



Architectural Board of Review Minutes
Monday, April 5, 2021
8 A.M.
Via Video and Audio Conference

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

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

The meeting was called to order by Senior Planner Daniel Feinstein at 8:00 a.m.

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Approval of the March 15, 2021 Meeting Minutes

Approved.

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2005 Farnsleigh Road - Preliminary Review: Van Aken District Apartments.

Mr. Feinstein gave background of this proposal for an apartment building on what is currently the Farnsleigh Road parking lot. The Board reviewed this application preliminarily at the March 15 meeting. He described the comments from that meeting. The development is on the Agenda for the Board of Zoning Appeals and City Planning Commission on April 6.

James Michaels, SCB Architects, showed a new aerial rendering illustrating the adjacent building heights. They have added variety to the elevations with balconies on additional corners. The cladding system now shows more of the detail at the window joints. The panels between windows are 12 inches wide and project 4 inches. At the base is a wider metal panel with wood-like material verticals as seen on the previous renderings.

Joe Fox, SCB Architects, said the window system joints are 1 inch between each of the window units.

Mr. Michaels said the parking garage and service area are the focus today. The garage cladding is applied facing Farnsleigh and in the first structural bay only. Landscape screening hides the rear

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portion of the garage elevation on the east side. The cladding is a perforated metal panel that is 12 inches wide with an 8-inch gap. There is a slight tonal difference from the building materials. The view from the country club is a block wall that is landscaped. The Country Club is already heavily landscaped at this area. The service area at the western edge shows the transformers at the property line, which are screened. The generator will be in an area that is 5 feet lower than the sidewalk and also has a 42 inch high knee wall screening it.

Mr. Fox said they studied many layouts for this elevation and loading area. This is a much cleaner design, service-wise.

Mr. Michaels said a 6.5 to 7' tall gate will be used at the loading driveway.

Mr. Neville asked about the garage façade facing the pool.

Mr. Michaels said it has the metal panels applied. There could be metal panels on the east façade, but it is blocked due to the proximity to the property line and landscaping. The rear façade is on the property line, so there is no room for metal panels.

The Board agreed a CMU or block material is not appropriate to be visible on the north wall of the garage.

Mr. Neville said a veneer material could be used. A CMU wall that is parged is also a maintenance issue. The Board is consistent in not allowing block material for any exterior façade.

Ms. Braverman said there are also variances and site plan review by the Board of Zoning Appeals. There are zoning material standards that do not allow a block wall.

Mr. Michaels asked about a brick material.

The Board agreed brick could work.

Mr. Michaels said there are other options, and the possibility they would pull back the garage from the property line and have it open like the other elevations.

Ms. Madison asked for a close-up visual of the metal panel material. It would be helpful to see this material.

Mr. Michaels said it is a 30% perforated material held off the concrete.

Mr. Neville asked about the deciduous trees rendered on the east elevation. This will look very different in the winter.

There was discussion regarding the vertical panels and where they end on the east elevation.

Mr. Walter asked about the exterior materials on the rear yard retaining walls. Could this also be used on the generator location screen wall for continuity?

The Board suggested the following: 1) provide additional detail and options on the garage façade material and full details as well as the material for the north wall; 2) provide renderings and sections showing the east and west properties including existing buildings, as well as through the loading area; 3) verify the wall and landscaping will adequately screen the generator view from the sidewalk/pedestrian eye level; 4) review consistency of the retaining walls throughout the site as a whole while considering design and color; 5) provide a rendering of the area from the view of eastbound Van Aken/Lynnfield intersection; and 6) include the adjacent bank building and property line guard rail and wall in the eastern garage perspective drawings.

Plans to be submitted for formal Board review.

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Mr. Sullivan left the meeting.

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#20608 - 3461 Warrensville Center Road - Façade Alterations.

Anthony Slyman, 3461 Shaker LLC, said they are proposing a dryvit band around the parapet wall. They have been fighting for years with a water infiltration issue. There will also be a new roof installed. They propose a brown metal coping material.

Mr. Walter asked what the brown coping material will match.

The Board said the coping material should match the dryvit color.

Mr. Walter noted the current stone has a reveal. The new material will not have this reveal.

