



**Architectural Board of Review Minutes
Monday, March 16, 2020
8 A.M.
Council Chambers**

Members Present: Hans Walter, Chair
Sandra Madison, Vice Chair
Marc Ciccarelli, Alternate Member
Greydon Petznik, Alternate Member

Others Present: Daniel Feinstein, Senior Planner
Kelly Beck, Planning Specialist
Joyce G. Braverman, Director, Planning
Katharyne Starinsky, Senior Economic Development Specialist

The meeting was called to order by Mr. Feinstein at 8:00 a.m.

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Approval of the March 2, 2020 Meeting Minutes

Approved with corrections.

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#20400 - 16900 Van Aken Boulevard - Confluent Development.

Mr. Feinstein called Mr. Meeter who joined the meeting remotely.

Mr. Feinstein said this is the first formal review, but the Board has seen this proposal preliminarily two (2) times. The site plan is the same and will be reviewed by the City Planning Commission, but the colors and some details have changed. He gave a summary of the action items from the January 21, 2020 review.

Suzanne Meltzer, RDL Architects, said the bay cantilevers between the balconies allowing the roof to have a straight edge. The balconies on the side elevation remain for texture. The ends of the north elevation now are very similar in detailing. The port cochere has been opened up further with more traditional windows and muntins added to all windows. Depth has been added to the bays and the cantilever element. The memory care wing is a simple design almost like a side porch on a home. She showed the brick and cement board wall color choices, as well as the base stone and roof color. The windows will be almond in color, not white.

Eileen Nacht, RDL Architects, said they chose the Cobblestone Grey roof shingle color

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purposefully as a lighter color roof.

Mr. Ciccarelli said the stone that was chosen is a concern. The tones are very cold in color and the concern is that it will look like concrete block from farther away.

Ms. Nacht said in the natural light the colors are much warmer. There is color and texture change in this material as well, which will lessen any appearance of concrete block.

The Board discussed the roof color. A warmer shingle color such as driftwood is much more appropriate.

Mr. Walter asked about the colors of the materials in the Tudor detailing.

Ms. Meltzer said they have chosen the two lighter colors for this detailing.

The Board agreed the darker color, Natural Clay, should be used for the batten details in the Tudor style detailed areas.

Mr. Ciccarelli said they should study the head of the windows in order to achieve more detail, or relief from the façade wall. The port cochere has nice detailing and now feels more significant. He said the band above the windows on the single story should be eliminated in order to give the area lift. Add more detail to the window headers and leave the rest simple.

The Board discussed other details that need design refinements.

Approved of the design direction with the use of the following materials and color scheme: “Raleigh Court” brick; Desert Tan, Savannah Wicker, and Natural Clay composite siding colors; and Driftwood color roof shingles.

Ms. Nacht said there were questions regarding the monument sign size and locations that are possible.

Mr. Feinstein explained the zoning regulations for signage.

Greg Meeter, Confluent Development, said a second monument sign would capture visibility from the westbound Van Aken Boulevard traffic. This could also be a building or canopy sign, or one much larger monument sign.

Ms. Nacht said the preference is for signage at the option 1 location with high visibility for the eastbound traffic.

Ms. Braverman said extra large monument signs are not characteristic in Shaker Heights and would set unneeded precedent.

Mr. Ciccarelli said he would like to see the various signage options grouped together as optional packages instead of separated out.

Ms. Nacht said a canopy sign location gives the greatest visibility.

Mr. Walter said he would like to keep the sign off the building, as this will detract from the architecture. He would like to see signs at locations 1 and 4.

The Board asked for blue or black lettering, not red.

The Board requested the applicant review the “Matrix” color stone material and asked for a slightly warmer color palette; the darker color siding color should be used for the battens in the Tudor detailed areas; asked the architect to soften the edges of the port cochere support beams; and to add muntins in the bottom of the windows in the one story element bay window elements.

