



Architectural Board of Review Minutes
Monday, May 1, 2023
8 A.M.
Via Conference - Zoom

Members Present: Robert Sullivan, Chair
Sandra Madison, Vice-Chair
Hans Walter, Member
Vincent Leskosky, 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 minutes from the April 17, 2023 meeting.

#21153 - 2917 Kingsley Road - Addition.

Jessica Powell, architect, explained there was previous work done on the house. This proposal enlarges an open porch, without taking too much of the patio. They pulled the exterior palette from the front of the house. They will salvage brick for the foundation and infill the side opening.

There were questions regarding the addition details.

Mr. Walter noted the existing brick window header details extend beyond the opening. The new plans should match this detail.

Mr. Sullivan asked about the bracket detail. Does it mimic other details on the house? It is heavy looking.

Ms. Powell said it does not mimic other details, but it felt like this type of detail was needed.

Approved with the following conditions: 1) the new window header rowlock is widened to match the adjacent existing windows; and 2) that the overhang bracket is reduced in mass.

Submit revised plans for administrative review.

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#21119 - 3580 Daleford Road - New Vinyl Siding.

Chris Maple, Armorvue of Cleveland, said they will leave the existing front door surround. It will be painted. They propose to remove the first floor front mantels over the header as they are severely deteriorated. The new siding is a double 4-inch regular lap vinyl siding in driftwood color.

Ms. Madison asked if the shutters will be new or replaced.

Mr. Maple said they will be new.

Mr. Feinstein said they should be of an appropriate size. The height of the existing shutters is correct, but the width must be wider.

Mr. Sullivan said the mantles should be replaced and painted. They are a significant architectural detail on the front of this house.

Approved with the following conditions: 1) that the mantles on the first floor front windows are replaced; and 2) the shutters are replaced with the appropriate width (1/2 the width of the window) in black.

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#21138 - 3189 Van Aken Boulevard - Resubmission: Rear Addition.

Mr. Feinstein summarized the meeting notes from the last meeting.

Wayne Weaver, contractor, said they made the correct window measurements and revised the drawings. A stoop was added at the French doors. The side elevation has the windows slightly higher than previously.

Mr. Feinstein asked the roof material.

Mr. Weaver said it is a metal material to match the roof on the main house.

There was discussion regarding the window grid patterns.

Approved with the condition that the side window grid patterns are adjusted to add a horizontal to create a square window lite orientation like the rest of the house windows.

Submit revised plans for administrative review.

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#21134 - 18700 North Park Boulevard - Resubmission: Exterior Alterations.

Mr. Feinstein reviewed the comments from the last meeting.

Patrick Cloonan, Cloonan Design Services, said they will keep the stone front façade and shutters

while revising the proportions of the entry.

Jonah Bok, designer, described the size relationships of the new front entry elements. They are keeping the original door surround while adding a new header to support the new enlarged entry floor. The box bay roofline matches the bay at the rear of the house.

Mr. Sullivan asked the color of the standing seam roof on the box bay.

Mr. Cloonan said it will either be copper or a charcoal color.

The Board agreed charcoal color is better as there is no other copper detailing on the house.

Mr. Cloonan noted that the bay window may or may not be included in the project.

Approved with the condition that the standing seam roof color on the new box bay is charcoal in color.

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#21154 - 2890 Warrensville Center Road - Window/Door Alterations.

Nick Neill, Great Day Improvements, said the owners would like to have a sunroom, and would like to alter the existing addition to make it more like a sunroom.

Approved with the condition that the head heights of the doors and windows are the same within the room.

#21155 - 15701 Fernway Road - Solar Panels.

Zach Lalkowski, Yellowlite, said the new panels are centered on the roof, leaving the required space to the roofline and eave. There is an external conduit that will run down the left side of the roof to meet up with new exterior equipment. The conduit can be painted, but the service boxes cannot.

Approved. The Board requested the rear corner electrical box be lowered if permitted by code.

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#21158 - 3655 Riedham Road - New Garage.

Jeff Gibbon, Gibbon Architecture, said they will be replacing the existing detached garage with a new detached garage that is slightly larger. There is a single overhead door, gable roof, and shingles to match the house. The siding of the garage will be a double 5 inch vinyl in white.

Approved with the condition that the foundation forms are removed while green and rubbed smooth.

