



**Architectural Board of Review Minutes
Tuesday, February 22, 2022
8 A.M.
Via Conference - Zoom**

Members Present: Hans Walter, Chair
James Neville, Vice-Chair
Kevin Kennedy, Alternate Member

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

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:01 a.m.

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Approval of the February 7, 2022 Meeting Minutes

Approved.

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#20767 - 20005 Farnsleigh Road - Resubmission: Van Aken District Apartment Building.

James Michaels, SCB, said there are a few design adjustments on the project. The underside of the connection bridges and at the penthouse soffits has been revised to be plaster with a metal coping. The railings have been changed in places to be a dark grey picket railing, keeping the glass rails at the penthouse. He covered the materials list and locations. He detailed the cabana and outdoor kitchen design.

Mr. Neville asked the color of the cabana.

Mr. Michaels said it will be white or aluminum metal. The outdoor kitchen has built in grills on CMU block. The generator enclosure wall is a concrete wall with landscaping above.

Mr. Neville asked how high the generator wall is above grade.

Mr. Michaels said he believes it is 4 feet high. He will check with the landscape architects about the cabana color and the concrete wall.

Mr. Neville asked about the stanchion plate for the railings. What happens to the metal finish with rain and snow runoff.

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Mr. Michaels said it will be painted steel with PVDF or corrosion resistant baked on powder coat.

Mr. Walter said the design adjustments to the building are well done. The railing materials are well thought out.

Mackenzie Makepeace, RMS, said they are already engaged with some material suppliers. They will get the detail questions answered for the Board.

Approved with submission of the following details: 1) railing stanchion coating; 2) generator wall section showing distance above grade; 3) cabana material color; and 4) parking garage panel detail.

Detailed plans submitted for Board review.

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#20856 - 24049 Laureldale Road - Window/Door Alterations.

Corey Brady, contractor, explained this is a kitchen remodel. They would like to remove a door and replace it with a window and add French doors where a triple window now exists. The doors will fit within the existing opening.

Mr. Walter asked if the intent is to have the same trim detail as the existing windows and doors? What is the width of the new door?

Mr. Brady said yes, they will maintain the head height and the door will be 6 feet wide. They are using Pella Products.

Mr. Walter asked about the condition below the new window sill.

Mr. Brady said they will use a raised infill panel. A brick patch would be very difficult.

Conceptual approved granted. Final detailed plans required for formal approval.

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#20739 - 20108 Lomond Boulevard - Resubmission: Porch Alterations.

Mr. Feinstein explained the plans have been revised based on the last meeting comments.

Scott Hasselman, homeowner, said they added 1/2 posts at the house wall and detail at the front gable. More trim was also added around the door.

Mr. Neville noted a panel above the arch above the door needs to be shown.

Approved.

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#20857 - 18400 Shelburne Road - As-Built Window Alteration.

George Balog, contractor, explained this alteration is part of a kitchen remodel. This was submitted as a rush job as it needed to be done by April. He did not realize this would need Board review. On the exterior the sandstone was removed and brick toothed in. It is behind evergreen landscaping.

Mr. Kennedy said it is hard to match the existing. The new does seem to stand out from the existing as very bright.

Mr. Feinstein said the sun/shade photo makes it hard to see. The existing face/surface of the brick is mottled and the new brick is sharper.

Mr. Neville said they would like to see a photo of this wall on a day with flat light.

Mr. Feinstein said more information is needed.

Mr. Walter said they do not have enough reasonable visual information in order to determine what needs to be done.

Tabled for the applicant to provide additional photographic evidence taken on a day where the light is flat. Submit at least one photo at the window and one photo showing the elevation context for Board review.

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Mr. Walter left the meeting

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#20858 - 3326 Glencairn Road - Window Alteration.

Barry Hoffman, Hoffman Construction, said this is a second floor door at a rear porch that they would like to convert to a window. The opening will be filled with a 4/4 lite window and completed below with wood shake painted to match the siding.

Mr. Kennedy said there is enough variety of windows on the house that a 4/4 window at this location will be acceptable.

Approved.

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#20859 - 3601 Lee Road - Exterior Alterations.

Gayle Lewin, Lewin and Associates, said this is a commercial property that is being converted from a dry cleaner to an office. An ADA compliant ramp will be added at the front door, the gas meter will be moved from the side of the building to the front, and the windows on the rear and sides will be replaced with slider windows with grids.

