



SHAKER HEIGHTS

Architectural Board of Review  
Monday, April 15, 2019  
8:00 A.M.  
City Hall Council Chambers

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

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

The meeting was called to order by Dan Feinstein, Senior Planner at 8:02 a.m.

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Approval of the April 1, 2019 Meeting Minutes

Approved.

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**#20179 - C-4 Market Hall Building - Patio Design.**

Mr. Feinstein explained the history of the approvals at the Market Hall. He showed photos of the existing conditions on the patio outside Craft Collective. The State Liquor Control Board limits where alcohol can be consumed. These plans show the details of containing those carrying alcohol within the boundaries of the outside lease space for Craft Collective. This solution is temporary as a more permanent solution is considered.

Mackenzie Makepeace, RMS, said this solution will allow patrons to consume their drinks out on the patio. They are working to ensure the district keeps the aesthetic that they have worked hard to create. They are working with an architect to design a system of railings that will be consistent throughout the district. The railings are not long, and planters will be used on the existing seat wall to make a barrier high enough to satisfy the liquor control board and make the area inviting.

Mr. Walter asked about the requirements from the liquor control board.

Ms. Makepeace said the barrier must be 36 inches high. Their proposal complies with the requirement, but is light and minimal in appearance. They propose a braided metal cable system between the posts.

The Board agreed that a minimalist appearance is better.

Ms. Makepeace said the planters will be placed end to end along the seat wall. They are 18 inches high, and will have plant materials installed.

Mr. Walter said this needs to be temporary.

Ms. Makepeace said the original design for the district received a lot of review. They want to retain the aesthetic that was achieved and create a permanent solution.

Mr. Walter asked if the fence could have a sleeve with a cap into the concrete that is installed when the fence is removed.

Mr. Feinstein said the applicant will work with the city regarding the installation details. The city has proposed this as a one-season solution.

Ms. Makepeace said she will speak with the architect regarding addressing the entire district.

Mr. Walter asked the finish for the planters.

Ms. Makepeace said they assume it to be black like the railing.

The Board discussed the color options. They would like the boxes to be cedar, to be in keeping with a landscaping appearance.

Approved the temporary installation of the cable system rail fence with natural cedar planter boxes with the understanding that an architect has been retained to design a more permanent railing/patio design for the entire Van Aken District, and with the following conditions: 1) the installation is for the 2019 season only; 2) submit a detail of the attachment of the fence to the concrete patio.

Revised plans are required to be submitted for administrative review.

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**#20168 - 3718 Lindholm Road - Window Removal.**

Kris Latten, Enclave Properties, explained a kitchen renovation is driving the request for the rear driveway side windows. This is in the kitchen, where there are another 3 windows to the space. Also, on the opposite side of the house there are two windows that are for a hallway where they are enlarging the bathroom into the existing hallway and creating storage and more generous bath space.

Mr. Walter asked about the exterior finish materials.

Mr. Latten said they are 24 inch shingles. The new will be toothed-in and as they just painted last year, the finish should match exactly.

Approved the removal of both kitchen windows and both bathroom windows.

Construction plans detailing how the new window infill and cedar shake siding will be toothed-in to the removed openings will be provided for administrative review.

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**#20126 - 15520 Aldersyde Drive - Resubmission: Window/Door Alteration.**

Erik Swain, Frontgate Construction, explained the proposed window and door alterations.

Mr. Feinstein asked the reason for the enclosed vestibule on the porch.

Mr. Swain said there is also a vestibule in the front of the house. This is an area for coats and shoes before entering the house.

Ms. Madison said the area would look better without this addition, but she said she understands why the owner wants it.

The Board discussed the size and details of the proposed vestibule. They agreed removal of the smaller window on the side is appropriate and a side lite should be added next to the door.

The window on the front of the vestibule will be removed. A side lite will be added next to the entry door.

Revised plans will be submitted for administrative review.

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**#20170 - 2917 Huntington Road - New Garage.**

Nilsa Carrero, Platinum Construction, explained this is a new two car garage, 20 by 20 feet in size, to replace the existing two car garage. They will use a standard gable roof with dual black shingles. The siding will be colored like the house, with light maple siding and “castlestone” color trim.

Ms. Madison asked if the doors will have raised panels.

Ms. Carrero confirmed the doors will have raised panels, but no windows.

Mr. Neville noted the curb must have the form marks rubbed out.

Approved with the condition that the foundation curb will be rubbed smooth of form marks.

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**#20171 - 3682 Rawnsdale Road - Window Alteration.**

John Robinett, homeowner, explained he has three locations on his house where there is an opening with ½ window and ½ vent. The condition of these “windows” is not repairable, and they are located in the crawl space of the attic. He believes it would be an aesthetic improvement if a full vent were installed. There is no current vent system in this crawl space.

Approved.

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**#20172 - 22800 Canterbury Lane - New 7 Inch Cement Board Siding: Pearl Grey. Trim: White.**

Christopher Spark, Cobblestone Construction, explained they propose a Hardi panel, smooth finish, 7 inch exposure material with aluminum trim.

Mr. Walter asked about the existing vertical siding portions of the house.

