



SHAKER HEIGHTS

Architectural Board of Review
Monday, February 4, 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 8:00 a.m.

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Approval of the January 22, 2019 Meeting Minutes

Approved.

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#20122 - 18951 South Woodland Road - Rear Addition.

Mr. Feinstein explained this is a request for two additions on a corner lot house. There are variances needed as one addition is 9 inches closer to the property line than the existing house. The house is already closer to the property line than allowed by code. The variance will be reviewed by the Board of Zoning Appeals at their February 5, 2019 meeting.

Richard Cissell, Cissell Architecture and Design, said they will be filling in a corner of the house in order to help traffic flow issues within the house and provide storage. The other corner addition will become a bathroom as part of a future first floor suite. The exterior materials and details will match, with a 2/12 copper roof, using matching brick, and re-use of the existing windows. If the windows cannot be salvaged, they will match the details for new windows.

Approved.

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#20121 - 20577 South Woodland Road - Resubmission: Façade Alteration.

Antwann Teasley, Twins Renovations, explained the depth of the roof peak will allow them to fit the stone underneath the drip-edge. He showed photos of the existing conditions and a sample of stone.

Mr. Feinstein explained this was reviewed at the last meeting and the owner would like to re-

face only the bump-out gable portion of the front of this house. The Board asked the entire bump-out be re-faced instead of just the front face, as well as confirmation of the overhang and samples of the material against the house.

The Board asked that the trim at the peak be packed out in order to retain this detail, with the stone coming up underneath it. They asked that the stone samples be placed against the chimney in order for them to determine the most appropriate color and texture.

Tabled for the applicant to provide photos of the sample against the chimney for color detail of the texture.

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#20124 - 3595 Lytle Road - Rear Addition.

Mark Bednash, Design Visions, explained this is a renovation to the rear of the house. There is an existing wood frame screened porch that will be removed and a new two story addition will be constructed. They will be enveloping two dormers at the roof. They will match the shingles, siding, and trim. The windows will be slightly larger than the rest of the house in order to meet egress requirements, but the size will be equal around the addition.

The Board agreed the new stoop and step must be masonry, brick and stone, materials.

Approved with the condition that the stoop be stone.

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#20125 - 3565 Avalon Road - Window Alteration: Color.

Mr. Feinstein explained this is a lead abatement case with Cuyahoga County for the second floor tenant.

Bob Miller, MAE Construction, said the state cited only the second floor and common areas for lead abatement. If all of the front façade windows need to match, he could replace the first floor front façade as well.

The Board agreed the entire front façade windows must match. The remaining first floor windows must also match in color.

Approved with the condition that the first floor front façade windows must also be replaced to match at the same time. The remaining windows on the first floor must match the new exterior color.

Revised quote/measure sheet will be provided along with a letter of intent from the owner regarding painting or replacing the remaining first floor windows will be provided to Planning Department staff.

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#20126 - 15520 Aldersyde Drive - Window/Door Alteration.

Erik Swain, Frontgate Construction, explained they will remove the storm windows and re-build the walls with new windows and a door.

Mr. Walter asked if the new windows will match the house.

Mr. Swain said the current windows do not have grids, while the new windows will have grids.

Mr. Neville said the new windows should be re-framed with a wider mull as pairs of windows around the two sides of the porch without the door.

Approved with the condition that the new windows be ganged together in pairs, leaving more room between them for trim.

Revised plans will be submitted for administrative review.

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#20127 - 19501 South Woodland Road - Solar Panels.

Dave Hunter, Cleveland Bricks, said this house is having solar panels installed on a flat roof at the rear of the house. The conduit will run down the side of the garage and be painted to match the brick color.

Approved with the condition that the conduit is painted to match the brick.

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#20128 - 3673 Gridley Road - New Garage.

Lafayette Watkins, Platinum Construction, said they propose white vinyl regular lap siding. The roof shingles will match the house roof, which is dark grey. The doors will also be white.

Ms. Madison said the overhead and service doors must both be a panelized design.

Approved with the condition that the overhead and service doors have raised panels and that the siding be straight lap siding.

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#20729 - 20500 Shelburne Road - Addition.

David Harala, architect, provided a revised site plan. He said they propose to remove the open porch at the rear of the house and construct a new two story addition with a deck. The white brick on the front will be replaced with white stone, with a blend of light grey stone. The eyebrow and awning at the front entry will be removed and the door will be moved to the front of the house. The existing aluminum siding will be removed and replaced with new 8 inch aluminum siding. There will be grey azek trim around the windows in the new stone area at the front bump-out.

Mr. Feinstein asked the step and stoop material.

Mr. Harala said it is proposed to be concrete faced with stone to match the façade.

Mr. Feinstein said a sandstone tread is required.

The Board said the fascia board and trim must be proud of the siding and siding should be added at the gable end.

Mr. Neville said brick to grade for the foundation is required.

The Board agreed one large window on the side of the new addition should be used instead of the proposed smaller, high windows.

Mr. Walter said the first and second floor windows at the front of the chimney should align.

The Board agreed the stone must return around the corner to the side of the front entry at least to the downspout. No treated lumber can be used for the deck rail. It can be the trex material, or it can be eliminated. The deck must have a skirt board to grade, which can be made matching the trex flooring material. They would like to review the final information regarding the ½ round window and front entry door details before construction begins.

Tabled for the applicant to provide the following: 1) rear entry step unit to have a sandstone tread; 2) fascia board and window trim to be proud of the siding; 3) brick to grade at the new foundation; 4) use of one large window to match the adjacent window instead of the two smaller windows on the side of the new addition; 5) line up the first and second floor windows in front of the chimney; 6) Add a return of the new stone around the corner on the side elevation to the next gutter downspout; 7) add a skirt board to grade around the new deck and eliminate the deck railing; and 8) submit final plans of the chosen front door transom window and entry design for Board review.

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Other Business

3427 Tuttle Road—Michael’s Genuine Food and Drink

The Board requested the proposed palette of colors for the blade sign shown against the building façade. They asked the applicant to consider an alternative sign frame color.

There being no further business, the meeting was adjourned at 9:30 a.m. The next meeting will be Tuesday, February 19, 2019.



Sandra Madison, Chair
Architectural Board of Review



Hans Walter, Vice Chair
Architectural Board of Review