



Architectural Board of Review Minutes
May 2, 2022
8 A.M.
Via Conference - Zoom

Members Present: Hans Walter, Chair
James Neville, Vice-Chair
Greydon Petznik, Alternate Member

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

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

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Approval of the April 18, 2022 Meeting Minutes

Approved with changes.

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#20915 - 3530 Warrensville Center Road - New Chipotle Building.

Mr. Feinstein explained the previous reviews, the last being October 2021. Since then the Board of Zoning Appeals has approved the site plan with some conditions.

Fred Margulies, Onyx Creative, said the EIFS exterior finish to grade is only on the planar sign element. There is a masonry base on that element. The front window glazing has been increased to 55%. The building will have face brick on the front of the building and the rear and dumpster enclosure will have full brick. There is a low E coating on the windows which is inherently reflective. They are using a more visual glazing on the bottom first floor windows. They have added two windows on the rear elevation.

Mr. Neville said the design is well done. What is the gate material on the dumpster enclosure?

Mr. Margulies said it is metal with wood slats. The gate also faces north, not directly visible to the street.

Mr. Walters asked about the windows on the north elevation. Do these have a different coating?

Mr. Margulies said above the door line has vision glass to allow light with spandrel below to match the front façade color.

CITY OF SHAKER HEIGHTS

Mr. Feinstein asked about the brick piers at the street. Will those piers match the building brick?

Mr. Margulies confirmed that they will match the building brick in the same pattern. This will be different than the piers in front of Wendy's.

Mr. Feinstein explained this review does not include signage. The Board of Zoning Appeals and City Planning Commission approved the site and landscape plan with conditions.

Mr. Neville said that the CMU used on the building is limited in scope for a base, different from normal block and of a specific design and finish as ground face architectural units to complement the architecture.

Approved.

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#20916 - 15901 Onaway Road - New House.

Mr. Feinstein noted that this house is proposed on an empty lot across from the Shaker Heights High School gymnasium.

Christopher Maurer, Red House Studio, said the modern designed house is 2,700 square feet with an indoor pool and garage at the rear of the building. They plan a carbon neutral process to create pre-fabricated straw bale construction walls. The home is also planned to reach net zero energy consumption. The rear of the house will have photovoltaic panels. The floor plan and elevation are being reviewed today at a preliminary level with design and construction drawings at a later meeting. The façade has panels on each side of the front to give the illusion of more width.

Mr. Feinstein said the size and site plan seem to fit in within the zoning requirements.

Mr. Maurer said the walls will be manufactured off site order to speed up construction. The exterior is a lime stucco finish which is completed on site. The windows are aluminum clad and the siding will be thermal treated ash wood. The shake siding is braised for color and there are brown tones added with weathered steel details. The rear metal roof is standing seam in a light color to match the lime walls. The west side of the house has a courtyard area. There is a black standing seam metal roof with solar on the pool house.

Mr. Neville suggested the corten steel details could stain the lime.

Mr. Maurer said they are looking into steel treatments to avoid that issue. They also need to determine control joint locations in the walls. The goal is a monolithic appearance and minimize control joints.

Mr. Walter said he applauds the design and sustainability of the project. There are material and design details where materials meet and wrap the house to work out yet.

Approved conceptual design with comments.

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#20911 - 18000 Parkland Drive - Outdoor Kitchen.

Anthony Farinacci, Original Farinacci Landscape, explained this review is for an outdoor kitchen/grill with a stone fascia and stone cap.

Mr. Walter asked how close it meets the wall and windows of the room addition.

There was discussion regarding how the wall meets the house.

Mr. Feinstein noted the wall of the grill has to attach to the house or be located at least 10 feet away for zoning regulations.

Mr. Petznick noted a normal height for a countertop would interfere with the operation of the windows in the room.

Approved with the condition that the higher portion of the countertop is separated from the house by several feet and connected with a lower section that does not interfere with the windows.

Submit revised drawings for Board review.

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#20725 - 16300 South Park Boulevard - Resubmission: Garage Addition.

Mr. Feinstein said the Board reviewed plans for this addition in 2021 and approved them as submitted.

Joseph Alberino, Alberino Construction, said the original design was brick for the connector area to the garage. They cannot match the brick exactly. They propose to use a close match for the garage area, but use horizontal lap siding for the connector to the house. There is siding on existing house dormers, which will match the new siding.

Approved.

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#20917 - 20136 Scottsdale Boulevard - New Vinyl Siding.

Herb Schoen, The Home Corporation, said this will be a medium grey, double 5 vinyl siding on a new infill house. The windows will be trimmed in white, and also be siding the garage. All of the remaining details will be painted white. The existing siding is 6 inches to weather.

Approved with the condition of grey corner boards.

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#20918 - 3684 Strathavon Road - New Vinyl Siding.

Herb Schoen, The Home Corporation, said the second floor front and all of the sides and rear elevations are proposed to be sided, along with the garage. They will recapture the window casings as well as the rake detail. The colors are grey with white trim and black shutters.

Mr. Walter asked to see a picture of the grey color against the brick of the house, which is very brown.

Approved with the condition that a sample of the siding is provided against the first floor brick, for Board review and approval of final color.