Mr. Neville asked about the rear door.

Ms. Lewin said one section is an active door and one passive door will be installed.

Mr. Feinstein asked the rear door color.

Ms. Lewin said it will be grey. They rear canopy will also be removed and not replaced.

Mr. Neville asked why sliding windows were chosen over a double hung or casement window.

Mr. Feinstein said commercial architecture is different than residential and the front and sides will be different window designs. The existing sliders in the building to the left were approved after installation without a permit. There are double hung windows on the building to the right.

Mr. Neville said he appreciates the investment in the building, but he would like to see research of double hung windows versus slider windows.

Mr. Kennedy said the existing steel windows had an elegance to them. Slider windows are closer to that feeling. Double hung windows mulled together will disrupt that rhythm. The ADA railing at the front looks basic. He believes this railing could be more thoughtful.

Mr. Neville suggested the drawings be revised to show a more detailed railing to see how it feels.

Ms. Lewin said the issue is that the railing cannot be mounted to the wall, due to the windows, despite the requirement to have railings on both sides of the ramp. She asked if more detail on the front side is appropriate.

Approved with the condition that additional information is provided for the following: 1) double hung windows; 2) front elevation ADA railing with spindles on the parking side only.

Revised drawings submitted for Board review.

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#20860 - 2681 Belvoir Boulevard - Garage Addition.

Richard Cissell, Cissell Architecture & Design, explained this proposal is for an attached 2 car garage to be extend 12 feet into the rear yard. One window will be removed in order to create a canopy over a door. The air conditioning condenser will be relocated. The exterior will be painted 4 inch Hardi siding. The house is aluminum siding, brick and stone. They will remove portions of the aluminum and will be able to determine if the 4 inch reveal is appropriate.

Mr. Neville asked about the door at the second floor.

Mr. Kennedy said the drawings are well done. He asked if the Hardi panels come in the width of the current aluminum.

Mr. Cissell said he would guess the original wood siding under the aluminum is between 4 and 6 inches to weather.

Mary McLaughlin, homeowner, said ideally the Hardi would match what is under the aluminum. It is their hope that whatever is under the aluminum is salvageable and they can restore it.

Mr. Kennedy noted that a plan to eventually match all around the house is helpful.

Approved.

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#20745 - 3725 Sutherland Road - Resubmission: Exterior Alterations.

Megan Featherson, VNTG Place LLC, said she made corrections to the windows as requested. Somehow there was a disconnect regarding the garden window, which was on the original order, which has been replaced. The porch windows were ordered with grids, but installed without. They are now windows with grids. They are looking for approval of the garden window, located midway between the front and back of the right side of the house.

Mr. Neville said they did not discuss it during the meeting, but it was there before. The new window is a better condition.

Mr. Kennedy noted he is glad the house was not whitewashed.

Approved.

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Mr. Walter returned to the meeting.

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20775 South Woodland Road - Preliminary: Partial Roof Material.

Mr. Feinstein explained the existing slate roofs are different ages. The house roof is much older than the addition.

John Sindelar, Shake Pro, said there was a leak at an ice dam at the rear of the house. The slate on the house is almost back to dirt and at the end of its life. The slate on the addition is from 1992 and they hope to preserve it. Prices for new slate are high and availability is low. He said there are very nice synthetic slate options now. He proposes to use a Echo Star Majestic Slate material. The available colors are not an exact match to the house, but they propose a grey color.

Mr. Neville asked the scale/width of the composite versus the natural slate.

Mr. Sindelar said the existing is 10x14 and the new is 12”.

Mr. Neville said this is not a steep pitch, making visibility difficult on the second floor where they are adjacent. There is also a logical transition point in the valley. He is sympathetic to the argument.

Mr. Walter said the two different roof materials will not be perceived from the street. He agrees that this proposal is reasonable.

Mr. Kennedy said he also agrees there is no issue with the synthetic slate on this house.

Mr. Walter asked if a picture of the proposed color against the new/old slate could be provided.

Approved Echo Star synthetic Majestic Slate replacement with the condition of a picture submitted of new and existing slates to determine the color match.

Other Business

Asphalt Shingle Color – Bourbon

On a case-by-case basis.

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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be March 7, 2022.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review