



**Architectural Board of Review Minutes
Monday, May 20, 2019
8 A.M.
Council Chambers**

Members Present: Sandra Madison, Chair
Hans Walter, Vice Chair
Marc Ciccarelli, Alternate Member

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

The meeting was called to order by Senior Planner, Dan Feinstein, at 8:03 A.M.

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Approval of minutes from the May 6, 2019 Meeting.

Approved.

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#20186 - 3431 Tuttle Road - Resubmission: Sign – Shinola.

Mr. Feinstein explained the outcome of the last meeting. He noted the Board asked that the sign on the exterior should relate better to the sign band. The resubmission has the sign on a raceway, which extends the sign in front of the band on the building. The branding of this retailer is modest. The building has a lot of windows showing off merchandise.

Mr. Walter said the sign still feels forced in this space on the building.

Sue Frankel, RMS, said this is the branding for the company, including “Detroit”. This part of the building has a very large storefront where the windows will be filled with merchandise.

Ms. Madison said she believes the revised sign is better.

Tonya Jefferson, LAAD Sign & Lighting, said the sign raceway fills the band on the building and does not extend above or below the framing of the band.

Ms. Madison and Mr. Ciccarelli said the new sign seems appropriate for this façade.

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Ms. Frankel said if the sign would get larger, the lighting for the letters will shine on and through the glass storefront.

The Board agreed a larger sign would be acceptable, with 'Shinola' above the band and 'Detroit' within the band itself.

Approved.

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#20192 - 3124 Sebor Road - New Double 4 Inch Vinyl Siding: Clay. Trim: White.

Tommy Farmer, Car Te Cor Management LLC, explained they wish to install new double 4 inch vinyl siding in 'clay' color with white trim. The existing house has wood siding.

The Board agreed the house would have a better appearance with double 5 inch siding. The columns should remain and be painted.

Approved with the condition to use double 5 inch wide siding.

Confirmation of the siding availability will be made with administrative staff.

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#20193 - 2940 Falmouth Road - Window/Door Alterations.

Mike Staffileno, Chagrin River Company, said this is really a kitchen renovation. Under the back porch there is a pair of French doors that would be removed and windows installed in their place. At the side of the house they will remove one window and raise the sill of the other window.

Mr. Ciccarelli asked if they have a matching brick.

Mr. Staffileno said they use a reputable brick supplier who does a very good job matching brick.

Approved.

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#20194 - 3689 Lee Road - Retaining Wall.

Joe Thompson, Greater Cleveland Masonry, said they will matching the neighboring retaining wall.

Mr. Feinstein said the back property line at this commercial building backs up to residential properties.

Mr. Walter asked if the piers would be replicated as well.

Mr. Thompson said yes, there will be piers.

Ms. Madison asked about the cap material.

Mr. Thompson said the cap will be formed and poured concrete.

Mr. Ciccarelli asked about the back of the wall. The plan shows block. How about a CMU?

Mr. Thompson said he can do that in a CMU in a reddish color, to blend with the brick.

Approved with the condition that the rear of the wall, facing the residential neighbor, where it is above grade, will be a reddish split-face masonry material as proposed at the meeting.

#20195 - 3711 Traynham Road - New Double 5 Inch Vinyl Siding: White. Trim: White.

Eli Mahler, architect, said this is siding on the portions where there is currently siding on the house, and they will be siding the garage as well.

Approved.

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#20198 - 24150 Wimbledon Road - Solar Panels.

David Zelaski, Third Sun Solar, explained where the panels were on the upper roof of the second floor at the rear of the house. The electrical hookups will be run inside the house with a meter attached to the first floor rear house wall.

Approved.

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#20197 - 14260 Larchmere Boulevard - Sunroom Replacement.

Mike Armagno, Great Day Improvements, said they will be changing out the screened areas to glass. All new windows are sliders.

Mr. Feinstein said he spoke with the representative who dropped off the submission and explained slider windows are not typical to this style of house.

Mr. Ciccarelli asked about replacing the door to the room.

Mr. Armagno said the door will be replaced. All trim and frames will be in dark brown to match the trim on the house.

