



**Architectural Board of Review Minutes
Monday June 3, 2019
8 AM
City Council Chambers**

Members Present: Sandra Madison, Chair
James Neville, Member
Robert Sullivan, 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 the May 20, 2019 meeting minutes.

Approved.

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#20205 - 3311 Norwood Road - Window Alteration.

Pavlo Puts, contractor, showed photos of the side of the house and a drawing of the new double hung window that is proposed. The owner would like a double hung window in the kitchen, not a casement window.

There was discussion regarding the relationship of the windows on this side of the house.

Approved.

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#20207 - 18575 Parkland Drive - Solar Panels.

Jeff Kalt, Better Together Solar, explained there will be clear panels on the solarium and 8 regular panels on the porch roof. He showed the conduit run under the eave, which finishes in the garage at an EV charger.

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Mr. Neville said the conduit must match the field color of the house.

Approved.

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#19871 - 18205 Shelburne Road - Resubmission: New House.

Mr. Feinstein explained this new house is nearing completion. There are a few anomalies from the approved plans, particularly a front window, the front elevation entry, and an added pergola.

Michael Caito, Payne & Payne, explained the bathroom wall is shorter than on the original plans. The window got moved down the wall, and the owner wanted to keep the copper, so a shorter window was used.

Ms. Madison noted the front elevation does not include the water table detail as drawn.

Mr. Caito explained the front entry changes, noting these were structural changes for the bump out at the second floor bathroom. The lights at the porch posts were mounted higher than drawn. The columns are limestone, not wood, so it will be hard to move them any distance.

Ms. Madison noted the cap at these porch columns is also missing.

Mr. Caito said the caps could be added. He will check into how much the light fixture can be moved. The pergola/trellis is of treated lumber, but will receive a solid stain in a mahogany color like the side door. The trellis has been in place for 8 months so will be ready to be stained by the end of summer.

Mr. Neville said the Board has, on occasion, found Grade 1 Select treated lumber to be appropriate if it has been painted or a solid stain applied when dried.

The Board agreed the circumstance at the front entry is acceptable. There should be a cap on the post, which may mean lowering the light fixtures.

Mr. Neville said the missing water table just makes the house more ordinary, but does not detract.

Mr. Caito said he would investigate installing this feature.

The Board was accepting of the bathroom window details as-built.

Mr. Neville asked about the copper detailing on the house.

Mr. Caito said all copper will be left to weather. He said they could also add shoe molding to the column bases of the trellis.

Approved the following: 1) revised window at the front elevation; 2) revised beam at the front entry overhang; and 3) trellis at the rear of the house with the condition that it be stained with an opaque stain to match the side entry door color and shoe molding is added to the base of the posts.

Tabled the following items for further review by the Board: 1) crown molding at the front entry columns if the light fixtures are able to be lowered.

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#20209 - 3085 Chadbourne Road - Window Alteration.

Eli Mahler, architect, explained where the garden window is proposed, in a kitchen window on the rear of the house.

Approved.

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#20210 – 18900 Shelburne Road - Pavilion.

Brian Shirk, Genesis Landscaping, explained the main pavilion is a kit. They will then install the stone column bases, solid wall, chimney and fireplace. He showed the inspiration photos, another pavilion the Board approved last year, and the pavilion brochure.

Mr. Neville asked about the appearance of the rear of the wall.

Mr. Shirk provided a drawing showing the brick posts with stucco infill. The roof will be an asphalt roof to match the color of the house slate.

Mr. Sullivan asked what will happen to the existing short walls in order to create seating.

Mr. Shirk said the walls will be made taller by 4 or 5 inches using the man-made material shown and have a sandstone cap. The wood on the pavilion has a factory finish of paint and is pre-dried.

Approved with the condition that a cap detail is added to the top of the masonry column and wall.

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#20211 - 17400 Scottsdale Boulevard - Window Alteration.

Eric Gesis, Smartland LLC, explained they would like to replace the existing awning windows on the rear addition with double hung windows. He asked if grids would be required.

Approved new double hung windows with muntins.

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#20212 - 3698 Gridley Road - New Double 5 Inch Vinyl Siding: Adobe Cream. Trim: White.

