



**Architectural Board of Review Minutes
Monday, July 6, 2020
8 A.M.
Zoom Webinar**

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, Daniel Feinstein, at 8:00 a.m.

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Approval of the June 15, 2020 Meeting Minutes

Approved.

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#20455 - 3015 West Belvoir Oval - As-Built Roof Alteration.

Joana Rittmayer, The Beard Group, representing Amelia Hadler, homeowner.

Approved prior to the regular meeting during COVID-19, with the condition that the modified bitumen material is dark grey or black, with the apex of the roof at the house wall.

Revised plans are to be submitted for administrative review.

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#20457 - 23739 Shelburne Road - New Double 5 Inch Vinyl Siding: Sandstone. Trim: White.

Ken Romanini, Ken's Parkill Roofing, explained they will be removing the 8 inch aluminum siding and propose a double 5 inch vinyl siding in sandstone color. The corner posts will be of the same sandstone color. The sides and rear will have the rake board and soffit covered in white aluminum coil. The shutters will be replace with new black shutters.

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There was discussion regarding the shutters and whether to have them remain on the first floor windows where there are larger casement windows.

Approved with the condition that the first floor shutters are removed, the brick cleaned, and the second floor shutters are sized to approximate one half the width of the windows at 18 inches wide by 53 inches tall.

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#20458 - 22830 South Woodland Road - Landscape Elements.

Sean Burke, homeowner.

Approved prior to the regular meeting during COVID-19 with the condition that the cap on the seat wall is the same material/color as the seat wall itself, or natural sandstone.

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#20459 - 2964 Montgomery Road - Second Story Addition.

Fritz Machmer-Wessels, homeowner, explained the project scope to for a second story addition in the rear of the home over the existing garage. He indicated they recently purchased this 50's house and have repainted the exterior. They propose hardi lap siding for the addition above the painted brick garage.

There was a discussion of the window locations, sizes and arrangement on the addition and how they related to the existing house windows. The Board thought the new windows should relate more to the house in location and proportion. They suggested sizes and location for the proposed and additional windows on the rear elevation.

Mr. Machmer-Wessels explained the interior spaces and the reason for the location of some of the windows.

Tabled for the applicant to consider the following: 1) window size and locations alterations more sympathetic to the existing house window design; 2) Add windows to the rear elevation; 3) make the feature window three equal parts; 4) show/note hardi lap siding to match the reveal of the existing vinyl siding.

Revised plans will be submitted for Board review.

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#20460 - 3505 Lee Road - Exterior Alterations for Shaker Animal Hospital.

Andrew Greene, Primus Companies, explained there would be a shorter window for a new treatment room. The window will look like, and be the same size as, the windows on the rear of the

building. Those rear windows will be restored. The rear door nearby is proposed to be removed as it is not required for egress.

The Board agreed the changes are consistent with the existing architecture. They noted the alterations are very sensitive to the architecture, which is appreciated.

Approved with the condition that the infill brick at the door is toothed-in and the mortar will match the existing building.

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#20461 - 2984 Brighton Road - Porch Alteration.

Dr. Julia Whiteside-Michel, explained this rear entry is not functional, nor aesthetically pleasing. The new entry will be deeper and partially enclosed. There is not currently enough clearance for the door or protection from the weather.

Mr. Feinstein asked if the step will remain.

Dr. Whiteside explained the stone will be kept and used elsewhere. The new step will be larger with a deeper stone.

Mr. Walter noted the glass on the sides of the entry are very large.

Dr. Whiteside said they considered a divided panel, but want an unobstructed view to the garden through an adjacent window.

There was discussion regarding the appearance of the changes and how they relate to the design of the house.

There was a discussion about the thickness and type of glass and what might function best.

Approved. The Board suggested the owner to consider a thicker, and possibly laminated, glass.

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#20462 - 1 Lyman Circle - Banners.

Mr. Feinstein explained the history of banners on utility poles in the right-of-way for Laurel School. The banners are located on poles that both have current banners on them or have in the past.

Kate Floyd, Laurel School, said they proposed the existing branding designs around this time last year. They are now proposing banners commemorating their 125 anniversary. There will be nine new banners of one of the two designs. She explained the location/banner details as submitted in combination with the existing banners.

Approved.

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#20463 - 2924 Manchester Road - Rear Addition.

Sharon Sanders, SKS Designs, explained this is a kitchen renovation that will fill in the existing 5 by 5 foot porch and add a new porch and entry door. There will be a sandstone step. They will shorten the side windows and replace the bay window to match the existing. The new roof will be an asphalt shingle close to the existing slate color.

Ms. Madison suggested the base of the porch be enclosed and the brick infill be toothed into the existing brick.

Mr. Neville mentioned matching the vertical spindles on the porch railing to the spacing on the existing second floor railing.