Tom Gustafson, homeowner, said those portions would be removed in order to have the

horizontal siding throughout the entire house.

Mr. Neville asked if shutters are being replaced. He noted that any new shutters should be of an appropriate size, being ½ the width of the window and the height from the sill to the header.

Approved with the condition that the new shutters will be appropriately sized, running from the sill to the header, and being ½ the width of the window.

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**#20173 - 3625 Ludgate Road - New Double 4.5 Inch Vinyl Siding: Coastal Sage. Trim: White.**

Herb Schoen, The Home Corporation, said they are proposing to install new vinyl siding in coastal sage, with white trim. The shutters will be replaced with paneled shutters. The dormers will have a new 8 inch frieze board and vertical siding on the dormer walls. They will not be touching the front entry detail. It will be painted.

Approved.

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**#20174 - 3268 Braemar Road - Rear Addition.**

Mike Khmelnitsky, 3007 Brighton Road LLC, said they will be adding space above the existing addition. There is a large overhang to the left. The new roof will be slate.

The Board expressed concern where the rooflines meet.

Ms. Beck asked about the dentil trim.

Mr. Khmelnitsky said they can add this detail to the second floor of the new addition.

Ms. Madison asked about the window on the side elevation near the corner.

The Board agreed top and bottom grids are required throughout the house. The kitchen window should have 2 vertical muntins only.

Approved with the following conditions: 1) A window on the side of the second floor addition will be added; 2) The first floor side window of the new addition will be elongated to match the rear elevation; 3) dentil molding will be added around the new addition to match the existing house condition at the second floor; 4) the second story windows at the rear will match widths across the entire façade, including the renovated door and the new addition; and 5) the roof plan should be reviewed where the new slate roof will meet the existing house slate roof.

Revised plans will be submitted for administrative review.

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**#20175 - 19615 Scottsdale Boulevard - New Garage.**

Mr. Feinstein explained the existing garage sits sideways on the lot. The new plans call for the garage to move to face the street. The size of the structure does not meet zoning requirements as it is too tall, too close to the property line, and too large for the zoning district. The owner is

aware a zoning variance is required if they would like to pursue this particular structure.

Ranae Dabney, homeowner, said she saw an example like this in Lakewood and liked it. She asked if the design would meet the Board's requirements if it were made to meet zoning requirements.

Mr. Feinstein said this structure looks more like a barn than the existing garage.

Ms. Madison asked how much smaller a revised garage would have to be.

Mr. Feinstein said with a 20 foot maximum height it is required to be 10 feet from any property line, and can be no more than 600 square feet in footprint.

Ms. Madison said there is a large amount of usable yard now. This is a big garage that will take up much of the yard.

Mr. Feinstein asked the trim color on the house.

Ms. Dabney said it is cream.

Mr. Neville said moving 10 feet from the property line obscures the style of the roofline from the street view.

Tabled for the applicant to revise the plans in order to comply with zoning requirements, which will revise the design, and to consider a muted color scheme to go with the house.

Revised plans will be submitted for Board review.

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**#20176 - 3636 Traynham Road - New Porch Roof and Railing.**

Tanya Tate, representative, explained they are renovating a roof over a rear patio. They will remove an existing aluminum awning and install a roof that can be walked upon. The new roof will have an aluminum railing. The structure will be brick piers with posts above.

Approved with the condition that the posts above the piers are constructed of cedar, or wrapped in cedar as a finish material.

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**#20169 - 3269 Avalon Road - New Garage.**

Dennis Urso, Superior Remodeler, said this will be a new garage with double 4 inch straight lap siding.

Mr. Neville said the foundation must have the finished curb rubbed smooth.

Approved with the condition that the foundation curbs are rubbed smooth.

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**#20177 - 2830 Coventry Road - Solar Panels.**

Dave Hunter, Cleveland Bricks, explained the solar panels are at the rear of the house. There are 10 panels total.

Mr. Neville asked about the slate roof.

Mr. Hunter said they have done installations on slate roofs in the past. The conduit will go down the rear of the house and connect to an inverter inside the house.

The Board discussed the conduit location. They agreed it must be moved to more closely follow the roof/gutter details already on the house. The conduit must be painted the color of the gutters.

Approved with the following conditions: 1) the conduit is painted dark brown to match the existing downspouts; and 2) the conduit is moved to follow the existing downspouts from the dormer area of the roof.

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**Other Business**

**Design Review Guidelines for Staff Review of Applications.**

Discussion held.

**21900 Rye Road—Shutters.**

Approved either dark brown or black shutter colors.

**3592 Lee Road—Ceiling Material Visible Through Window.**

The Board required the ceiling material to be removed from against the window pane. They suggested angling the material back to at least 12 inches from the inside of the window.

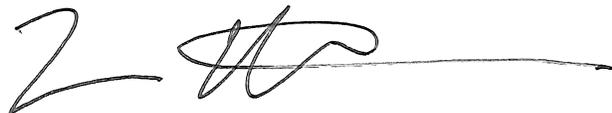
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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be May 6, 2019.



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Sandra Madison, Chair  
Architectural Board of Review



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Hans Walter, Vice Chair  
Architectural Board of Review