



**Landmark Commission Minutes
Wednesday, May 22, 2019
7 P.M.
City Hall, Conference Room B**

Members Present: Nancy Moore, Landmark Commission, Chair
Clifford Brown, Landmark Commission, Member
Ron Reed, Landmark Commission, Member
Kathy Hexter, Landmark Commission, Member
Stephanie Ryberg-Webster, Landmark Commission, Member

Others Present: Cameron Roberts, Planner
Daniel Feinstein, Senior Planner
Hans Walter, Architectural Board of Review, Member
Greydon Petznick, Architectural Board of Review, Member

The meeting was called to order by Chair Moore at 7:00 p.m.

* * * *

Approval of the February 27, 2019 Meeting Minutes

It was moved by Mr. Reed and seconded by Ms. Ryberg-Webster to approve the minutes.

Ayes: All
Nays: None

Motion Carried

* * * *

Certificate of Appropriateness: 2834 Courtland Boulevard—Garage Renovation. Nadya Scheiner, Property Owner; represented by Bill Childs, William H. Childs, Jr. & Associated Inc.

Mr. Roberts stated the application is for proposed renovations to the attached garage at 2834 Courtland Boulevard. He said the home is a single residence dwelling that was designed by the architects Howell and Thomas, and constructed in 1922. It is one of four demonstration homes at the intersection of Courtland and Shaker Boulevard.

He explained that several years ago the property was severely distressed and threatened by demolition. Together, the city and Cleveland Restoration Society were able to acquire the house and designate it as a landmark in order to save it. CRS did some initial work to the house before handing it off to a renovator

CITY OF SHAKER HEIGHTS

3400 Lee Road Shaker Heights, Ohio 44120 P 216.491.1400 F 216.491.1465 Ohio Relay Service 711
shakeronline.com www.shaker.life

to make it habitable. The home sold to new homeowners in January 2018 and recently sold again to new owners in March 2019.

Mr. Roberts presented the existing attached garage on the property. There are two wood overhead door separated by a brick pier. The new homeowner would like to remove the brick column and replace the two doors with a single overhead door in order to improve accessibility into the garage. Presently, the existing driveway on the site is angular and requires a sharp turn to access the garage. Removal of the brick pier would greatly improve access for the new homeowner.

Mr. Roberts also presented the drawings for the proposed garage renovation. The replacement overhead door would match the existing doors in material, style, and color. There would also be a central groove in the middle of the door to simulate the appearance of two single doors. The wood trim would be replaced in-kind and the corbel feature above the garage would either be salvaged and re-installed, or replaced in-kind.

He stated that since the brick pier is being removed, a new structural beam would be installed and concealed within the new trim. A new light fixture will also be installed to replace the one that was on the brick pier, but that will be submitted separately for staff approval.

In terms of landmark precedent, Mr. Roberts explained that there was no good comparison for this garage renovation project. However, by looking at previous projects for garages on landmark properties, the Landmark Commission has approved wood, steel, and composite overhead doors. Mr. Roberts said the applicant is proposing wood for the new overhead door, which is what currently exists and is likely the most appropriate material for a replacement.

Mr. Roberts also stated that the Landmark Commission Design Guidelines contain several passages related to the proposal. In summary, they reference how the historic character of a property should be retained and preserved, and any new construction should not significantly affect the historic character of the property.

Mr. Roberts said Staff is recommending approval of the garage renovation. The proposal replicates the existing garage doors to the extent possible, it does not substantially affect the historic character of the home, and still meets the goal of improving accessibility into the garage.

Mr. Roberts also shared that the property has a preservation easement on it from when the Cleveland Restoration Society (CRS) transferred the property to the renovator. The preservation easement requires that any exterior changes within view of the street must be reviewed and approved by CRS. The proposal was shared with CRS and they approved of the project.

Mr. Roberts said Bill Childs, the architect for the project, is also present to represent the homeowner and answer any questions.

Ms. Moore asked Mr. Childs if he had any additional input for the proposal.

Mr. Childs said the proposal would greatly improve the new homeowner's access into their garage. The existing eight-foot width of the garage doors is narrow and difficult for many modern vehicles. The goal of the project is to resolve this problem in the most inconspicuous way possible.

Mr. Roberts also said that CRS will be bringing a proposal to the Landmark Commission's June meeting for a new detached garage at the Winslow property.

Mr. Feinstein explained that CRS intends to re-orient the garage at the end of the driveway, facing the street. The application was already reviewed at the May 20, 2019 Architectural Board of Review meeting and approved with several conditions. It will also require a variance to request a 2-car garage, rather than the required 3-car garage for a two-family home. The Landmark Commission will be the final body to review the application at the June 26, 2019 meeting.

* * * *

There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be June 26, 2019.



Cameron R. Roberts, Secretary
Landmark Commission