The Board suggested revisions to the signage locations in order to minimize or eliminate signage from the building itself and consider and study locations of two monument signs as an alternative. This item requires variances from the Board of Zoning Appeals

Revised plans/drawings/material samples are to be submitted for further review by the Architectural Board of Review.

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Mr. Ciccarelli left the meeting.

Mr. Petznik joined the meeting.

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#20396 - 3260 Elsmere Road - New 7 Inch Vinyl Shake Siding: Pacific Blue. Trim: White.

Robert Golem, Home Exteriors, said they propose to install Certainteed vinyl shakes similar to the existing style of siding. The new siding is a 7 inch single lap siding in pacific blue. They will use white trim and the corners are blue. The front entry trim will not be touched, as it is too intricate.

Mr. Petznick asked about the curve at the attic window and front door.

Mr. Golem said they have or can make a flexible J-channel to fit around these details.

Approved.

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#20397 - 24220 Hermitage Road - Garage Pergola.

Mr. Feinstein said the Board approved the entry cover shown on the photos just over a year ago. The applicant would now like to add a canopy over the garage entry.

Michael Oleski, homeowner, said the materials and details will match the entry canopy. They are hoping to use the same company for construction.

Ms. Madison asked how the posts for the pergola meet the planter wall. There is a band of brick detail around the house. How will the pergola meet this area?

Mr. Oleski said the planter wall would be removed for the post. The pergola will be installed above the brick band.

Approved.

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#20398 - 21261 Sydenham Road - Window Alteration: Type.

Jennifer Sickels, Renewal by Andersen, explained the front window on the right is a fixed window. They propose a three window bay to replace this opening. There are two other bay windows, one on the left front of the house as well as on the rear elevation.

Mr. Walter asked if the new window is lower than the existing window.

Ms. Sickels said they would not be touching the stone. The window will fit within the current opening.

The Board said a three light high picture window in the center and cottage windows on the sides would retain the muntin pattern that exists here.

Approved with the condition that the new picture window is three lites high and the flanking windows are cottage windows.

Revised quote to be submitted for administrative review.

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#20399 - 22625 E. Byron Road - Garage Addition.

Michael Caito, architect, said the colors of the garage will match the house. The body is khaki and the trim is white. They will match the roof shingle, as well. The gable element comes forward of the existing garage as the existing garage is only 18 feet deep. The storage area at the side allows room for their van doors to open inside the garage.

Approved.

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

Mr. Feinstein reviewed the previous meeting outcome.

William Fugo, Jr., architect, said there is screening around the condenser. The skirt and posts have a unique geometry, but are now a regular pattern. The downspouts are shown on the plans and the

side panels are now shown.

Mr. Feinstein said the contractor in the meantime had removed what were double French doors on the second story that accesses the side porch. They may probably not be able to obtain exact matching doors, as the openings are smaller than the current industry standard.

The Board agreed a single door that is three lites wide is most appropriate if a match cannot be found.

Ms. Madison asked about the wood detail against the wall.

Mr. Fugo explained this is a ¼ post within the brick and the new will use the same technique.

Approved with the addition of two single doors on the second floor side elevation with glazing that is 3 lites wide.

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#20403 - 13001-05 Larchmere Boulevard - Brick Wall.

Mr. Feinstein explained the proposed brick wall is located at the north end of a new commercial parking lot. The wall is adjacent to a house on Cheshire Road and is required per the zoning approval of the parking lot.

Paul Hummer, Hummer Paving, showed a photo of the brick sample against the existing commercial building wall.

Approved the use of Redland “Santa Fe” brick for the new wall.

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#20404 - 2848 West Park Boulevard - Addition.

Martin Johannessen, architect, explained this proposal as an enlarged dormer on the front of the house and a mudroom at the rear. They are replacing an eyebrow dormer to create usable third floor space. The mudroom replaces the existing overhang and will have skylights. The new windows and doors will be aluminum clad wood.

Mr. Petznik asked if they are trying to match the first floor window pattern. Is the front wall of the dormer even with the front wall of the house?

