

Mr. Frezel said “Patch” will be a fabricated aluminum letter as it has a narrow stroke. He explained the rear entry changes.

Mr. Feinstein confirmed the current submission meets zoning requirements.

The Board expressed concern over the size of “Authentic Indian Cuisine” on the rear awning. It is very small at 3 inches in height and hardly legible until you are at the door.

Mr. Frezel said this is part of the business logo and is important for the owner to have on the awning.

Approved the revised front sign.

Approved the revised rear awning with confirmation of location approved by the Board.

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#20407 - 3638 Townley Road - New Garage.

Kevin Cieszykowski, architect, explained they will be converting the attached garage into living space. The new space will be slightly deeper and have a man-door and two windows. New brick to match the existing will be the cladding.

Mr. Feinstein said this request is compliant with zoning regulations as most of the garages on the street are detached and face the street. He asked about the railing on the flat roof.

Chris Kontur, owner’s representative, said there will not be a problem replacing this railing with an architecturally appropriate railing.

Mr. Neville asked if the window trim will match the house once the door is removed.

Mr. Cieszykowski said yes, it will match the other windows on the house.

Mr. Neville said there should not be an exposed block foundation used on the detached garage.

Mr. Kontour asked if the siding material can be changed to vinyl siding.

Mr. Neville noted new vinyl should match the drop on the house dormer.

The Board asked about how the new brick will meet the old brick on the house.

Mr. Cieszykowski said they will tooth in on the side and return on the rear. A control joint on the rear elevation will be used.

Approved the conversion and extension of the former garage with the condition that the railing is a more traditional colonial style.

Approved new detached garage with the following conditions: 1. the foundation be a smooth concrete curb rubbed of form marks; 2) the new garage uses white vinyl siding of the same reveal as the shed dormer on the house; and 3) confirmation of roof shingle color matching the house.

Revised plans must be submitted for administrative review.

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#20408 - 3616 Rawnsdale Road - Window Alteration: Type.

Jennifer Sickels, Renewal by Andersen, said they are replacing 25 windows and one entry door. They will match the existing with a few exceptions. There is a combination window on the front of the house, for which they are proposing casement flanking windows instead of double hung windows. The entry door is currently a pair of French doors where they propose a single entry door. The exterior is white.

The Board asked for a to-scale mock-up of the lites in the door as this is a larger than normal opening.

Ms. Sickels said the rear elevation has two sets of two double hung windows and they propose to install glider windows.

Mr. Neville said this looks like this may have been a porch at one time.

Timothy Dumm, homeowner, confirmed that this is an addition, and always was. The sliders provide better functionality from inside the room.

Mr. Feinstein noted the Board has not typically approved slider windows on a traditional style home.

Ms. Madison said the addition looks like part of the house, not like a porch. The windows should match the house double hung windows with a 6 over 6 grid pattern to more integrate the addition into the house.

Ms. Sickels said there are also two windows, numbered 106 and 108, that are being shortened for kitchen counters. They propose to leave the soldier course underneath and have an azek panel covered with white aluminum coil.

Mr. Walter said this change should continue the detailing of the other windows on the rest of the house.

Mr. Dumm noted there are several examples of a panel below a window on the front of the house in his neighborhood.

Mr. Feinstein said there is a difference from this case than to when a door is removed and altered to a window within brick on the second floor. When the brick of the house is already painted, you only have to match the size of the brick and paint it, then it always looks as if it was like this.

There was discussion regarding window sizes along the side elevation.

Mr. Neville said the muntin pattern orientation changes with the smaller window in these openings.

Mr. Walter noted the chimney obscures the next window along the façade. The result will be better with brick detailing than with a panel below. It is not uncommon to have kitchen window sizes be smaller. He would suggest a cottage window to keep the meeting rails consistent.

Approved front windows as submitted.

Alteration to French door approved with the condition of a mock-up of the new door showing 4 lites wide submitted for administrative review.

Rear room windows denied as gliding windows. Approved replacement of double hung windows in these locations.

Approved the resized kitchen window with the conditions of a new brick sill and painted brick infill below cottage windows with 6 lites over 3 lites. Revised drawings to be submitted for administrative approval.

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#20409 - 3326 Glencairn Road - Porch Conversion.

Barry Hoffman, Hoffman Construction, explained this is an existing open air porch with a brick and flagstone stoop. The current porch has screens and a railing at the second story. The proposal alters this to a three-season room. The exterior will be cedar shake to match the rest of the house, and vinyl replacement windows. The windows will be casement and paintable or a color match from the factory. The door is a single lite entry door.

Mr. Neville said he would like to have the windows have even spacing.

Mr. Hoffman said each wall is unified in itself. The owners want as much light in the room as possible.

There was discussion regarding options for the window spacing.

Mr. Hoffman noted the railing is a composite material as the current wood railing is failing.

Tabled for revision of window spacing and design for more regular spacing throughout, including the adjacent house windows into the drawings as well as an additional photo of the house opposite the driveway.

