



**Architectural Board of Review Minutes
Monday, July 1, 2019
8 A.M.
Council Chambers**

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

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

The meeting was called to order by Senior Planner, Dan Feinstein at 8:00 a.m.

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Approval of minutes from the June 17, 2019 meeting.

Approved.

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#20232 - 14406 Drexmore Road - Window Alteration: Removal of Muntins.

Jen Sickels, Renewal by Andersen, explained they will be replacing most of the windows on the home. The owner would like to have the new windows without grids. There are 4 windows on the third floor and several on the rear of the house which they are not replacing. All of the new windows will have white exteriors.

Mr. Feinstein said the existing white windows did not have permits issued for their installation.

Ms. Madison asked what the grid patterns are on the existing windows.

Ms. Sickels said there are several types but she is not sure as they did not quote to replicate the existing pattern.

Mr. Walter said grids are appropriate for this style of home.

Ms. Beck asked their thoughts on the color change to white windows.

The Board agreed white windows are acceptable, but muntins are required.

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Approved the window replacement request for white windows with the condition that the new windows will have muntins to match the original pattern of each window.

Revised quote will be submitted for administrative review.

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#20233 - 3270 Van Aken Boulevard - Window Alteration: Jalousie to Double Hung.

John Everett, Window Nation, explained they will be removing the existing jalousie windows on this porch. They propose to install white double hung windows with no grids.

Ms. Madison asked if the new windows will be mulled together.

Mr. Everett said yes.

The Board agreed that because this is an addition and three-season room the new windows can be installed without grids.

Approved.

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#20234 - 1 Lyman Circle - Banners.

Mr. Feinstein said Laurel School had installed banners 3 or 4 times in the past. The difference with this installation is an additional location, which is under zoning review.

Mr. Neville said they have a unique, boulevard situation. He sees the logic to the zoning requirements, but given the pole location it seems a reasonable request. How long will the banners be up?

Mary Ann Pellerano, Laurel School, said the banners will be up a few months. They will be removed, then reinstalled.

Approved the banner design.

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#20214 - 19600 North Park Boulevard - Resubmission: Maintenance Building.

Mr. Feinstein explained the Board reviewed this project previously. The general consensus was the building is appropriate, but required a change to the dormers on the west side of the building and drawings of all 4 elevations need to be considered.

Andy Torowski, CT Consultants, showed an additional context photo of the nearby building.

The Board agreed the horizontal trim detail at the second floor should be removed in order to enhance verticality and give visual height.

Mr. Walter asked about landscaping.

Mr. Feinstein said some of the landscaping is existing trees and proposed new evergreen trees, not bushes, and will eventually be tall enough to screen the entire building.

Mr. Walter said the two dormer solution looks much better.

Approved with the following conditions: 1) remove the horizontal detail in the front gable; 2) provide joint details; and 3) revise the gable end windows to more closely replicate the first floor windows.

Revised plans will be submitted for Board review.

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#20235 - 3661 Winchell Road - New Garage.

Leroy Wilcox, homeowner, said they want to replace their garage.

Mr. Neville said the drawing shows visible concrete block.

The Board agreed the poured slab should be turned up as a curb so no block is required above grade in the foundation. The single door should be straight up the driveway.

Alan Wilcox said the siding color is hazelnut with trim and doors in dark brown.

Ms. Madison noted the corner boards should also be hazelnut color.

Approved a three-car garage with the following conditions: 1) the corner boards are the same color as the walls; 2) the single width overhead door will be located on the right side, straight up the driveway; 3) new footer, curb detail showing code-conforming footers and a concrete curb rubbed of all form marks above grade; 4) plans showing the overhead and service door will be dark brown like the trim.

Revised plans will be submitted for administrative review.

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#20236 - 3265 Avalon Road - Window Alteration: Removal.

Russ Gulliford, Construction Zone, explained a kitchen renovation is driving the exterior changes. They propose removing three windows, one is inside a screened porch. They will install cedar shake over the enclosed openings and paint to blend with the existing house.

Ms. Beck asked if the trim of the remaining window will be replicated to match the existing windows.

Mr. Neville asked if the French doors remain on the porch.

Mr. Gulliford said the trim will be replicated and the doors will remain on the porch.

Approved.

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#20237 - 2920 Huntington Road - Window Alteration: As-Built Glass Block.

Mr. Feinstein said the Board reviewed this proposal preliminarily at a previous meeting for solutions to the second floor bathroom window which has glass block installed.

Gary Lack said there are no structural issues. They propose a vinyl transom-sized fixed window. The lower portion of the existing window opening will be filled in with matching shake siding. The glass block will be removed and trim details replicated.

The Board agreed two vertical muntins would be appropriate in the new transom window.

Approved a transom window with trim to match the house, with two vertical muntins. Wood siding painted to match the house will infill the remainder of the original window opening.

Plans will be submitted for administrative review.

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21926 East Byron Road - Preliminary Review: Front Porch Alteration.

Aaron Godwin, Conserve First, explained the owner wishes to repair a failing porch, while adding texture and presence to the house. They would maintain the volume of the porch, while adding 6 inch or 8 inch square posts wrapped in 3/4 inch material. They would like to add an arch trim element to the gable end of the porch overhang. The owner would also like to add shutters to the first floor windows.

Ms. Madison asked what the side of the porch will look like. Straight trim or arched?

Mr. Godwin said it could be arched, but that was not the plan.

The Board discussed the details.

Approved the 6 to 8 inch single front porch posts with the condition that a half pilaster is added at the house wall. Approved the porch arch detail conditioned on the detail being full board width, not just a flat board façade.

The Board agreed shutters could be added to the first floor windows if adequate room is available.
Plans will be submitted for administrative review.

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20306 Chagrin Boulevard - Preliminary Review: Storefront Renovation.

Katharyne Starinsky, Senior Economic Development Specialist, explained the city has a new storefront program. This is a new business, a new concept, that is a men’s retreat and barber shop.

Elicia Gibbon, Gibbon Architecture, said this storefront was designed with a dark bronze storefront system and the surround will be painted French grey, almost black. The sign box will also have lettering above with the emblem and circle logo back lit. There is consistent branding on the rear. Gold-tone vinyl graphics will be used on the black rear entry awning with the logo emblem and address. There are currently double doors at both the front and back entries. The new doors will be single doors at both entries.

Mr. Walter asked how deep the sign box is. Where is the sign located on that top edge?

Ms. Gibbon said the box is about 5 inches deep, with the letter half way back. The base of the storefront is a black granite veneer.

Mr. Neville asked about the drapes noted in the front window.

Ms. Gibbon said the owner preferred clear windows but will be hosting private events occasionally. The drapes will be drawn on those occasions only.

Mr. Walter asked about the barber pole in the window.

Lozell Siler, Gentleman’s Cave Luxury Barber Lounge, explained law requires a barber pole be displayed for public view. It will be on a stand just inside the window and be a grey color.

The Board supported the general design scheme and signage at the front and rear elevations.

Final plans will be submitted for formal Board review at a future meeting.

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Other Business

3672 Traynham—Front Entry Alteration.

Revised plans will be submitted showing a more appropriate trim detail of the new front entry trim.

3713 Lee Road—Signage.

The Board approved the design and suggested the green lettering should have a black outline for greater visibility.

3245 Van Aken Boulevard—Window Alterations.

Discussion was held. A formal application to revise the windows will be submitted for Board review at a meeting.

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There being no further business, the meeting was adjourned at 10:15 a.m. The next meeting will be July 15, 2019.



Sandra Madison, Chair
Architectural Board of Review



Hans Walter, Vice Chair
Architectural Board of Review