



SHAKER HEIGHTS

Architectural Board of Review
Monday, March 4, 2019
8:00 A.M.
City Hall Council Chambers

Members Present: Hans Walter, Vice Chair
James Neville, Member
Robert Sullivan, Alternate Member

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

The meeting was called to order by Mr. Walter, Vice Chair at 8:00 a.m.

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Approval of the February 19, 2019 Meeting Minutes

Approved.

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#20137 - 3427 Lee Road - Signage: 3-19 Coffee.

Mr. Feinstein said this is a new tenant in the Kingsbury Building, which is a local landmark property. The Landmark Commission reviewed and approved this application at their meeting on February 27, 2019.

Mr. Sullivan asked if the sign size met zoning requirements.

Mr. Feinstein said yes. This sign is in the same size and in the same location as the previous tenant's sign. The Landmark Commission noted that they are supportive of a more creative sign on the corner façade in the future.

The Board agreed another sign on the corner façade could be considered in the future.

Approved.

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#19874 - 2756 Belvoir Boulevard - Resubmission: Rear Entry Alterations.

Hugh Tobin, owner, said they had received approval to move the door last year. They are now asking to change the door type in the new opening. They propose a door with side lights at this time.

Mr. Sullivan asked if the other door gets filled in.

Mr. Walter asked about the stoop.

Mr. Tobin said yes, the other door is removed and infilled with matching material. The new stoop will be cedar.

Approved.

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#20142 - 2835 Southington Road - Window Alteration.

Sally Levine, Levine Architecture and Design, said this renovation is mostly interior work. They do propose to eliminate one window on the second floor in order to create a master bathroom.

Robert Lawry, homeowner, said they had kitchen work done years ago and have brick that was salvaged from that work to use in the infill.

Ms. Levine said there is enough brick to fill in the opening. The new brick will be toothed in to the opening.

The Board agreed the loss of fenestration is not a problem on this side of the house.

Approved.

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#20143 - 3706 Ingleside Road - Porch Alterations.

Lincoln Coverdale, G22 Homes, said this home had been purchased from the bank. There is a long violation list. The rear porch was a “non-conforming” room which had never received a permit. They propose a white vinyl railing system on the second floor with structural 4x4 posts at the corner. The first floor is proposed to be a treated lumber deck over the existing concrete. The existing concrete step will stay. The existing 4x4 corner posts will be wrapped with Azek to be 6x6. They are adding structural support to the ceiling for support of the second floor.

The Board said a 2x10 skirt board at the roofline is appropriate. The suggested a solid ceiling with venting only at the edges is appropriate.

There was discussion regarding the floor of the porch. The Board said it is more appropriate to just maintain the concrete floor instead of building a wood deck.

Approved with the following conditions: 1) The concrete floor will be remain and be painted a dark grey color; 2) A half pilaster will be added at the outer edge of the porch at the house wall in order to terminate the painted section of brick; the remaining brick to the corner of the house will be cleaned and all paint removed; 3) A 2x10 skirt will be added at the roofline around the entire porch; and 4) solid soffit material will be used for the majority of the ceiling, with vented soffit at the ends.

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#19983 - 3715 Lytle Road - Resubmission: Vinyl Siding.

Mr. Feinstein said this house was reviewed by the Board last year. That approval was conditioned upon the gable end of the entry being white like the trim.

Kathleen Burns, homeowner said they decided to make the gable green like the house. They like it very much. She provided photos of other homes with similar front gable details and color schemes.

Approved.

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#20144 - 18565 Parkland Drive - Addition.

Mr. Feinstein said a garage addition had already been approved for this home. The Board reviewed the additions proposed here as a preliminary case in January. He read the comments from the January meeting.

Ann Dunning, architect, explained the additions to the side of the house. They will be using trusses for all new construction. In order to cantilever the addition there would be a need for larger joists. There is no room for this type of construction on the existing house. The color scheme will also change to complement the brick.

The Board discussed the details of the additions.

Mr. Walter said he believes the massing of the house is overall better the way it is drawn than the existing house.