Revised plans to be submitted for Board review.

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#20410 - 2544 Cheshire Road - Addition.

Mr. Feinstein said staff had reviewed several previous versions. The existing entry will be removed and no access from grade will be available with the new addition. There is another entry door just to the left of this new addition.

Diane Bija, New Creation Builders, said this is a 9 foot first floor addition.

Mr. Neville asked if the existing porch roof will be removed.

Ms. Bija said yes, the roof will be removed.

Mr. Feinstein asked the materials for the exterior.

Ms. Bija said it will be the same wood siding painted mystic blue. The brick below is a dark grey and the new will match. The new room is 10 feet 1 inch deep.

Mr. Neville asked how the new will tie in with the existing house. The plans do not show how this transition will be made. Tothing-in or offsetting will be required. The pages of the plans do not match each other in details or dimensions.

The Board suggested a design professional would be appropriate to draw these addition plans given the complexity of this type of addition. More detailed plans will be required for the Building permit review regardless.

Tabled for the applicant to provide the following: 1) revised plans that include trim details for the gutter board, fascia board and soffit at the roof edge and the corner with the house; 2) information regarding how the addition will meet the existing house corner; 3) accurate representation of the siding size; and 4) photo of the existing condition at the driveway side.

Suggest engaging a design professional to prepare detailed architectural plans which include construction details.

Revised plans to be submitted for Board review.

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#20411 - 24040 Fairmount Boulevard - Window Alteration: Addition/Removal.

Musa Abdel-Khaleq, engineer, explained the window changes allow for more light into the house.

Mr. Walter asked if there is a change of material on the east elevation. The larger window on the first floor looks to be in an area of different material.

Mr. Khaleq said they will match the existing siding. This is a drawing mistake.

Mr. Walter asked if they are really removing 8 windows and putting back a single window.

Mr. Neville noted the floor plan still shows the window openings, even though the elevations do not.

Mr. Khaleq said he will revise the elevations to match the floor plans.

Mr. Walter said the north elevation changes look ok. The south elevation seems to be a mix of short and tall windows. He would recommend all of the windows are larger on the south.

Mr. Feinstein explained that the house has a very particular style. The changes to the windows change that style and make it inconsistent. The windows are a large part of the architectural features.

Mr. Neville said there are two window sizes in one of the bedrooms on the south elevation. The sizes should be consistent within each room.

Tabled for the applicant to provide the following: 1) floor plans and elevations that accurately represent the proposed changes; and 2) consistency of the window sizes throughout the rear elevation with the exception of the master bathroom.

Revised plans to be submitted for Board review.

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#20412 - 2552 Warwick Road - New House.

Mr. Feinstein explained the Board reviewed this house preliminarily in July of 2019. He gave them a recap of the meeting. This item has not yet been reviewed by the City Planning Commission for site plan review.

John Williams, architect, explained that their approach is a modern Western Reserve vernacular, with minimized details. The general approach is the same. The gable areas have 4 inch white hardi lap siding and the flat roof area has a 9 inch ship lap siding in grey. Some of the windows are casement some are stationary, but they will all look the same, with approximately a 2 inch frame. Residence Artists is the builder. There will be a poured or concrete block foundation in a very dark matte grey color. The siding exterior will be smooth.

Mr. Walter said he conceptually understands the color differences. He asked for confirmation that the windows are proposed to be black, as well as the standing seam roof.

Mr. Williams said the windows are a shade lighter than total black and the standing seam roof is black with low reflectivity.

Ms. Madison asked about the railing details.

Mr. Williams said they were not on the plans but they will be a fabricated black steel with 3/8 inch posts and 1/4 inch flat stock spindles that are 2 inches wide. This black will match the window frames.

Ms. Madison asked if the bottom rail is raised.

Mr. Williams said there is a 2 inch space but no horizontal portions will be visible from the ground.

Ms. Madison said she would prefer a smooth concrete foundation in order to minimize additional texture.

Mr. Neville said the rendering provided shows tones of color, but he is reticent to approve without this important detailing being more evident on the plans.

Mr. Walter said it would be helpful to see a 3D view of the front entry area.

There was discussion regarding materials.

Mr. Feinstein said the City Planning Commission Infill Design Guidelines require a masonry foundation.

Mr. Williams said it is likely that only 7 inches will be visible.

The Board agreed a dark concrete foundation was appropriate for this house design as long as it is minimally visible as shown in the plans.

Mr. Neville said a better presentation of materials and colors with additional documentation is needed.

Tabled for the application to provide the following; 1) color rendering that illustrates the different tones and materials of the house design; 2) color and material sample drawings/photos; 3) front entry 3D mock-up; 4) photo or sample of the proposed railing; 4) foundation details.

Revised plans to be submitted for Board review.

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Other Business

22026 Rye Road—Railing Type.

Denied the proposed revision with metal spindles in this specific case.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be April 20, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review