

#20386 - 2914 Attleboro Road - Door Alteration.

Scott Stewart, homeowner, explained he is moving within Shaker Heights and will be creating a home office. They propose to alter an attached one-car garage to a living space in order to make room for this office. The overhead door will be removed and French doors installed in its place. The windows on the rear of the garage will be replaced with matching brown casement windows like the rest of the house.

Approved.

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#20387 - 23599 Shaker Boulevard - Window Alteration: Type.

Jennifer Sickels, Renewal by Andersen, said they are replacing four windows on the front elevation. The left side will match the existing configuration, but there are two current cottage windows on the right that they propose to alter to double hung windows. These new windows will align with the triple casement lites immediately adjacent.

Mr. Walter asked the size of the new windows.

Ms. Sickels said they are all around 70 inches in height. There are other double hung windows on the front façade on the second floor.

Mr. Walter asked if it makes sense for all of the replacement windows to be 6 lites high.

Approved with the condition that all new windows across the front are 6 lites high.

Revised quote to be provided for administrative review.

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Mr. Neville recused himself and left the room.

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#20388 - 16102 Chagrin Boulevard - Temporary Window Sign.

Mr. Feinstein noted for the Board that the sign request will be seen by the Board of Zoning Appeals at their March meeting for a variance to the size of temporary signage.

Crystal Gray, RDL Architects, said they are celebrating their 25-year anniversary with artwork on the inside of the westernmost windows on the first floor. It is a vinyl decal with their logo, the word Shaker Heights, and examples of Moreland neighborhood architecture. This would remain up for the rest of 2020. This sign is mostly graphic in nature.

Mr. Feinstein explained what happened in other temporary sign cases, noting that a front yard sign is not possible in this case as the entirety of the front area is pavement.

Ms. Madison asked if the sign is see-through.

Ms. Gray said it lets light in, but is not see-through. If it were installed outside it could be perforated and let additional light in.

Approved.

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Mr. Neville returned to the meeting.

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#20389 - 3320 Lee Road - Porch Replacement. Deck Repairs.

William Fugo, Jr., architect, said they will be repairing the deck and have a new porch. The existing deck is over a masonry patio. Only part of the new deck has a roof.

Mr. Walter said the plans show the railing post against the wall at the existing pilaster.

Mr. Fugo noted this railing is meant to stop at the stairway.

The Board asked by there are two step units so close to each other. There is concern at the l-shaped step that the passage from one side to the other is very narrow.

Mr. Fugo said they could pull the light well railing back to allow for more room.

Mr. Walter said the railing should have even spacing.

Mr. Neville asked about the ceiling within the overhang. How is the end finished?

Mr. Fugo said this is painted MDO panel and trim.

Mr. Neville said there needs to be adjustments to make the spacing of the posts more regular.

Mr. Neville noted the stringers on the stair units must be enclosed. He asked that the lattice around the base of the deck be adjusted to have more regular rhythm.

Approved with the following conditions: 1) the railing does not extend to the existing columns; 2) railing posts have regular spacing; 3) infill lattice to have regular spacing; 4) enclosed stringers on all step units; 5) show the downspout on the plans; and 6) railing at the light well to be pulled back for better access across the deck.

Revised plans will be submitted for Board review.

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#20390 - 3665 Hildana Road - Window Alteration: Size.

Mr. Feinstein said this pertains to a pair of first floor double hung windows that have been altered to be a single window. This is a “Cleveland double” style home.

Mike Anderson, contractor, said there will only be a single window. The siding will be repaired around the window. He explained the condition of the existing kitchen countertop and backsplash extending above the previous window sill.

Ms. Beck asked if they have found siding to match.

Mr. Anderson said they have not yet found siding.

Mr. Neville said that since it goes to the inside corner of the bump out he would recommend the existing j-channel be removed and the new siding to go all the way to the inside corner in order to make the alterations seamless. This area is relatively hidden from the street view behind the bump-out.

Approved with the following conditions: 1) utilize matching siding; 2) pre-existing aluminum trim is removed; 3) new siding installed from the side of the window to the bump out corner at the sides of the window; and 4) new siding is installed from the corner near the door to the area below the windows.

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#20391 - 2734 Endicott Road - Solar Panels.

Brandon Bower, Yellow Lite, said there are revisions to the layout after speaking to the Fire Department inspector. The lines will go into the open attic space and then down the side of the house to the meter, not over the roof ridge.

Approved a revised layout plan.

Plan to be submitted for administrative review.

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#20393 - 16619 Aldersyde Drive - Solar Panels.

Mr. Feinstein showed samples of other south facing front roof installations that the Board had approved. This roof is dark. There are not other roof sections for panels on this simple gable roof.

Brandon Bower, Yellow Lite, said this is a simple gable house. No conduit will be outside on the roof. There are two large evergreen trees in the front yard that block the view of the panels from the street, but do not shade the panels.

Mr. Walter asked if a horizontal panel layout and placement could be used.

Mr. Bower said yes, they had laid it out originally in horizontal lines. He will have the plans updated.

Approved a revised layout.

Revised plans will be submitted for administrative review.

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#20395 - 23799 Stanford Road - Garage Door Alteration.

L. Reed Carpenter, Jr., architect, explained this is a 3-car garage only by 1937 standards. There are new owners that would like to adjust the garage doors and install an additional service door. The new overhead doors will also have windows.

Approved.

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#20394 - 22640 Douglas Road - New House.

Mr. Feinstein showed the Board the previous house design. He noted this has always been an empty side lot.

Christopher Mauer, architect, said they have done some value engineering and they will not be using hempcrete or plaster, and have removed the brick from the side elevations. They will continue pursuing solar panels on the south elevation. They propose hardi panel material on side and rear elevations. The front and rear elevations have a strong motif, with the sides being more plain. The color palette has changed to earthtones throughout. Some of the stone details have been minimized.

Mr. Mauer said on the front façade there is a brick rowlock at the top and bottom with the entirety of the outer edge being proud of the main façade by 1 inch. The masonry arch is in plane.

Catherine Scallen, owner, asked the Board's opinion on the dark brown roof. She showed the brick samples.

The Board agreed a highly textured brick material will distract from the architecture. Crisp masonry will be more conducive to emphasize the small details of this house design.

Mr. Neville asked what is behind the lattice on the front door wall.

Mr. Mauer said it will be the same material as the side elevations.

Mr. Walter said the turn of brick to the side elevation is very nice. There is something awkward about the band on the side elevation now that the brick has been removed.

Mr. Neville said the color value should be softer on the side elevations.

There was discussion regarding the front entry second floor window details.

Ms. Madison questioned the vertical siding on the garage.

Mr. Mauer said this is the same material, just a different language for the garage.

The Board agreed one type of siding should be consistent throughout.

There was discussion regarding colors and detailing of the side elevations to reflect the high level of design set by the front façade.

Tabled for the following to be considered: 1) additional header details or larger window above the front entry; 2) brick exterior or alternative detailing on the side elevations of the house; 3) study the use of vertical siding on the side elevations; 4) consider alternative materials and design for the breezeway and garage foundation; 5) direction to use a more crisp and smooth masonry brick as opposed to a softer corner or textured brick.

Revised plans to be submitted for Board review.

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There being no further business, the meeting was adjourned at 10:45 a.m. The next meeting will be March 16, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review