Mr. Slyman said the architect is trying to avoid water at the top of the wall. This needs to be smooth to shed water.

Mr. Neville said the dryvit should be darker to match closer to the tone of the current stone.

Approved with the condition that the metal coping color matches the EIFS material. Confirmation of final EIFS color to be determined.

Photos of EIFS samples on the existing parapet will be submitted for Board review.

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#20609 - 22750 South Woodland Road - New Double 5 Inch Vinyl Siding: White. Trim: White.

Mr. Feinstein gave a brief summary of approvals, including the addition on the rear of the house.

Michael Khmelnitsky, Homes on Demand, said they would like to use straight double 5 inch vinyl throughout the house and leave the brick area. There will be shutters where there are shutters now.

They would also like to change the fireplace to have an external “doghouse” on the side.

Approved. Revised plans to be submitted showing the corrected bump out detail without a foundation.

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#20610 - 3714 Riedham Road - Window Alteration: Casement to Double Hung. Entry Doors. New Double 4 Inch Dutchlap Vinyl Siding: Sterling Gray. Trim: White. Cultured Stone Façade Material.

Jeffery Brown, Jr., Property Development Resources LLC, said they will be completely renovating the house, both inside and out. They will add a stone veneer to the front façade where there is currently stucco. They will add light grey vinyl siding to the rest of the house. At the rear of the house they propose to remove a second floor entry door and side over it. They will replace 19 windows. Some of the existing windows are not functioning. The new windows will be energy efficient and meet code.

Mr. Neville asked if there are elevation drawings of the other three sides of the house besides the rear elevation. He asked if the stucco will be removed. How will the siding terminate at the eave? How thick is the new stone veneer?

Ms. Madison asked to see a sample of the stone against the chimney to compare scale and texture where they meet.

Mr. Neville asked about the wood band that goes around the front of the house above the windows. How will the new material meet this band. The Board needs to understand the scale of the stone, the transitions of the stone at the chimney, siding and roof edge.

Ms. Madison said it is important to provide a wall section in order to accurately see the transitions. They will also want to see full window information on the building elevation drawings of all 4 sides.

Mr. Neville said the new window on the first floor of the rear facade should have a head height to match the adjacent window.

Tabled for the applicant to provide the following: 1) to-scale elevation drawings accurately depicting all 4 sides of the house with the new materials and window styles/grid types shown; 2) photo of the sample board of the new stone against the chimney; 3) construction detail of the connections of the stone to chimney, siding to stone, and siding to fascia and soffit details; 4) window quote detailing the size, grid pattern, style, color and u-factor; 5) alternative window replacing the bay at the rear of the house as a slider window is not appropriate and suggesting the window head heights match.

Revised drawings and materials will be submitted for formal Board review.

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#20611 - 18523 Van Aken Boulevard - Pergola.

Vince Leskosky, homeowner, said the idea in their rear yard was always for a shaded dining area during their house design. The pergola has been simplified to a 10 by 10 foot structure with 2x2 boards spanning the posts.

Approved.

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#20597 - 17617 Scottsdale Boulevard - Resubmission: New Vinyl Siding.

Frank Monachino, contractor, said the owner has indicated the brick will be painted to match the new vinyl siding. The trim will be white and the shutters will be a dark grey. The front door surround is also proposed to match the shutters.

Mr. Walter asked about the corner boards for the siding.

Mr. Monachino said they will beige to match the field color. All of the trim will be painted white including the bay window and the decorative balls on the front.

Approved.

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#20612 - 15610 Van Aken Boulevard - New Fire Escape.

Jeff Garner, contractor, said they will retain the existing I-beams, but everything else will be torn down and replaced with a new code conforming fire escape. All of the new materials are black in color.

Approved.

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#20613 - 2984 Brighton Road - Pool Structure.

Dr. Julia Whiteside, owner, said this building will need a variance as it is too close to the side property line. The building matches the house detailing and will have a copper roof and a lot of landscaping. The building houses a therapeutic pool. The pool equipment will be next to the garage and the air conditioning condenser will be soundproofed.

Mr. Neville said the window heads on the one elevation are awkward.

Dr. Whiteside said this is for privacy next to the adjacent fence.