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#21156 - 23879 Shelburne Boulevard - Window Alteration.

Jim Dunphy, Great Day Improvements, said the owners would like a new bay window into the kitchen. The new bay will be 8 feet wide by 5 feet high.

Mr. Sullivan asked if there are grids proposed for the new window.

Mr. Dunphy said there are not.

Approved with the condition that the new bay window has grids to match the house.

Submit revised quote for administrative review.

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#21157 - 2593 Warwick Road - Gazebo.

Keith Dye, homeowner, explained this gazebo will be located in the north yard of this corner house. It will be painted the same color as the house and have a slate color asphalt shingle to match the house.

Approved.

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#21159 - 3666 Hildana Road - New House.

Mr. Feinstein commented that these homes are proposed on 4 total lots that will be combined into two lots, one for each home. The twin homes are being designed for these extended family members.

W. Daniel Bickerstaff, architect, said he is excited to work with the family on the inter-generational houses. The homes include stone veneer, large windows and on this house a second level greenhouse and porch. There is a similar design language for the homes, but each is different. The homes' design relate to the neighborhood scale and architecture.

Mr. Walter said he is concerned regarding the scale of these homes relative to the neighboring houses. The pictures and rendering show the adjacent bungalow house size as small. What is the larger context and size on the street.

Mr. Feinstein said the two double lots will allow the new houses to have additional room in each of the side yards. This gives breathing room to the neighboring homes. The two homes are located centrally to the property line between the two double lots. The house sizes are similar to other two family homes on the street.

The Board expressed concern regarding size, particularly to the direct adjacent neighboring home to the left which is less than two stories high.

Mr. Walter did note the designs of the homes are interesting additions to the neighborhood. The design works and suggested work on the house elements which relate and reduce the scale of the house façade.

Mr. Sullivan asked they consider operable windows on the south side wall face near the roofline area for passive ventilation. He said the homes' design elements need to relate to the neighborhood housing architecture.

Ms. Madison said she likes the overall design and thinks there should be additional study of the design elements and overall window size and pattern.

Mr. Walter said he likes the combined driveway. He would like to see a focal point at the rear of the driveway.

Continued with the following comments: 1) provide context of the houses on the street with elevation views including at least two houses on each side to represent the height and scale relative to the neighboring homes; 2) submit updated renderings; 3) continue to study the use of architectural design elements to relate to the neighborhood context and scale; 4) study window scale and divisions to reduce scale; and 5) consider clerestory windows between the top roof sections.

#21160 - 3670 Hildana Road - New House.

See 3666 Hildana Road for discussion.

Continued with the following comments: 1) provide context of the houses on the street with elevation views including at least 2 houses on each side to represent the height and scale relative to the neighboring homes; 2) submit updated renderings; 3) continue to study the use of architectural design elements to relate to the neighborhood context and scale; 4) study window scale and divisions to reduce scale; and 5) consider clerestory windows between the top roof sections.

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#21161 - 3685 Lee Road - Storefront: Mayne Attraction Studios.

Elicia Gibbon, Gibbon Architecture, explained the owner is expanding into adjacent space. This will give the storefront a fresh face, in a simple style. The shutters will be removed and awnings added with graphics on the front. The carriage lights will be replaced with more modern lighting. New glass will be added to the storefront entry. The window planters will be removed.

Ms. Madison asked that the brick be cleaned on the front façade after removal of the shutters and sign.

Ms. Gibbon said this detail is included in the general notes, but it is up to the landlord.

Ms. Madison said this design is an improvement, and she understands the care to keep it within budget. She is concerned with residual shadowing from the removed shutters.

Mr. Sullivan said a condition should be to clean the brick or keep the shutters.

Mr. Feinstein noted a condition of the approval by the City Planning Commission is that the exterior be cleaned and repaired.

Approved with the understanding that the brick wall will be cleaned on the front façade.

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#21162 - 3709 Lee Road - Storefront: Acme.

Elicia Gibbon, Gibbon Architecture, said this is a long-time business, but it is office based. They will be implementing new awnings, a new sign and new lights. The new sign is a parabolic channel to hold the “Acme” language with the logo symbol flat to the wall.

Approved with the condition that the brick is cleaned to get rid of shadowing behind the removed box sign, shutters and metal ‘parking’ sign.