William March, owner, explained the wood cladding on the house is damaged and cracked. The existing siding will be removed, with new Tyvek wrap, insulation and double 5 inch vinyl siding.

There was discussion regarding the front window details. They agreed keeping the picture window and having either cottage windows or casement windows flanking the picture window is appropriate. They discussed shutters. Staff will provide a drawing showing the appropriate size for shutters. They agreed the drop ball detail at the corners of the front façade should either be reinstalled or a new matching detail added after siding is complete. The front entry must be retained and painted.

Approved.

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#20213 - 20975 Claythorne Road - Addition Alterations.

Leslie Dinovi, OxBow Designs, said the owners would like to alter the sunroom to create a 4-season room. There are two options available for the side wall of either lap siding or stucco.

The Board thought lap siding was appropriate for the side wall.

Approved with the condition that the clerestory windows are made 6 inches taller.

Revised drawings to be submitted for staff review.

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#20208 - 17318 Scottsdale Boulevard - Entry Door Removal.

Andrzej Stopyra, owner, explained they would like to have a more functional kitchen, which will be made easier with the exterior door removed and infilled with brick.

There was discussion of interior layout and that if a brick match is not available, an infill panel may work.

Approved.

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#20214 - 19600 North Park Boulevard - Maintenance Structure.

Mr. Feinstein explained the Board of Zoning appeals reviewed this application for required variances at their May 2019 meeting. He summarized the site changes and the proposed storage structure.

Mr. Neville asked about landscaping.

Mr. Feinstein said some existing landscaping would be removed, but additional evergreen landscaping will be installed.

Andy Torowski, CT Consultants, said the color palette for the storage structure matches the nearby building, shown in photo 5 of the plans.

Mr. Neville said the dormer details could more closely relate to the on the nearby building.

Mr. Feinstein said this structure is limited to 20 feet tall and modifications had to be made to the design including the dormers.

Mr. Neville said there is more interior second floor volume if 2 dormers are used. He asked about the concrete foundation as shown on the plans.

Mr. Torowski said this will be colored concrete to match the existing building nearby, as shown in photo 5.

Mr. Neville said he would like to see a sample board of the colors at the beginning of construction. He would also like to see the other two elevations of the building.

Tabled for the applicant to provide the following: 1) elevation drawings of all 4 sides of the structure; and 2) revision of the dormer detail to include two (2) dormers on the west elevation.

Revised plans will be submitted for Board review.

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#20215 - 3135 Huntington Road - New Garage.

Nilsa Carrero, Platinum Construction, said this will be a 24 by 20 foot garage with a 4/12 pitch. A single 16 foot door will be used in almond, with light maple color for the body of the garage, in order to coordinate with the second story of the house. The trim, downspouts, and gutter will be dark brown and the roof will be dual brown.

Mr. Sullivan asked about the door location. The plan view has a different location than the elevations.

Ms. Carrero said it will be located like shown on the plan view.

Approved.

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2953 Weybridge Road - Preliminary Review: Addition.

Dave Maddux, The Arcus Group, said the new owners desire to continue with the modern architecture and design, extend the horizontal band, and continue the vertical ribs of the existing house details. This will allow them to create a recreation room on one end of the house. They will match all materials on the existing home. He explained all three sides of the house which would be affected.

Mr. Neville suggested a stronger looking cap for the library form near the front entry could be used.

Ms. Madison said this addition was thoughtfully designed.

Discussion held.

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#20206 - 3619 Rolliston Road - Window Alteration.

Renewal by Andersen Representative, representing Harold and Phyllis Mason, homeowners.

Approved.

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Other Business

3300 Glencairn Road—Front Porch Posts.

Approved 8 x 8 cedar posts with cap and base detail.

3304 Warrington Road—Window Alteration/Vinyl Siding.

Approved.

3000 East Belvoir Oval—Window Alteration.

Approved.

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There being no further business, the meeting was adjourned at 11:15 a.m. The next meeting will be Monday, June 17, 2019.



Name, Chair
Architectural Board of Review



Name, Vice Chair
Architectural Board of Review