



**Architectural Board of Review Minutes
Monday, June 15, 2020
8 A.M.
Via Zoom Webinar**

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

Others Present: Daniel Feinstein, Senior Planner
Kara O'Donnell, Principal Planner
Cameron Roberts, Planner
Kelly Beck, Planning Specialist

The meeting was called to order by Senior Planner Daniel Feinstein at 8:02 a.m.

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Approval of the June 1, 2020 Meeting Minutes

Approved

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#20446 - 3359 Elsmere Road - New Garage.

Approved before the meeting as authorized during COVID-19 conditioned on administrative review of proposed color in comparison to existing window trim. If not an exact match, white siding must be used.

Photo of color comparison will be provided for administrative review.

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#20448 - 23976 Stanford Road - Outdoor Fireplace.

Approved before the meeting as authorized during COVID-19.

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#20443 - 22731 Byron Road - Resubmission: New Deck.

Mr. Feinstein summarized the previous approval process. He went through additional photos provided by the owner.

Susan Klein, homeowner, said the deck was made as part of the patio; this detail is more in keeping with the garden than as a porch. The staircase was approved in 1993. A white railing is not in keeping with the environment.

Mr. Neville asked if the railings could be the same color as the rest of the deck.

Mike Fiorello, Mike's Home Improvement, said the Fiberon material in "Tuscan Villa" color will be used for the cocktail cap, and skirt, and is lighter than the railing element. The Trex material in "Vintage Lantern" color is darker and will be used for the railing and flooring portions.

Ms. Madison said the previous approval made this look like a step. They are now looking at it like a patio element.

There was discussion regarding colors.

Mr. Walter said the step unit is now quiet in the rear yard. He is fine with it remaining quiet.

Approved with the following conditions: 1) Tuscan villa color for cocktail cap (by Fiberon); and 2) Vintage Lantern color for rail system, skirt and deck (by Trex).

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#20449 - 2544 Cheshire Road - Rear Dormer.

Mr. Feinstein explained there have been several approvals for work being done on this house. He showed the plans for the new dormer.

Sean Hislop, owner, said they are adding headroom for the staircase and light for the third floor space. They propose sterling grey shake siding for the exterior, like was approved for the front dormers. The roof will be pewter grey shingles to match the house.

Mr. Walter said the window is drawn to look like there is no frame. This should be re-drawn. He would suggest a slimmer window like the others on the back.

Mr. Hislop said this window matches the windows on the front of the house. This is all one open space on the third floor.

Approved with the following conditions: 1) window trim is added to rear dormer window on the plans; 2) notes for color and material are added differentiating color and style of vinyl siding.

Revised plans to be submitted for administrative review.

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#20451 - 3565 Lytle Road - New Garage.

Approved before the meeting as authorized during COVID 19 with the condition that an approved roof color is chosen for the garage.

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320452 - 3280 Somerset Road - Outdoor Grill.

Approved prior to the meeting as authorized during COVID 19.

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320453 - 19950 Fairmount Boulevard - Door Removal.

Lily Gould, homeowner, said this change is for the safety of the family. The plan is to make later changes to the sunroom and change the roofline to have a pitch.

Approved.

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#20450 - 18115 Scottsdale Boulevard - Deck.

Howard Feuer, HLF Homes, said this is an 11 x 12 foot deck at the rear of the house. They can use a vinyl railing system if the Board wants.

Mr. Feinstein asked the material of the remaining deck.

Mr. Feuer said it would be wolmanized decking, skirt and stairs.

Mr. Feinstein said the floorboards and support members are acceptable to be treated. The skirt, step, and railing must be another material.

Mr. Neville said no exposed treated lumber could be used. Those portions can be composite materials or cedar/redwood.

Mr. Feuer said fine. Notes can be made on the plans.

Mr. Feinstein said the skirt and steps must be closed in.

Mr. Feuer said the skirt could be white vinyl lattice.

Approved with the following conditions: 1) white railing and lattice; and 2) cedar skirt and steps, including stringer to enclose side of the steps.

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#20454 - 3265 Grenway Road - Retaining Wall.

Mr. Feinstein went through the provided photographs and explained the request. He showed comparison to neighboring properties.

Tina Anzo, homeowner, explained they want a front yard that will stay green. They want a flat ledge for plantings that is easy to maintain. This area is also hard to mow.

Mr. Feinstein said the example of the installation on Kenmore Road is not in character with approved landscape plans. He explained the alternatives for materials.

Mr. Walter said a stone wall is more in keeping with appropriate materials. He is not willing to approve posts with wood behind as a retaining wall. He appreciates the desire for a nice landscaped yard. This could be accomplished with one lower wall near the sidewalk.

The Board agreed careful plantings and care with drainage from the base with appropriate materials is a good thing for this yard. Wood walls are not appropriate.

Denied proposed wood retaining wall.

The Board suggested a single low stone wall, to be submitted for future Board review.

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

Approved before the meeting as authorized during COVID 19 with following conditions: 1) Bowerston Red smooth full-range brick; 2) buff color mortar; 3) Pella Auburn Brown trim; and 4) Navajo beige Hardi-board siding.

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There being no further business, the meeting was adjourned at 9:30 a.m. The next meeting will be July 6, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review