Sign permit to be issued only after construction/shop drawings are submitted and reviewed by staff.

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#21163 - 2903 Eaton Road - New Garage. Mudroom Addition.

John Payne, architect, said this work includes a kitchen, an attached garage, and a new mud room. The existing garage is problematic. The exterior changes will be mostly to the roof area. A mudroom will be added between the house and the attached garage.

Mr. Feinstein said the garage itself is too far into the rear setback, but can remain as long as the walls remain. The new attached storage shed location would require a variance or it could be moved into a code-conforming location as a separate accessory structure.

Mr. Payne said the replacement garage windows are proposed as glass block, but a picture window is also possible in each existing window.

Mr. Walter asked about how the removal of the parapet affects the quoining details.

Mr. Payne said he worked to keep the structure at the top quoin so none of that detailing is lost.

Approved with the following conditions: 1) the new garage windows are fixed windows with grids; and 2) the shed is removed from the rear of the garage, or moved to a detached, code-conforming location in the rear yard.

Submit revised plans for administrative review.

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#21144 - 3691 Sudbury Road - Resubmission: New House.

The Board commented on the increase in windows as a good thing. There was consensus that the faux panel windows should be resolved and are not appropriate.

Continued with the following comments: 1) the number and placement of windows, including the basement windows is better; 2) resolve the panel or smaller window placement on the side elevation.

Submit corrected plans for a future meeting.

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#21145 - 3706 Sudbury Road - Resubmission: New House.

The Board commented that the house façade is improved with the addition of windows.

Ishmael Martin, YRM Corp, noted they cannot get the red siding and this must be altered. There should only be one window on the second floor front, not two. He needs to coordinate with the architect and submit revised plans.

Continued with the following comments: 1) revise the color scheme; 2) remove two second floor front windows and respace the proposed windows; and 3) coordinate the number and location of the windows throughout noting the number and location has improved.

Submit corrected plans for a future meeting.

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#21146 - 3709 Sudbury Road - Resubmission: New House.

Ishmael Martin, YRM Corp, noted these plans are incorrect and need to be coordinated with the architect.

Continued with the following comments: 1) show 6x6 posts at front porch; and 2) study the front left second floor window location in relation to the upper trim; 3) coordinate the number and location of the windows throughout noting the number and location has improved.

Submit corrected plans for a future meeting.

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#21147 - 3728 Sudbury Road - Resubmission: New House.

Ishmael Martin, YRM Corp, noted these plans are incorrect and need to be coordinated with the architect.

Continued with the following comments: 1) adjust windows to be symmetrical if possible and resolve number and placement; 2) confirm roof pitch of front porch gable and how close it gets to

the gutter; 3) resolve the material proposal for the porch gable; and 4) coordinate the number and location of the windows throughout noting the number and location has improved.

Submit corrected plans for a future meeting.

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#21148 - 3738 Sudbury Road - Resubmission: New House.

Ishmael Martin, YRM Corp, noted these plans are incorrect and need to be coordinated with the architect

Continued with the following comments: 1) coordinate the number and location of the windows throughout noting the number and location has improved and 2) confirm the porch posts are 6x6 in size.

Submit corrected plans for a future meeting.

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#21149 - 3740 Sudbury Road - Resubmission: New House.

Ibrahim Hakki, architect, said for this house the body is wicker color and the gable is sea grass. The gable is straight lap siding, just a different color.

Continued with the following comments: 1) coordinate the number and location of the windows throughout noting the number and location has improved; 2) resolve the panel or smaller window placement on the side elevation.

Submit corrected plans for a future meeting.

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#21151 - 3603 Hildana Road - Resubmission: New House.

Ron Carson, GLH LLC, developer, and Wayne Homes representative.

Tabled at the request of the applicant.

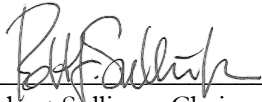
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#21152 - 3607 Hildana Road - Resubmission: New House.

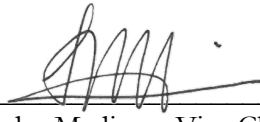
Ron Carson, GLH LLC, developer, and Wayne Homes representative.

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There being no further business, the meeting was adjourned at 11:30 a.m. The next meeting will be May 15, 2023.



Robert Sullivan, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review