



**Architectural Board of Review Minutes
Monday, February 3, 2020
8 A.M.
Council Chambers**

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

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

The meeting was called to order by Senior Planner, Daniel Feinstein at 8:00 A.M.

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Approval of the January 21, 2020 meeting minutes.

Approved with corrections.

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#20364 - 20600 Chagrin Boulevard - Cellular Antennae.

Mr. Feinstein explained the history of the antennae replacements on the building. The previous requirements by the Board include that the antennae do not extend above the rooftop and the color must match the building. This application appears to comply with those requirements.

Briana Fontana, Crown Castle, said they will be installing three antennae and swapping out several radios.

Mr. Neville asked what sides of the building are affected.

Ms. Fontana said east, west and north.

Mr. Feinstein asked where the radios are location.

Ms. Fontana said they are with the antenna, behind it actually, and not visible. The new antennae will be the same color as the others and match the building.

Approved.

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#20367 - 22226 Parnell Road - Landscape Elements: Outdoor Kitchen, Seat Wall, Pergola.

Mr. Feinstein noted there is a zoning component of this application. The outdoor kitchen area is technically in a front yard and needs to be moved back to be even with the house wall or the owner must seek a zoning variance.

Brooke Slater, Busy B Design Studio, said this is an entertaining space. This will be tucked in the corner of the house on this corner lot. The pergola will align with the gutter line. There is an 18 inch seat wall of brick with a sandstone cap, a bluestone patio, and the outdoor kitchen element is made of matching brick with granite countertop. There will be a new tree added as the old one is diseased. There are 6 to 7 foot tall arborvitae along the Shelley Road sidewalk and fence line. The reason the island is pushed out is to allow generous access to the French doors near the indoor kitchen area.

Approved.

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#20365 - 2685 Rochester Road - Window Alteration: Size.

Mike Ranney, Eggert Construction, explained this is a kitchen renovation. The owner wants a larger window, so they propose to enlarge the existing double casement window to a triple casement window. The new door will match the new window head height and be very tall. They will match the existing aluminum siding where needed. There are fypon details that exist on the nearby porch. They are redesigned and replaced over the larger window opening and eliminated over the entry door.

Mr. Neville asked if there could be one more lite high in the door to better match the proportions of the windows.

Lisa Heiser, homeowner, noted less lites would be better, if possible.

Approved with the condition that the new entry door have 18 lites.

Revised door detail to be submitted for administrative review.

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#20366 - 2544 Cheshire Road - New Garage.

Diane Bija, New Creation Builders, said this is their standard garage with a 4/12 pitch, gable end, in mystic blue to match the house. The roof color will match the house.

Approved with confirmation of the roof shingle color.

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#20371 - 17108 Kenyon Road - New Double 4 Inch Vinyl Siding: Blue. Trim: White.

Robert Sauer, contractor, said the new siding will be a double 4 inch vinyl in Wedgewood blue. It is the lighter blue of the choices. The next door neighbor already has the darker blue vinyl siding.

Ms. Madison asked if the window trim will be wrapped. What is the exposure of the existing wood siding.

Mr. Sauer said yes, the window trim will be wrapped with white aluminum coil. The existing is 8 inch shake siding.

Approved.

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#20370 - 17322 Scottsdale Boulevard - Window Removal.

Mike Khmelnitsky, 3056 Chadbourne Rd LLC, said the window changes are all in the kitchen. They propose to remove three windows, two on the rear and one on the side of the house.

The Board agreed a double window is preferred on the rear. The opening should be larger to accommodate a double window.

Mr. Walter said he does not like the blank side elevation.

Mr. Khmelnitsky said they have alternate plans for a side elevation window. He provided those plans for the Board to review.

Approved with the condition that a single window is added to the side elevation as shown on revised plans; and that the rear elevation have a larger opening with two ganged windows.

Revised plans will be submitted for Board review.

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20800 Chagrin Boulevard - Preliminary Review: New Apartment Building.

Richard Brown, architect, explained the condition of the existing parking garage. They are in the early stages of design to add apartments to the top floor of the parking garage as well as add another floor of apartments above the roof. They have had a structural analysis completed which showed the garage was designed for additional floors. He showed preliminary floor plans, layout, and exterior details of the building design.

Mr. Neville said this is not replicating the Gropius design of the tower, but paying homage to that design. It is important to have this new construction engage the façade of the garage.

Mr. Brown noted there is a weight issue so lighter materials are chosen, like stick built framing and

dryvit exterior material. There is not an attempt to put a “crown” on the structure, but for the apartments to become part of the parking garage structure.

The Board expressed concern about the design challenges of the north facing elevation due to the ramps and differing floor levels. They indicated the transition from the side façade to the front would be an important part of the next phase of design. That design will be challenging.

The Board suggested that all 4 elevations be designed and submitted for additional preliminary review.

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#20368 - 3589 Chelton Road - As Built: Porch Alteration.

Mr. Feinstein explained this rear porch condition was cited on a point-of-sale inspection. The contractor would like direction on compliance with city requirements.

Discussion held.

The Board approved the following: 1) remove the wood siding and remove the handrail detail, then reinstall wood siding to correspond to the house siding and have wood corners; or 2) remove the handrail detail and install vinyl siding of the same size as the house siding, ensuring there is trim added around the window openings.

If the vinyl siding option is chosen, new plans to reflect the installation method will be submitted for administrative review.

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Other Business

3335 Grenway Road—Window Color.

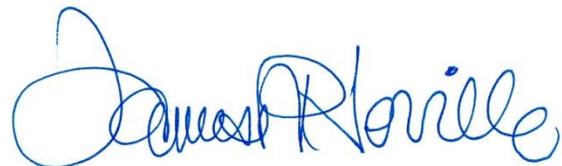
Approved the use of the proposed color.

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There being no further business, the meeting was adjourned at 10:00 a.m. The next meeting will be Tuesday, February 18, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review