Approved with the following conditions: 1) that a horizontal board is added to enclose the space between the brick foundation pillars of the new porch; 2) the brick is toothed in at the shortened window; and 3) the rail spindle spacing should match the second story porch railing, the decorative element can remain.

Revised drawings to be submitted for administrative review.

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#20464 - 19301 Shelburne Road - Renovation.

Stephen Schill, Schill Architecture, representing Kristen & Steve Lasky, homeowners.

Withdrawn at the request of the applicant.

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#20465 - 3725 Lytle Road - Rear Addition. Garage.

Michael Khmelnitsky said this is a two-story addition to replace the existing one story addition. This will allow for a master suite on the second floor. They propose a double 5 inch vinyl siding in a medium beige color for the body of the exterior of the addition. The Hardi panel section proposed in the upper gable matches the Tudor front detailing. They also propose a new garage that will match the vinyl siding on the new addition. They will replace all of the windows in dark brown and can match that window color for the vinyl aluminum capping.

There was discussion regarding the mortar on the original house. The foundation should use reclaimed brick with matching mortar color to integrate the addition into the rest of this brick house. There are plenty of bricks that can be reused from the existing rear porches, which are being demolished.

Mr. Khmelnitsky said they can match the mortar color, but not the grain.

Mr. Neville asked if the house roof will be replaced.

Mr. Khmelnitsky said they will be using a Hickory color asphalt shingle to replace the entire house roof including over the addition.

There was a discussion of the color of the siding and the Tudor style hardi panel section. The house trim should remain the dark brown. The Board also discussed how upper brick corbel details will be treated where they meet the new addition. The front leaded glass windows should be renovated and maintained if possible.

Mr. Feinstein asked if there could be an entry canopy over the rear entry as this will be the main entry to the house from the garage and the existing porches have been removed.

The Board agreed a new rear entry cover is needed and it could be as simple as a gable or shed roof on brackets. The gable should have a flat panel and trim. They also determined the Maple color should be used for the Tudor areas and the existing stucco at the front of the house should be painted the same color. The horizontal siding should be Canyon Drift. The garage siding should be the same Canyon Drift color with dark brown panelized doors and trim.

Tabled with the following comments: 1) Canyon Drift double 5 inch vinyl siding with maple color Hardi panels and dark brown trim on the addition; 2) dark brown windows throughout with the suggestion that the front leaded glass window be investigated for retention; 3) dark brown panelized overhead and service doors with canyon drift siding for the garage; 4) expand the size of the rear stoop and utilize reclaimed onsite brick for any new brick work and the new rear stoop sides and risers; 5) design a simple rear entry canopy; 6) submit a detail drawing of the rear addition meeting the rear house corner and the brick corbel condition; 7) submit a color and material sample picture including the roof shingle.

Revised plans to be submitted for Board review.

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#20466 - 3645 Rawnsdale Road - New Garage.

Duane Schreiner, Shannonwood Homes, representing Jared Berg, homeowner.

Approved prior to the regular meeting during COVID-19 with the condition that the roof color is as close to the house roof color as possible.

Confirmation of the roof color will be made for administrative review.

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#20456 - 2948 Brighton Road - Window Alterations.

Sean Byler, Byler Construction, said there is a kitchen remodel planned. They will take out the bay window and adjacent small door and install a larger sliding door. There is a butler pantry being removed and two smaller windows being adjusted for consistent height from the counter.

Mr. Walter asked if the head of the new door is the same height as the windows on the side that are in the same room.

Mr. Byler said yes, the height of the door matches the windows in the room. The large eave of the rear roof skews the elevation view.

Approved.

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#20467 - 17575 Shaker Boulevard - New Siding Material. New Roof Material.

Paul Taylor, Bialosky Cleveland, explained the changes to the exterior of this mid-century modern home designed by Jack Bialosky, Sr. Their plans show the original finish as white throughout. He explained the materials, colors and finishes bring the home back closer to the original design intent.

The Board agreed the new color scheme is much more sensitive to the original plans, as well as being clean and simple.

Approved.

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16250 Aldersyde Drive - Preliminary Review: Shutter Removal.

Terrese Tuchscher, explained the condition of the home when they moved in. The deteriorated shutters have been removed and there is almost no shadow behind where they were located.

The Board agreed that in this instance, based on architecture of this specific brick colonial and the work done to eliminate shadowing, it is appropriate to leave the shutters off the house.

Approved.

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Other Business

21150 West Byron Road—Windows.

The Board did not approve of the proposed new front first floor window designs. The Board suggested another contractor and manufacturer might be able to match the existing house window conditions.

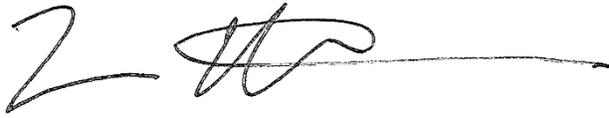
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There being no further business, the meeting was adjourned at 11:15 a.m. The next meeting will be July 20, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review