



**Landmark Commission Minutes
Tuesday, June 11, 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
Thomas Starinsky, Landmark Commission, Member

Others Present: Cameron Roberts, Planner
Daniel Feinstein, Senior Planner

The meeting was called to order by Chair Moore at 7:04 p.m.

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Certificate of Appropriateness: 18520 Winslow Road – New Garage. Cleveland Restoration Society, property owner. Represented by Margaret Lann, Manager of Development & Publications.

Mr. Roberts said this application is a proposal for a new garage at 18520 Winslow Road, which is a two-family home located in the Winslow Road Local Historic District. The house was designed by the architect A.K. Murway and built in 1926.

Mr. Roberts explained that the Cleveland Restoration Society (CRS) has been working on rehabilitating the landmark home since acquiring the property from the city in May 2018. CRS used over \$100,000 of their funds throughout this process in addition to the \$14,000 of CLG grant funding that was awarded for the project. The remaining work for the exterior of the property is a new garage and driveway.

Mr. Roberts also shared that CRS has found potential buyers for the property. The interested buyers are Shaker residents; a wife and husband team who have worked on 10 properties in Shaker, including one on Winslow Road, so they are familiar with the city’s review process.

Mr. Roberts presented the existing garage on the property, which is side-facing to the east. He explained that the Building and Housing Department inspected the garage and determined that it is beyond repair and will need to be replaced with a new structure. When thinking about building a new garage on the property, CRS conducted a study of other garages on this portion of Winslow Road and found that the majority of them are street-facing, rather than side-facing. Based on that finding, CRS proposes to reorient the new garage to be street-facing, which would maximize use of the rear yard.

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Mr. Roberts presented a site plan for the new garage location. The new garage will be 2 feet wider and deeper than the existing garage, at 22 x 22 feet. There will also be a small parking pad installed east of the garage.

Mr. Roberts described the proposed material for the garage. It will have a gable roof with asphalt shingles colored Colonial Slate. The siding will be Smooth lap Smart Siding, which is a composite material, and the siding will have a reveal that matches with the house. The siding will be colored yellow to match the house. The overhead door will be steel with raised panels and painted white. The man door will be a six-paneled fiberglass door and painted green to match the accent color of the house. Lastly, the finishes will all be painted white.

Mr. Roberts stated that in terms of design guidelines and precedent, the most notable item is that proposed siding, Smart Siding, which has never been reviewed by the Landmark Commission. However, through staff research and talking to the project consultant, it was found that as a composite material, Smart Siding looks and operates very similarly to fiber cement board, which has been approved for six garages on Winslow Road.

Mr. Reed asked the applicant to explain the smart siding material.

Ms. Lann briefly explained the material makeup of smart siding.

Mr. Starinsky asked if the siding is paintable.

Ms. Lann confirmed that it is.

Mr. Brown asked staff whether smart siding has been used in Shaker Heights.

Mr. Feinstein confirmed that the Architectural Board of Review (ABR) has approved smart siding many times for sheds, other types of outhouses, and garages. He explained that the ABR views smart siding as an alternative and equal material to fiber cement board or hardie board.

Mr. Feinstein said the application was reviewed and approved by the Architectural Board of Review on May 20, 2019 with three conditions: to make the siding exposure match the house, to install metal caps on the corners of the garage, and to make the siding have a smooth face. He said the applicant has submitted revised materials that meet these three conditions.

Mr. Brown asked what will happen to the land where the existing garage currently stands.

Ms. Lann said the area will be completely demolished, cleaned up, and replaced with landscaping.

Mr. Reed inquired as to why there is an overhang on the front of the garage, but not on the rear.

Mr. Feinstein suggested it may be a covered area to avoid exposure to the elements while accessing the garage.

Mr. Reed suggested that the gable roof overhang should be equal on both the front and rear.

Mr. Brown suggested that the overhang should match what is on the house.