Mr. Ciccarelli said a double hung window would be better in these openings.

Mr. Armagno said that type of installation would need additional framing in order to support the heavier window. They are proposing single pane glass, to keep the weather and wind out, not for creating a 3 season room.

Ms. Beck asked if a full screen, covering both sides of each slider window opening, was an option with the type of window being proposed.

Mr. Armagno said they are able to make a full screen at the sizes required.

The Board agreed that only with use of a full screen and because of the single-pane nature of the windows, they are accepting of the proposal. The screen unit needs to have a horizontal bar added to more closely match the existing appearance of this room.

Approved with the condition that the new windows will have full screens across the exterior, with a single horizontal break/mullion on each window, in order to more closely reflect the existing conditions.

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#20200 - 14303 Drexmore Road - Chimney Removal. Window Alteration.

Richard Cissell, Cissell Architecture & Design, explained they are asking to remove a service chimney that is no longer required. This will give them an additional 9 square feet in the kitchen. They are either refurbishing or replacing the French casement windows in the kitchen. They would like to replace the breakfast nook casement window with a double hung.

Approved.

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#20201 - 3313 Sutton Road - Garage.

Mr. Feinstein explained that this is a duplex home with two driveways to the rear yard. There is no way to fit a two car garage.

The Board agreed they would like to draw as little attention as possible to the garage, so it should be all white, with the charcoal color roof.

Approved with the condition that the walls, trim and doors are white

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#20202 - 18520 Winslow Road - Garage.

Mr. Feinstein said the existing garage on this property faces sideways. They propose to move the garage to the end of the driveway and have the doors face the street. This proposal will also be seen by the Landmark Commission at their next meeting.

There was discussion regarding the exterior siding material proposed for the garage.

Margaret Lann, Cleveland Restoration Society, said they would paint the garage walls the same color as the house, with white trim and a green service door to match the front door. The overhead door will be white.

Approved with the following conditions: 1) the siding exposure will match the house; 2) the corners will have metal caps to replicate the house condition; and 3) the siding will have a smooth face.

Revised details will be submitted for administrative review.

Landmark Commission review is required.

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#20203 - 20975 Fairmount Boulevard - Window Alteration.

Jeffrey Holman, Gunton Corporation, explained this is a 1850 home with a 1950 addition. They would like to alter two windows on the addition to a 4 wide casement window with a traditional grid pattern.

The Board asked how the bow window will be altered to be flush with the house.

Mr. Holman said the entire window and bow will be removed. It is very shallow, maybe 4 inches deep. The new window will be made flush to the house wall.

The Board agreed the new sliding door should more closely match the new windows on the addition.

Approved with the condition that the door will have a 4 x 6 grid pattern.

Revised details will be submitted for administrative review.

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#20204 - 23550 South Woodland Road - Window Alteration.

Donald Wenger, Gunton Corporation, said there are three sides to this addition where the windows are being replaced. The rear and right side will have an exact match to the existing, the left side will have the casement windows enlarged so that they are the same size as the other two sides of the room, which will make this look like more of three equal lites instead of the 1/4 1/2 1/4 configuration it currently has.

Approved.

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#20174 - 3268 Braemar Road - Resubmission: Window Removal.

Mr. Feinstein explained there were changes to a submission they looked at a few meetings ago. The applicant proposes to remove a window.

Approved with the following conditions: 1) the brick is toothed in to the opening; and 2) the brick and mortar match the existing house conditions.

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Other Business

2791 Chesterton Road—Front Entry Door.

The Board approved the design of the single door and side lights, with the condition that the exterior of the door be white or black in color.

21931 Westchester Road—Shutters.

Approved the permanent removal of the second story front gable shutters.

23599 Shaker Boulevard—Front and Side Entry Posts.

Approved square posts to replace the existing black metal post details. Post design and drawings must be submitted for administrative review.

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There being no further business, the meeting was adjourned at 10:30 A.M. The next meeting will be June 3, 2019.



Sandra Madison, Chair
Architectural Board of Review



Hans Walter, Vice Chair
Architectural Board of Review