



**Architectural Board of Review Minutes
Monday, March 20, 2023
8 A.M.
Via Conference - Zoom**

Members Present: Robert Sullivan, Chair
Hans Walter, Member
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 8:00 a.m.

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Approval of the March 6, 2023 Meeting Minutes

Approved.

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#21125 - 3347 Braemar Road - New Garage.

Michael Wojtalik, Platinum Construction, explained the existing garage was destroyed by fire. They will be turning the garage to face the front property line. The new garage will have white vinyl siding.

Mr. Sullivan asked if the vinyl siding could match the house siding.

Mr. Wojtalik said they do not have access to that size material. Hardi board could be used, but is very expensive. They hope to use 7 inch vinyl shake on the front elevation. The new overhead garage door is 16 by 8 feet and has raised panels.

Mr. Feinstein asked about the side entry door.

Mr. Wojtalik said it is a smooth pre-primed door.

Mr. Sullivan said he would like a uniform siding material throughout the garage. There is no need to have shake type siding on the front façade.

Approved with the following conditions: 1) that a 4 or 5 inch straight lap vinyl siding is used all the way around the new garage; and 2) provide door sample drawings or details.

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Submit revised plans for administrative review.

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#21126 - 18719 Lomond Boulevard - New Garage.

Michael Wojtalik, Platinum Construction, said the new garage will be a 20 x 20 foot garage with a front facing gable. The new overhead door will be black with glass having grids. There are colonial sconces planned on each side of the door. The siding color is sandalwood and the trim is wicker color.

Mr. Feinstein said he would recommend a darker roof color.

Mr. Walter said the black color of the overhead door is out of character for such a large door.

Mr. Sullivan agreed a beige/tan door is more appropriate for the garage to sit quietly in the yard.

Mr. Kennedy said the garage front gable needs more variation in order to relate to the house. The new door does not have a lot of character.

Mr. Wojtalik said the garage door does have raised panels, it is not smooth. The windows mimic the raised panel detail.

Mr. Kennedy said they could turn the gable or add trim to add detail.

Mr. Sullivan said more profile on the trim is appropriate.

Approved with the following conditions: 1) that the roof color is chosen from the pre-approved color list, preferable a darker grey color; 2) the garage door is a tan/beige color; 3) add more dimension to the front gable fascia trim. Submit additional detail/section drawing of that trim.

Submit revised plans for administrative review.

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#21128 - 3657 Lee Road - Sign: Classy Carla Creation.

Jacqueline Ward, contractor, said it is a 15 square foot sign of 3 millimeter ACM secured to the brick.

Mr. Sullivan asked about the phone number and amount of information on the sign.

Mr. Feinstein said it is not necessarily the information, but how it lays out as to why the Board sometimes has an issue with a phone number on a sign. It typically gets in the way.

Mr. Walter said he would reduce the text of the phone number or and increase the text of “nail services”.

Mr. Kennedy said the sign would work better with a solid background.

Mr. Sullivan said the “nail services” should be the same font as “Carla Creation”.

Approved with the following conditions: 1) remove the phone number from the sign. The phone number can be placed in vinyl on the door window; 2) increase the font size of the remaining information; 3) “Nail Services” should be the same font as the rest of the sign; 4) the background of the sign should be a single solid color matching the color on the bottom of the sign.

Submit revised drawings for administrative review.

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Mr. Kennedy recused himself and left the meeting.

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#21129 - 3329 Ingleside Road - Exterior Alterations.

Nancy Kennedy, architect, explained the new rear addition. This house is a little different from others on the street as the front door faces the driveway. The rear door is replaced with a small mudroom addition which has a 3/12 roofline. This allows the roof to stay below the horizontal detail band of the second floor. The existing siding on the first floor is 10.5 inches, but the new lap siding will be 9 inches to save on costs. There is a brick base for water control.

Approved.

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Mr. Kennedy returned to the meeting.

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#21130 - 2994 Courtland Boulevard - As-Built Retaining Wall.

Kari Teknos, homeowner, explained there is a severe slope on the front yard and the shade trees on the tree lawn make it impossible to grow grass. Mud and water would cover the sidewalk. They used a black material to go with the existing stone on the house, as well as the steps at the sidewalk.

Mr. Kennedy said the change of material between the side walls at the sidewalk step and the new wall is very abrupt.

Mr. Sullivan said this is a very large expanse of stone in front of this mainly brick house.

Ms. Teknos asked if a stone cap would help.

Mr. Walter said he wished there was a way to terminate the wall or have variation in the wall. He noted he likes the step and two-stepped design. It is just the materiality that does not go with the

existing house and steps.

Ms. Teknos said the house is extremely symmetrical. They tried to maintain the symmetry. The street trees cause several issues from their roots and the shade. She said they can face the lower wall in matching brick, and plants will cover the upper wall.

Mr. Sullivan said they understand the need for the wall, and need to review the design before construction.

Approved with the condition that the new lower wall has a brick face with brick and mortar to match the center step units with a sandstone cap.

Submit revised plans for administrative review.

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#21127 - 17027 Kenyon Road - Door Removal.

Marcus Pryor, The Future is Yours, said they are proposing to remove the door out to the neighbor's driveway

Mr. Sullivan asked if there is any thought to have a window like the second floor.

Mr. Pryor said this area is not visible from any angle on the street or sidewalk. Only the next door neighbor can see this door.

Approved.

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#21131 - 2899 Courtland Boulevard - Rear Porch Alteration.

Monica Lacks, homeowner explained they would like to replace the screened areas with sliding storm/screen units. The windows slide up and down for air flow.

The Board discussed the detailing of the new installation as it meets the new sill and the ground.

Approved with the condition that a section detail drawing showing the height and exterior finish of the bottom sill panel is submitted.

Submit revised plan for Board review.

#21132 - 22550 Calverton Road - New Garage. Entry Alterations.

Brian Keske, Alberino Construction, described the alterations including a patio roof, garage replacement and vestibule.

The Board discussed the area between the house and garage, how the grade changes, and brick and

block exterior finish.

Approved with the condition that the parged areas are colored to be compatible with the darker brick retaining wall color.

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Mr. Kennedy left the meeting.

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#21106 - 2744 Green Road - Resubmission: Exterior Alterations.

EVCNA LLC, contractor, representing Gerardo San Jose, property owner.

Applicant not present. Discussion regarding materials and trim details.

1) submit elevation drawings of the other two sides of the house; 2) submit revised drawings detailing accurate existing conditions; 2) submit wide view photos including the front of the house for context.

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There being no further business, the meeting was adjourned at 10:15 a.m. The next meeting will be April 3, 2023.



Robert Sullivan, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review