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#20901 - 15875 Shaker Boulevard - Resubmission: Roof Alteration.

Mr. Feinstein said the Board reviewed this application at their last meeting.

Glen Pizzo, Glen Pizzo Architects, said there is now a large overhang to keep the driving rain from inside the first floor room. The roof is pitched slightly and a corrugated material will be used.

Mr. Walter suggested a roof overhang on the end of the addition like on the sides.

Mr. Neville said the applicant has worked to resolve the issue. This is the least disruptive solution. The front elevation is rich.

Approved with the condition that the north roof edge of the solarium has the same 4 foot overhang.

Submit revised plans for administrative review.

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#20919 - 14606 Larchmere Boulevard - Deck, Window/Door Alteration.

John Richards, contractor, said they propose to replace windows with a French door with 15 lites each. The opening size does not change. The new deck will be trex material in “toasted sand” brown. The railing and the lattice will be cedar.

Mr. Neville asked the step riser material.

Mr. Richards said it will be cedar.

Mr. Walter asked about the materials at the hot tub. White would be more appropriate with the house, along with brown deck materials.

Approved with the condition that the materials be the following: 1) brown color trex deck; 2) white railing; and 3) lower lattice and framework to match the brown trex deck color.

Submit revised plans for administrative review.

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#20920 - 2560 Cheshire Road - Solar Panels.

Zach Lalkowski, Yellow Lite, said this will be 17 panels on the south-facing roofs. There are 9 panels on the front roof and 8 on the rear roof. The conduit will be painted the house color.

Approved.

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#20893 - 3540 Norwood Road - Resubmission: Porch Alterations.

Greg Douglas, Miles Home Improvement, said they will cover the treated lumber with “rocky Harbor” trex material or Hardi board materials. They will use double posts at the ends of the walls and match the color of the vinyl shake siding under the nearby windows.

Mr. Neville said they would like to see a sample of the trex color materials against the siding and submit photos for final approval.

Mr. Feinstein noted the Hardi could be painted to match the vinyl color exactly.

Approved with the condition that the Hardi panel siding wraps the exterior and is painted to match the nearby vinyl shake shingle.

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#20921 - 21125 Fairmount Boulevard - Porch Window Alterations.

Caroline Morse, homeowner, said this will be a rear screen porch with sliding windows where there are currently double hung windows.

Michael Scaperato, 3rd Generation Home Improvement, said the windows are currently all storm windows. The owner would like an open view. This alteration will be a more all-season room with a true exterior door.

Mr. Walter asked for the long windows to be in thirds instead of the proposed quarter/half/quarter configuration currently on the quote.

Approved the new porch windows with the following conditions: 1) the three lite slider is changed to a single 1/3-1/3-1/3 window unit; and 2) the double hung window next to the porch door is changed to a picture window.

Submit revised plans for administrative review.

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#20875 - 3597 Menlo Road - Resubmission: Window Alteration. Porch Replacement. New Vinyl Siding.

Seem Park, designer, said they propose to move the windows toward the door so the railing can fit into the house wall. The rear porch will be cedar painted white. The windows have been changed so there are no sliders. They can get a revised quote for the windows.

Mr. Feinstein said the top and bottom trim shown on the rear porch is very simple.

Mr. Neville said the 6 x 6 posts at the bottom of the front porch should be treated to below grade and then wrapped with cedar above grade. Can the brick be removed from the existing porch and used to tooth in the corners of the front step?

Mr. Park said they can do both of those things. They will be using Cape Cod grey double 4 inch vinyl siding and the existing shutters will be re-used.

Mr. Neville asked about the base at the rear porch.

Mr. Park said it will be enclosed with vertical wood. This will not be visible or open. The rear porch is planned to be simpler in design than the front.

The Board agreed the porch is a limited size, but will look better if consistent with the front porch.

Approved with the following conditions: 1) tooth in salvaged brick with matching mortar color at the front step for a clean termination; 2) railings and lattice and framework below the porch are the same on front and rear porches; 3) both porches utilize a continuous treated lumber post into the ground, wrapped in cedar; 4) implement a block under the front porch bottom rail for support; and 5) wrap trim all the way around the top posts of the rear porch.

Submit final plans for administrative review.

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#20906 - 2684 Coventry Road - Resubmission: Porch Alteration.

Mr. Feinstein recapped the last meeting explaining the Board requested a curved front entry roof and integrated posts with the pergola.

The Board agreed the proposal looks much better.

Mr. Neville noted they should make sure there is enough room to flash the metal roof in under the existing window sill. He asked how the underside of the roof works.

Pat Perrino, Perrino Custom Builders, said the sides of the porch roof are enclosed. The pergola roof is open to the elements. He said it would be stucco or they could do white Hardi panels.

The Board agreed a white Hardi panel enclosing the ends would work better.

Mr. Walter asked if the posts could be moved to be centered between the windows on the second story.

Mr. Perrino said he will ensure the columns are centered.

Approved the new design with the condition that the ends of the new porch roof are enclosed with hardi board and a right side elevation drawing is submitted showing the end porch roof condition.

Submit revised plans for Board review.

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There being no further business, the meeting was adjourned at 11:15 a.m. The next meeting will be January 3, 2022.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review