.

Mr. Wolf said the band is not the original material. It was replaced not too long ago.

Mr. Walter said it is now a prominent feature. It would be awkward for the windows to extend into it.

Mr. Neville asked if the new window size matches any already on the house.

Mr. Wolf said no. They started with the design on the inside of the house and worked their way out.

The Board agreed the window extending into the band makes a “hole”. If the band terminated forward of the windows this could work.

Approved with the condition that the existing band between the first and second floors turn the corner to the side elevation and terminates similarly to the second floor band, with a termination trim detail.

Revised plans will be submitted for administrative review.

* * * *

#20116 - 3269 Kenmore Road - New Garage.

Noah Bloch, owner, said the garage concrete floor was being replaced and the structure collapsed.

Mr. Neville asked if the new garage will match the old one at 18 by 18 feet.

Mr. Block said the new garage will be 20 by 20 feet with white vinyl siding.

Mr. Neville asked them to be sure the concrete curb has a rubbed finish.

Approved.

* * * *

#20013 - 23550 Fairmount Boulevard - New House.

Mr. Feinstein explained the lot layout with one existing house and garage spanning the property line of two lots. The owner would like to demolish the existing structures and build two new houses. He summarized the last design review discussion and comments for changes.

Anthony Kucia, Cooper Holbrook LLC, said they lowered the pitch on the garage to get larger windows on the second floor. They have added a window to each bedroom at the corners of the house, adjusted the windows in the master bedroom and added shutters.

Mr. Walter said the windows over the garage should not extend into the frieze board.

Mr. Kucia said he could move the two windows to be more in line with each other.

There was discussion regarding the west elevation fenestration.

The Board agreed metal corners for the siding, which would be painted, are more appropriate than corner boards.

Mr. Feinstein said the code requires simulated divided lite (SDL) windows in wood. This proposal is for all vinyl SDL windows. He said the zoning ordinance requires more landscaping for new homes. He asked the materials for the step units at both the front and rear entries.

Mr. Kucia said they are brick and sandstone.

Tabled for the applicant to make the following revisions: 1) metal corners should be used, not corner boards, in the siding areas; 2) a header should be implemented at the front entry area, into which the posts will die; 3) show column bases on the elevation drawings; 4) move the windows at the north side of the west elevation on the first and second floors to more closely line up with each other; 5) the left half of the front façade should be all brick and return 2 feet around the side; 6) a brick sample should be provided to the Board at their next meeting; 7) the laundry room window should be taller to match the head height of the other windows; and 9) the second floor windows should be re-sized to avoid touching the upper frieze board.

The Board suggested that the garage location on the second house planned in this project should have the same orientation as this house, with different color/material options for the siding.

Revised plans will be submitted for Board review.

* * * *

There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be January 22, 2019.



Sandra Madison, Chair
Architectural Board of Review



Hans Walter, Vice Chair
Architectural Board of Review