Mr. Johannessen said the new windows are 1 foot wider. Yes, the new dormer sits on the existing house wall so additional framing and support will not be needed.

Mr. Walter asked for an explanation of the colors proposed on the dormer.

Mr. Johannessen said they are the existing dormer colors.

Mr. Petznik said the dormer detailing seems very heavy.

The Board agreed, as much of the dormer details should be dark in color as possible. They asked the architect to widen the side windows by shrinking the post trim. They would like to see the lines align better at the roof of the mudroom.

Approved with the following conditions: 1) the front dormer curved upper trim will be brown; and 2) to minimize the post trim at the dormer window sides and allow the side windows to be wider.

Revised plans will be submitted for Board review.

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#20401 - 20128 Chagrin Boulevard - Storefront. Signage: Hair Affair.

Ms. Starinsky said this new tenant would be taking over the former Curves space. The storefront is 14 feet wide.

Elicia Gibbon, Gibbon Architecture, said the signage design and colors feeds off the interior feel. The medallion will be on standoffs with lighting that circulates through colors. There will be vinyl graphics on the front door. At the rear, they propose a white awning with grey logo medallion and exposed aluminum frame. They added planters on either side of the entryway. There will be a new storefront and entry door in the front of clear anodized aluminum.

Mr. Walter said a white awning with grey logo would not hold up to weather conditions very well. Those colors should be reversed so it does not appear dirty so quickly and is easier to read with the white letters contrasting with the grey canopy.

Approved with the condition that the rear awning be grey in color with a white logo.

Revised plans are to be submitted for administrative review.

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#20402 - 20101 North Park Boulevard - Porch Renovation.

Jeff Gibbon, Gibbon Architecture, explained this a porch that has structurally failed. The proposal is to replace it with a porch as similar as possible. The fascia will be deeper with a downspout at the back wall. The colors remain white, will be azek, and painted cedar materials.

Mr. Walter said the second story posts seem heavy. They should be slightly smaller than the first floor posts.

Mr. Gibbon said he could change the second story posts to be 8 inches in width.

Ms. Madison said an internally sloped gutter would help here.

Mr. Gibbon said he would look into this type of gutter.

Approved with the condition that the second story railing posts be 8 by 8 inches in size.

The Board suggested an internally sloped gutter system.

Revised plans are to be submitted for administrative review.

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Other Business

3635 Townley Road—Color Scheme Change.

The Board denied the request for white windows based on the brick color of the front of the house. The Board approved the continued use of dark brown windows or a change to beige/tan windows and alternative color scheme if desired.

2903 Southington Road—Solar Panels.

Approved.

2975 West Belvoir Oval—Window Alteration.

Approved.

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Action Items

1. To authorize a qualified member of staff to review and approve plans, limited to specific design guidelines previously established by the Board, without further review and approval by the Board according to Section 1310.01 (h) of the Codified Ordinances.

The Board acted to grant Planning Department staff the authority to approve design changes including but not limited to simple garage, vinyl siding, and window alteration plans during COVID-19 restricted times.

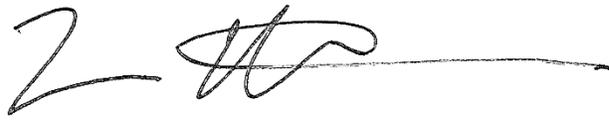
2. To authorize Board members or alternates the authority to review and approve plans without further review and approval by the Board, in accordance with general design guidelines previously established by the Board according to Section 1310.01 (i) of the Codified Ordinances.

The Board acted to grant a single member the authority to approve plans during COVID-19 restricted times.

The Board expressed a preference for a conference call to discuss requests that are of a more complex nature.

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There being no further business, the meeting was adjourned at 11:15 a.m. The next meeting will be on a date to be determined.

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Hans Walter, Chair
Architectural Board of Review

Handwritten signature of Sandra Madison, consisting of a stylized 'S' followed by 'M' and a long horizontal line.

Sandra Madison, Member
Architectural Board of Review