



**Architectural Board of Review Minutes
Monday, May 16, 2022
8 A.M.
Via Conference - Zoom**

Members Present: Hans Walter, Chair
James Neville, Vice-Chair
Robert Sullivan, Member

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

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:01 a.m.

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Approval of the May 2, 2022 Meeting Minutes

Approved with corrections.

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#20922 - 18121 Lomond Boulevard - New Garage.

Duane Schreiner, contractor, explained they propose a 22 by 22 foot garage with clay colored vinyl siding, brown trim and hickory color asphalt shingles. The garage is set back 10 feet from the side property line and 3 feet from the rear property line.

Mr. Sullivan asked how the roof shingle compares to the house.

Mr. Schreiner confirmed the newer house roof is the same color.

Approved.

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#20923 - 18675 Parkland Road - Telecommunications.

Ronald Gainar, said this is a new site for T-Mobile since their acquisition of Sprint. This is an existing penthouse central to the building roof. There will be 6 antennae total with 2 antennae on three sides of the penthouse. They will use a brick colored wrap over the antennae to match the brick of the building.

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Mr. Feinstein said this is an accessory use as far as zoning is concerned. Mr. Feinstein asked about the view of the antennae.

Mr. Gainar said they are not really visible from the ground, but need the antennae as high as possible to get the signal over the edge of the building.

Mr. Walter asked if it is possible to have the antennae at a consistent height on the elevator extension.

Mr. Gainar said they are seeking the maximum height on each side, without protruding over the top edge of the structure.

Mr. Sullivan asked what equipment is to the right on the plans. The wrap needs to be a good match to the brick.

Mr. Gainar said the equipment cabinets are to the right on the plans. They are actually behind the antennae from the street view.

Mr. Feinstein suggested the metal portions of the antennae be painted to match the darkest brick color.

Approved with the condition that the mounts and conduit on the wall are painted dark brick color.

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#20924 - 3311 Norwood Road - Window Alterations.

Ms. Beck said this is a window replacement matching the existing with the exception of the third floor dormer windows.

Mr. Neville said the existing windows are three lite high casement windows. A casement to casement replacement is the best. This allows the muntin pattern to more closely replicate the original windows.

The Board applauded the owners for maintaining an exact match of the window designs on the first floor.

Denied the third floor window proposal with double hung windows.

Approved a direct match to the existing third floor window configuration of double casement windows with 6 lites in each sash.

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#20925 - 2708 Inverness Road - Rear Addition.

Amanda Fort, homeowner, said this is part of a kitchen expansion. The wall will bump out toward the driveway. The detailing is a flat roof with a new railing, which will continue around the rear of

the house. The front of the addition will have brick reclaimed from the wall demolition. The sides and rear of the addition will be lap sided.

The Board agreed this is an excellent solution.

Approved.

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#20927 - 18317 Lomond Boulevard - Porch Removal. Window/Door Alteration.

Molly Machmer-Wessels, Woodland Design, said they will be removing the rear porch. The door on the second floor will be converted to a window and the brick will be cleaned where it was painted on the first floor. They will be infilling the area below the window with matching brick.

Mr. Sullivan asked the color of the new window.

Ms. Machmer-Wessels said it will match the adjacent window in size and color.

Approved.

Submit drawings showing the new window and wall infill for administrative review.

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#20928 - 20020 Marchmont Road - Window Alterations.

Joseph Park, JP Compass, said this is part of a bath renovation. Two windows are added to one side and one removed from the other side.

Approved.

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#20929 - 2641 Coventry Road - As-Built Window/Door Alterations.

Igor Abramovsky, contractor, said the new owners of this house are renovating the house. All of the windows and doors were replaced with black Pella Fibrex windows/doors. The previous color was dark brown, the new window color is black. The shutters have been removed.

Jason Beach, homeowner, said there were only shutters on the front of the house when they purchased the house. They removed them and do not intend to replace them.

Mr. Sullivan said the shutters are a design element of the house. The shutters should be retained.

Mr. Abramovsky said the front façade had a French door which was removed and replaced with two windows.

Mr. Walter said a black panel detail below each new window should be used to more closely look like the doors that were behind the Juliet balcony. He is glad they retained the balcony.

Mr. Neville said a carpentered panel solution below the windows is the best option. They will need a drawing of these details.

Mr. Sullivan said a double panel would work best to mimic the appearance of a door.

Mr. Walter said the shutters are an architectural feature. This definitely must be retained.

Mr. Sullivan noted the curved top detail is quite elegant.

Mr. Feinstein showed the rear façade where sliding doors were altered into windows.

Mr. Walter said in this case brick below the new windows would be most appropriate.

Mr. Neville asked that a sample of the brick be assembled with matching mortar so they can assure a good brick match. The new brick should also be toothed-in to the opening with a matching sill.

Approved conditioned on the following: 1) shutters that match the size and design of the originals must be replaced on front façade first floor windows, flat panel shutters acceptable; 2) provide a detail drawing of a double panel below the new second floor front windows at the Juliet balcony; 3) The new rear windows are approved with a rowlock brick sill below and removal of the old door threshold; 4) constructed brick sample for the rear entry alteration presented for approval; and 5) removal of the rear step.

Submit detailed drawings for administrative review.

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#20926 - 3009 Warrington Road - New Garage.

Diane Bija, New Creation, said the doors are shifted right on this 26 x 20 foot garage in order to line up with the driveway. The siding and trim is white and the roof is black.

Approved with the condition that the service door is moved to the front façade and revised drawings are submitted with corrected details to show correct layout details.

Submit revised drawings for administrative review.

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#20904 - 3380 Warrensville Center Road - Resubmission: Signage: North Star Café.

Mr. Feinstein said the signage for the restaurant was reviewed and approved by the Board. The Board of Zoning Appeals has also approved the variance for the Warrensville Center Road signage on the awning.

Aaron Hart, North Star Café, said they propose murals, similar to those on Bowser Alley, lining the alley on the north end of the parking garage. They will be using the same vendor that did the murals on the south end of the parking garage.

Mr. Feinstein said there are no zoning issues with the alley, murals and sign. The pillar signage at Tuttle Road with the North Star language is considered an off-premise sign, which is not allowed by zoning.

Mr. Sullivan asked if the directional sign on the alley could be the same head height as the murals.

Mr. Hart said there are wall pack lights in that location. The ownership does not want additional holes drilled in the stone.

Mr. Neville said he likes the neutral images on the murals in the alley. He does have a problem with the wrap around the columns, which leads to a precedent for off-site signage.

Mr. Walter said he is also concerned with the precedent of the wrap on the pillar facing Tuttle Road, which is an architectural element of the garage. He likes the alley mural design.

Approved mural graphics on the alley wall, as well as the auxiliary entrance sign.

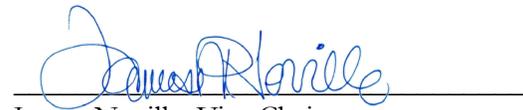
Denied graphic sign wrap on the parking garage pier.

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There being no further business, the meeting was adjourned at 10:15 a.m. The next meeting will be June 6, 2022.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review