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#20430 - 3531 Stoer Road - Window Alteration: Jalousie to Double Hung.

Chris Kost, Window Nation, explained they propose to remove the jalousie window in the brick front porch and replace with vinyl windows. The scope of work is only this porch. They would keep the same look with grids in the top sash only like the house. There will be no structural changes. The windows will fit in the existing openings with aluminum capping.

Ms. Madison noted it seems like the muntins are similar to the house.

Approved.

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#20431 - 24151 Hazelmere Road - New Vinyl Siding.

Greg Urbanek, Ken’s Parkhill Roofing, said they will use vinyl siding in silver color. They will follow the city’s guidelines for casing around the windows. They will also use a continuous vinyl vented soffit. The shutters will be replaced with new ones.

Mr. Feinstein asked if the front façade will be different than the rest of the house.

Mr. Urbanek said yes, there will vinyl shake siding on the front and standard double 5 inch siding on the rear and sides.

Ms. Madiosn asked if there will be corner board trim.

Mr. Urbanek said they will terminate the corners will corner posts.

Ken Romanini, Ken’s Parkhill Roofing, said the existing is all horizontal siding of the same size. The new is straight 7 inch shake siding on the front and double 5 inch on the sides and rear.

Approved.

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#20432 - 2720 Inverness Road - Window Alteration: Removal.

Nathanael Dunn and Joseph Park, JP Compass, representing Kelly and Tom Peppard, homeowners.

Approved before the meeting during COVID 19 as authorized by the Board at the March 16, 2020 meeting.

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#20433 - 3306 Kenmore Road - Window/Door Alteration: Removal.

Connie Strauss, Pariscope Designs, representing Matt Kelly, homeowner.

Approved before the meeting during COVID 19 as authorized by the Board at the March 16, 2020 meeting with the following conditions: 1) the new window will be trimmed to match the existing house windows; and 2) the corner board will not be replicated with the new construction.

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#20435 - 3284 Ingleside Road - Rear Addition.

Mr. Feinstein reviewed the summary from the preliminary review at the May 4, 2020 meeting.

James Karlovec, Karlovec & Co., Inc., said they field measured the north elevation as suggested and revised the plans. There are two window design alternatives in the bump out. The owner’s preference is a sandstone detail at the windows instead of brick. They have scaled down the roof over the porch. They felt this was a better detail than previous plans, and also manages the water better. The second floor door is removed and a new window replaces it.

Mr. Neville said the design response on the driveway side in the bumpout with the sandstone trim is appropriate.

There was discussion regarding the detailing at the new addition.

Approved the brick or sandstone window trim in the bump out window, at the owner’s discretion.

Revised wall section to shake siding to be submitted for administrative review.

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#20436 - 18100 South Park Boulevard - Retaining Wall.

Lanie McKinnon, Nelson Byrd Woltz Landscape Architects, and Dave Ketz, Impulliti Landscaping, representing The Gus and Gunvor Trust, homeowner.

Approved before the meeting during COVID 19 as authorized by the Board at the March 16, 2020 meeting.

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#20411 - 24040 Fairmount Boulevard - Resubmission: Window Alteration: Size.

Mr. Feinstein reminded the Board this item had been reviewed several times and now plans are reflective of only the window alterations. The siding request was withdrawn.

Musa Abdul-Khaleq, engineer, said the only change to the plans is to revise them to match the discussion from the first meeting.

Mr. Walter noted the East elevation is not correct based on the photos. The right side of this elevation has a vertical element of siding not shown. It is important to see how the vertical areas fit with the new windows. One single window on the entire elevation is odd.

Mr. Walter suggested putting in a large window at the second floor bedroom. This would have two windows left justified in the vertical siding. To the right would be the vertical siding. Then the corner is turned there are also two windows stacked, then it will appear as if it is intentional. Adding another large window above the doorway also balances the rear façade.

There was discussion regarding options for detailing and size for the windows.

Approved with the following conditions:

1. Indicate vertical siding in the east elevation as existing and remaining.
2. Add a large window on the second floor on the North elevation to the right of the other larger window over the rear entry.
3. Add a large window on the second floor on the East elevation above the other new window left justified in the existing vertical siding.
4. Indicate window trim between pairs of windows and adjacent to the roof soffit instead of siding.
5. Tooth-in new siding to areas where windows are removed.

Revised plans submitted for administrative review including all existing vertical siding details on the east elevation.

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#20437 - 21150 West Byron Road - Window and Door Alterations.

Robert Stevenson, contractor, representing Ryan and Rachel Nord, homeowners.

Approved before the meeting during COVID 19 as authorized by the Board at the March 16, 2020 meeting with the following conditions: 1) the new brick around the windows and at the removed door is toothed in; and 2) the brick and mortar color will match the existing brick of the house with the mortar strike matching the existing mortar detail.

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#20394 - 22640 Douglas Road - Resubmission: New House.

Mr. Feinstein gave a summary of the previous review and made suggestions for changes.

Christopher Maurer, architect, said they made the middle window over the front door larger. The side elevation design has variation in material with brick at the bottom below the windows and halfway up the wall between the first and second floors. They prefer it lower than first floor windows.

Mr. Walter asked about the trim.

Mr. Maurer said they simplified the trim because of the space. They lowered the peak of the bump-out roof. This will still leave room for the solar panels. This change does work.

Mr. Neville asked for an explanation of the degree of the contrast between the siding and window trim. Is the siding white.

Mr. Maurer said it will be a rich cream color, like the plaster of a Tudor look house.

Mr. Neville said a material board would be helpful with all of the colors shown.

Catherine Scallen, owner, said they are looking for rich cream, rich brown and brick.

Ms. Madison said she likes the higher brick, but is not opposed to the lower. It depends on the color contrast.

Ms. Scallen said they did several versions and they believe this looks the most intentional and refined. The transition to the rear has a better feel. They feel very strongly about this design.

Mr. Walter said the proportion of the lower brick at the water course pairs well with the tall skinny corner brick in his opinion.

Approved with the following conditions: 1) a material board is provided for final color selection; front entry details and colors must be provided; and 2) front elevation windowsills should be thicker.

Revised plans and material board to be submitted for Board review.

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#20425 - 16500 Van Aken Boulevard - Resubmission: Entry Alterations.

Aaron Hill and Ben Crabtree, Bialosky Cleveland, representing Shaker Heights Public Library.

Approved revised plans via email between meetings.

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#20434 - 24079 Shelburne Road - Solar Panels.

Paul Gabel and Reynard McPherson, Yellow Lite, representing Norman Prokop, homeowner.

The applicant requested this proposal be reviewed at the June 1, 2020 meeting.

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Other Business

17318 Scottsdale Boulevard—Shutter Removal from Side Elevations.

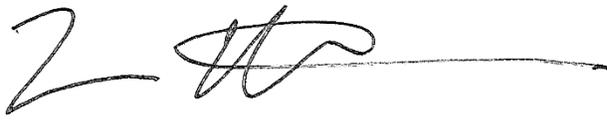
Approved before the meeting during COVID 19 as authorized by the Board at the March 16, 2020 meeting with the condition that the shadows on the brick behind the removed shutters will be softened by cleaning around the shadow to blend with the house wall. This cannot be done with power washing or sandblasting.

3672 Rawnsdale Road—Roof Color.

Denied Pacific Wave. Approved Estate Grey or similar per administrative review.

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There being no further business, the meeting was adjourned at 10:00 a.m. The next meeting will be June 1, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review