Approved.

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#20145 - 3341 Maynard Road - Window and Door Changes.

Nancy Kennedy, architect, said this alteration is part of interior changes to the house. They will be replacing swinging French doors with sliding French doors, a second floor French door with a double hung window and a altering a cottage window on the first floor driveway to have the sill raised and a white panel inserted below the new sill. Both of the replacement doors are white. The new window will be sized so that the sashes are the same size as the upper sash of the remaining adjacent cottage window.

Approved.

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#20135 - 18716 Scottsdale Boulevard - New Garage.

Mr. Feinstein said this house is a local landmark. The Landmark Commission reviewed and approved the application, with conditions, at their February 27 meeting.

Lafayette Watkins, Platinum Construction, said they will be using the “peppermill” brick which is

similar to the house with mortar dyed to match the home. The doors and siding, which will most likely be by Hardi, will be brown. The roof color is Weathered Wood.

Mr. Sullivan asked why full brick was not proposed on the foundation.

Mr. Watkins said cost is a factor for the thin brick foundation.

Approved with conditions as required by the Landmark Commission: 1) The mortar and brick color of the proposed thin brick foundation veneer match the color of the house's existing foundation; 2) The applicant provide specifications and a sample of the proposed brick veneer material, to be approved by staff prior to issuing of a building permit; and 3) The applicant provide specifications for the proposed siding, either 6" lap cedar or smooth side cement board, to be approved by staff prior to issuing of a building permit.

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#20146 - 16740 South Park Boulevard - ADA Ramp. Shaker Historical Society.

Greydon Petznick, architect, explained this is a 1910 home designed by architect Mr. Meyers. The main entrance was always at the rear of the home. Through grants and donations they are proposing ADA accessibility into the sunroom entry, also at the rear of the house.

Ware Petznick, Executive Director, Shaker Historical Society, said the property is owned by the State of Ohio. They spoke with all of the neighbors and they do not have any concerns regarding the work proposed.

Mr. Petznick said they are raising the grade and installing lighting on the house, as well as lighting on a post at the end of the ramp. They will match the limestone and metal work on the house. They have fencing and mature landscaping to screen the area from the neighbor, but will be adding 2 evergreens to the area.

Rob Sullivan asked about the exposed edge of the ramp.

Mr. Petznick said it is only 6 to 8 inches above grade, but it will be exposed.

The Board agreed it is a nice solution to the issue of an accessible ramp into the museum.

Approved.

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#20147 - 2711 Sherbrooke Road - Landscape Elements.

Nathanael Dunn, J.P. Compass, said the entirety of the project is in the rear yard. They will be removing the existing lower patio, salvaging the large barn stone. There will be dry-laid pavers with grass allowed to grow between. There will be a new fireplace and steps. They will be using bluestone material along with sandstone. The details will be very much like the existing house detailing.

Approved.

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#20136 – 20101 North Park Boulevard, Unit 201, Screen Porch.

Jeff Gibbon, architect, explained this is a 1955 condominium building. All 5 units have access to outdoor space. The new owner would like to alter the existing patio area, into a screened in porch, leaving the knee wall and building above. The sill height will continue and use the architectural elements already in place. The doors to the living space will remain and vinyl siding will be used for the exterior, as is already on the attached living space.

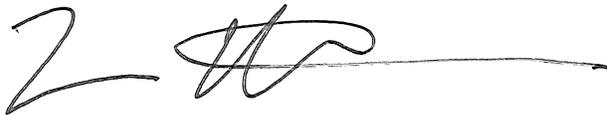
Mr. Sullivan asked if the screens are removable. Will there be a gutter?

Mr. Gibbon said the screens will be removable for repair and cleaning. There are no plans for glass or covering for winter months. The gutter will be new, white aluminum.

Approved.

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There being no further business, the meeting was adjourned at 10:15 a.m. The next meeting will be March 18, 2019.



Hans Walter, Vice Chair
Architectural Board of Review



James Neville, Member
Architectural Board of Review