



**Architectural Board of Review Minutes
Monday, June 1, 2020
8 A.M.
Conference Call**

Members Present: Hans Walter, Chair
James Neville, Vice Chair
Sandra Madison, Member

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

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

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Approval of minutes from the May 18, 2020 meeting.

Approved.

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#20434 - 24079 Shelburne Road - Solar Panels.

Paul Gable, Yellowlite, explained the solar panels will be flush mounted to match the pitch of the house roof. The rack is also black along with the panels. The electrical lines will then go down the rear of the house.

Mr. Neville asked the finish of the conduit. Will the conduit be flush with the house?

Mr. Gable said the array is centered on the roof. The gray conduit runs to the east side and down the house to the basement. The customer said they intend to paint the conduit white to match the house wall. There is not much of an overhang from the roof to the wall on this house.

Mr. Feinstein said some front of house panels have been installed in Shaker Heights. He said the applicant supplied documentation regarding the loss of power if placed on another roof surface.

Mr. Gable said the south is the front façade. The north face has a 32% reduction in production. It would take 4 years longer to pay off the investment.

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Mr. Feinstein noted he had a conversation with the application about the Board being charged with keeping the architectural appropriateness of homes, not having the most effective solar installation.

Ms. Madison asked if they had investigated installation on the garage.

Mr. Gable said the garage is on the front as well. They would lose a lot off power with the smaller array.

Mr. Neville said in this case with the low canopy roof, very specific geometry of the house, with the panels in linear formation and confirmation of black frame and panels, he is accepting of the request.

Ms. Madison agreed that with this simple roof the request is appropriate.

Approved with the condition that the conduit is kept flush with architectural details and painted white to match the house siding.

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#20438 - 3641 Winchell Road - New Double 5 Inch Vinyl Siding: Maple. Trim: White.

Herb Schoen, The Home Corporation, representing Doreen Abdulovski, homeowner.

Approved before the meeting, during COVID 19 as authorized by the Board at the March 16, 2020 meeting, with the condition that the corner boards and trim band on the front façade are the maple color.

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#20439 - 3170 Chadbourne Road - New Garage.

Mr. Feinstein noted tree damage caused this request. He explained the existing garage materials.

Gary Spaeth, Manorbrook Homes, said the original garage has cedar shakes on the roof and the walls. The house has asphalt shingles and that is the material they would like to match. The cedar shingle siding will have 10 inch exposure that will be painted to match the house. The new garage will include a service door.

Approved with the condition that the doors and trim are also dark brown to match the siding color.

Revised plans to be submitted for administrative review.

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#20440 - 17420 Fernway Road - Resubmission: Fernway School Utility Yard.

Mr. Feinstein explained the history of approvals post-fire at this building.

Christopher Dewey, Van Auken Akins, said the new proposal is to have the west wall of this enclosure to be masonry and the north and south walls to be a wood fence enclosure. There is heavy screening with landscaping and by the gas house to this area.

There was discussion regarding details of the proposal.

Mr. Feinstein explained the zoning requirements for this structure and history of approvals by the Board of Zoning Appeals to have the dumpsters in the Ardmore Road front yard.

The Board agreed the proposal is too much of a reduction of the masonry. There could be a balance with a return at each end of the masonry wall.

Tabled for applicant to investigate options for additional masonry materials for the dumpster enclosure.

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#20441 - 19149 Fairmount Boulevard - New Double 5 Inch Vinyl Siding: Slate Blue. Trim: White.

Russell Bell, owner's representative, explained the installation procedures. The new siding will be double 5-inch straight lap siding. He questioned the existing gutter condition over the windows. They propose an alternative to the slate blue with spruce or hearthstone color. They prefer the corner posts to be white. The front door trim will be painted.

Ms. Beck noted the alternative colors were added to the packet after pre-review suggested blue is not appropriate with the stone on the front of the house.

Mr. Neville asked for clarification about the textured trim that is proposed.

Mr. Bell said the vinyl coated trim has a wood grain finish like the siding.

Mr. Neville noted there is a window trim detail required as part of the plans.

Mr. Walter suggested a photo of the sample against the stone would be helpful.

There was discussion regarding shutters.

Mr. Feinstein noted the railing at the rear façade is not appropriate. Is this part of the scope of work? It would be as simple as having the spindles on the inside and then painting it white.

Mr. Neville said the posts should be shortened and the caps replaced.

Mr. Bell said the shutters are considered for the front façade. He noted his scope does not currently include the railing at the rear of the house.

Mr. Bell said the awnings at the front and rear are proposed to be removed.

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Mr. Walter left the meeting.

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Continued in order to provide siding color samples and determine the appropriate siding color, with the following conditions: 1) window trim matches the standard city details; 2) rear railing altered to more closely match the standard city railing details including moving the spindles to the inside, cut down the post to 4 inches above top rail paint the railing white; and 3) siding corner boards are the same as the body color once determined.

Siding Color samples are to be submitted for Board review. Once color is determined, approval may be given.

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#20442 - 2720 Cranlyn Road - New Deck.

Mike Fiorello, Mike’s Home Improvement, representing Adrian Krudy, homeowner.

Approved before the meeting during COVID 19 with the condition that the skirt board detail be submitted for administrative review.