Ms. Madison said a shade or window treatment could help with privacy. The windows being higher is more appropriate. She would like to see the real height difference with grade and the existing fence.

The Board agreed all the windows should be the same height.

Dr. Whiteside asked if it is possible to not have the windows on this elevation.

The Board agreed it could be acceptable to have no windows on this elevation.

Reviewed the preliminary design with the following comments: 1) the southern elevation window head heights should match the other two elevations, or 2) the southern windows could be removed; 3) the confirmed grade needs to be submitted with fence line; and 4) the general design is appropriate and goes well with the house and yard.

Revised plans to be submitted for Board review.

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#20614 - 3301 Warrensville Center Road - Entry Doors.

Mr. Feinstein explained the location of the existing entry doors.

Alexandria Nichols, Director, Recreation Department, said this is a busy building. There is some malfunction with the locking mechanism and it is not currently ADA accessible. They propose to replace the doors with sliding doors like a grocery store. This also creates an ADA accessible entry. The new doors would match the existing doors in color.

Mr. Neville said this is a great idea.

Ms. Nichols said they very much want the new to blend in with the existing. The contractor they are working with has experience with ice rink work.

Approved.

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15810 Aldersyde Drive - Preliminary Review: Second Story Addition.

Steven Kordalski, Kordalski Architects, said there are roof issues and would like to create this addition with a master bath. The roof is flat with a skylight. They are considering copper cladding on all three sides.

Mr. Neville said copper panels with a coated material create less staining on the lower house. He asked how the windows relate to the neighboring openings.

Mr. Kordalski said the ceiling is only 6 feet 8 inches and these are at the current limit.

Ms. Madison said she would like to see the drawings with the rest of the house when formal submission is made.

The Board liked the form of the addition on its own. They directed the architect to include full elevations of the house to determine how it relates to the existing house. There was discussion of alternate skylight styles.

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16500 Chagrin Boulevard - Preliminary Review: Bank of America.

Mr. Feinstein related their history of the building and that the area of this building was never finished as part of the original and has never been occupied. This portion would be removed and they would build a stand alone bank building.

Andrew Wehler, Nelson Architects, explained this is a single story building with a 2 story look. There is a single drive-through and the exist is a right turn only onto Chagrin Boulevard. They are adding 4 parking spaces to the existing parking available. The main façade of the building faces Chagrin Boulevard. The bank has minimal signage. Some of the windows will have window film for privacy. The stone base on the plans match the surrounding buildings. The metal is standard like the other Bank of America locations. The band of contrasting brick aligns with the metal canopy areas on the building.

Ms. Madison asked if the spandrel glass will look like the clear glass.

Mr. Wehler said it will be a whitish grey.

Mr. Neville said he would like to see a sample of the glazing material.

Mr. Wehler said it is their intent to have it look the same whether clear of film to have the same appearance in the daylight. They are currently investigating the scale of the stone material. The drawings currently show an 8 x 16 size.

Mr. Neville noted the scale of the materials is important for a cohesive look.

Mr. Feinstein asked if there is to grade as the plans show.

Mr. Wehler said the bank prototype is floor to ceiling glass.

The Board agreed they would like to see the surrounding building in context with the proposed building during the next review.

Discussion held with the following comments: 1) provide a street view including the remaining building, including Walgreens; 2) the building could be taller as the fake second floor seems square;

3) the base foundation material should be larger units including the option of replacing some low level glass with masonry; 4) the spandrel and open glass should match color and samples be submitted; 5) the first floor glass should be open with interior shades instead of tinted; and 6) the adjacent building wall exposed by demolition needs to be included in the review.

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Other Business

20975 Parnell Road – revised door to window alteration.

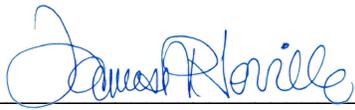
Single or double door is acceptable, or a single window that fills the opening with a wide bottom rail to match the height of the aluminum siding.

Infill Design Guidelines

Discussion held. The policy statement is appropriate in the Lomond and Ludlow neighborhoods.

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There being no further business, the meeting was adjourned at 12:15 p.m. The next meeting will be April 19, 2021.



James Neville, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
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