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#20444 - 2544 Cheshire Road - New Double 4 Inch Vinyl Siding: Cape Cod Grey. Trim: White.

Sean Hislop, owner, said the new siding will match the garage, which is cape cod grey. They will add an accent color in the gable ends and the dormer areas. The second color is sterling grey, which is approximately the same color difference between the existing colors. He spoke with his contractor and the trim will be built out. The second color will also be vinyl shake siding.

Mr. Feinstein asked about the front porch columns and railing. They are currently painted the body color, but this is a trim element.

Ms. Madison asked the proposed color of the corner posts.

Mr. Hislop said the corner posts are to be white. He was planning to paint the railing and posts. This will be white.

Mr. Neville noted the foundation is currently painted.

Ms. Madison said the foundation should be painted to match the new darker color siding.

Approved with the following conditions: 1) dark shake in sterling grey in the third floor gables and dormers; 2) front porch posts and railing painted white; and 3) foundation painted the sterling grey color.

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#20445 - 3686 Lindholm Road - New Garage.

Nilsa Carrero, Platinum Construction, said the siding color was chosen to match the stucco on the front of the house. The color is desert tan. They propose brown trim and doors, with an aged redwood color shingle, similar to the house. The roof has a 4/12 pitch.

Mr. Neville asked if the doors are panelized.

Ms. Carrero said yes, both doors will have raised panels.

Ms. Madison asked about the finish of the concrete foundation.

Ms. Carrero confirmed they rub the foundation when green.

Mr. Neville asked about exterior lighting and the door swing for the service door.

Ms. Carrero said the lighting is over the service door. They can make the service door swing out.

Approved with the following conditions: 1) curb rubbed smooth at foundation; 2) service door to swing out.

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#20443 - 22731 Byron Road - New Deck.

Mr. Feinstein noted this is a small porch and steps.

Mike Fiorello, Mike's Home Improvement, said they will be using a trex railing with a fiberon cap.

Mr. Feinstein asked for clarification of the colors.

Mr. Fiorello said the railing will parts will be brown with the cap and skirt will be a darker brown fiberon color.

Mr. Feinstein clarified the cap and floor will be the same color, and the other parts are to be darker brown.

Mr. Neville asked about the screening under the deck and the stringers that are visible.

Mr. Fiorello said they will all be the fiberon material.

There was discussion regarding colors.

Mr. Feinstein asked if a white rail would work better. The house and front porch has white trim details.

M.s Madison said she would feel better if the railing was white.

Mr. Neville likes the white railing with brown deck look.

Approved with the following conditions: 1) that the rail system is white with the cocktail capping details; and 2) horizontal skirt and enclosed step stringers in the deck material and color.

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Mr. Walter returned to the meeting.

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

Mr. Feinstein summarized the history of approvals, and explained this is a resubmission of materials.

Christopher Maurer, Red House Studio, said they provided a second brick choice. They also asked the supplier for larger scale images where it was used. They looked at many samples of siding and can continue to look. The choice is a standard color that does not need painting. The intention is to use buff mortar with the stone. The owners prefer a smooth brick. The Santa Fe sample is the second choice.

Robert Brown, owner, said there is not a lot of sun on the front elevation. They prefer the University color with the smooth texture. They do not want a uniform look to the brick; they want the front to be about the architecture. The brick is for interest but more neutral in appearance.

Mr. Neville said the smooth brick reflects light and the textured brick captures the light giving a richer color. This appeals to him.

Ms. Madison said the architecture feels like it should be a more textured brick. She would like to see the University brick both flat and textured side by side.

Catherine Scallen, owner, said the wire cut is too textured. They keep coming back to the idea they have for the house.

Ms. Madison said it feels like textured is the right brick for this style.

Mr. Walter asked if they could get another sample board. There is a range, but this board may not be reflecting the range of brick available.

Ms. Scallen said she is not building a house with wire cut brick.

Mr. Brown said the degree of texture might not be apparent in this photo.

Mr. Feinstein asked about the side elevation changes that have been made.

Mr. Maurer said they are comfortable with the water course under the windows. The colors of siding really need to be seen in person. The color does seem light in the photo provided. The brown tones are also more saturated in person. Any darker siding would be more yellow, or need to be painted, which causes a maintenance issue.

Mr. Neville commented that seeing the siding in person and comparing to white paper gives it color, but against masonry, it looks white.

Ms. Scallen said they are looking for a creamy warm color, not buff which is too tan.

Mr. Neville said he remembers seeing the renderings at first and the color contrasts seemed too strong then.

Ms. Madison said sunlight would bleach out any color. This seems to be a shade of white and less creamy and warm as is desired.

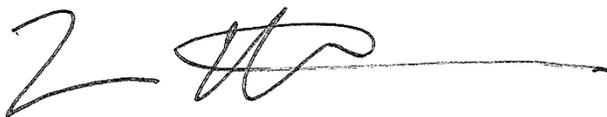
Mr. Brown said the color of the windows looked dark as well and they changed to a Pella material, which is called Auburn. This is a much richer, warmer color. This softens the starkness between the windows and the siding.

Mr. Neville said he likes the window color against the brick. It is a very good choice.

Discussion held and continued. Brick samples/photos of larger scale brick application will be provided for Board review. Color samples in richer tones provided for Board review.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be June 15, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review