



**Architectural Board of Review Minutes
Monday, July 20, 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, Dan Feinstein at 8:00 a.m.

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Approval of the July 6, 2020 Meeting Minutes

Approved.

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#20468 - 17722 Chagrin Boulevard - As Built: Glass Block.

Mark Ouellette, owner.

Approved prior to the regular meeting during COVID-19. Approval based on specific site conditions and obscurity.

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#20459 - 2964 Montgomery Road - Resubmission: Rear Addition.

Mr. Feinstein reviewed the summary from the July 6 meeting.

.Molly Machmer-Wessels, homeowner, said they have altered the windows to match the height of the existing windows and to align with the house. They have a strong concern regarding windows on the rear elevation, including privacy and undesirable views. They have been thoughtful in bringing the outside in through various other window choices. They have made changes to the triple window in the south elevation.

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The Board asked if the window was to be changed to three equal lites if it would then comply with egress requirements.

Mr. Walter said he still wants more windows in the bedroom on the rear elevation.

Ms. Machmer-Wessels said there are many materials used on this house. The next door neighbor has similar areas without windows. They have vertical siding to be sculptural and add interest. Their changes have been made thoughtfully.

Mr. Neville asked if the existing siding on the garage will be removed for the new siding. Will it be in plane with the first floor?

Jessica Powell, architect, said the first floor of the garage is painted brick, but vertical siding is used over the overhead door that extends just beyond the brick below. The new siding will have the same relationship the brick below.

The Board agreed the vertical siding is fine.

Ms. Madison said she would also like to see more windows on the rear elevation. This will also add natural light inside. The windows can be configured to allow privacy.

Ms. Machmer-Wessels said the south elevation has a lot of windows, and large ones. They are not gaining anything by adding windows on the rear elevation. They would always be covered anyway.

Mr. Neville suggested long horizontal windows on the rear like on the hallway.

Ms. Machmer-Wessels said they do not want to create something without practicality. A horizontal window in the gable will be difficult.

Mr. Walter said he wants to see a façade that is well composed. He would not like to set a precedent for a blank wall like is currently proposed on the rear elevation.

Ms. Machmer-Wessels said there are already no windows but one on the entire rear elevation of the existing house.

Ms. Powel said with the ribbon of windows on the first floor and the location of the one second floor window, she believes this is a balanced elevation. The feeling of modernity is desirable.

Mr. Feinstein said the composition of a modern addition on a traditional house has to work on its own. Each one must be appropriate in its specific circumstances.

There was further discussion of different window configurations.

Approved with the following conditions: 1) the rear elevation has an addition of two slim vertical windows near the corners; 2) south elevation large window should be egress compliant and equal thirds or close to it.

Revised plans to be submitted for Board review.

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#20465 - 3725 Lytle Road - Resubmission: Rear Addition and New Garage.

Mr. Feinstein summarized the actions from the July 6 meeting.

Michael Khmelnsky, 6075 Penfield Ln, LLC, said he submitted several colors for the windows. A dark one that is a very dark Tudor brown almost matches the existing storm windows. The new windows will be capped in the same color with aluminum coil. All of the windows on the house are being replaced.

Mr. Walter asked about the leaded glass window on the front façade.

Mr. Khmelnsky said this is the only one to remain. The trim would be painted to match as it has been determined to be in decent shape. If they start work and find out differently, it may not be salvageable.

Mr. Walter said he is fine with the dark Tudor brown for the windows.

There was a general discussion regarding the shape of the overhang of the rear entry and extended stoop.

Approved with the following conditions: 1) Tudor brown used for new windows and coil trim, as well as new construction windows; and 2) stoop to be built using re-claimed brick from demolition with mortar color to match.

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#20469 - 20306 Scottsdale Boulevard - New Double 5 Inch Vinyl Siding: Wedgewood. Trim: Champagne.

Frank Monachino, contractor, said the upper portions of the house will receive the vinyl siding. All the brick will remain. There will be new shutters and trim in champagne color. The bottom windows and trim will be painted. The corner boards will match the body color. The brackets will remain and will be painted.

There was a general discussion of the front entry and the color scheme. The Board required that the trim band between the first and second floors must be retained.

Approved with the following conditions: 1) that the frieze board is wrapped in champagne color coil and a bend added to separate from the siding above; 2) gutters and downspouts will be the champagne color; 3) new shutters will be black; and 4) The owner is responsible for painting the windows throughout the brick portions of the house and trim on the first floor in champagne. The front entry will have blue in the triangle panel in the gable and the inset flat portions below between columns and champagne color for the columns, door trim, and trim in the gable. The rear second story porch trim and perimeter rail must be painted the champagne color.

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#20470 - 3635 Lee Road - Awning Sign.

Mr. Armbruster, Brilliant Sign, said the sign will have an aluminum face.

The Board agreed the phone number portion of the sign is not balanced and is too heavy compared to the other portions of the sign.

Approved with the condition that the language “Phone #” be removed.

Revised plans to be submitted for administrative review.

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#20471 - 2600 South Park Boulevard - Treehouse Pavilion.

Mr. Feinstein gave the history of approvals for the Nature Center. They have rebuilt the trail on the northern portion of the property and are currently working on the same for the southern trail system. The Board approved both trail redesigns at prior meetings.

Daniel Ash, Nelson Tree House and Supply, said this will ultimately be a classroom for younger children. It is tucked behind the Nature Center building and not visible in the summer. The design language of the treehouse is taken from the Nature Center building, but smaller in scale and playful. There are re-claimed barn wood walls and door with two walls of aluminum clad wood windows. The aim is to bring nature to the treehouse. The underside is exposed pressure treated lumber tucked below the platform and screened with growth from the woods. The platform and below plus the railing has similar details to other raised section of path on the property.

There was a discussion of how the doors would work and of optional door designs.

Approved with sliding or swinging doors.

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#20472 - 14305 Drexmore Road - Front Porch Alteration.

Rebecca Fellenbaum, homeowner, explained they desire to expand their existing front porch. The existing area is just a landing. The new roof will follow the design of the existing, but is forward from the house wall by 12 feet. Where the path is shown on the photos is the approximate new location. They are replicating the existing porch details.

Mr. Feinstein noted the new porch meets zoning requirements as an open porch can extend forward of the house.

Mr. Neville said he looked at this last week and noted the stoop as it exists is quite handsome. He is not sure if it should go all the way to the driveway as drawn or be held short of the corner of the house.

Mr. Walter said without the entire elevation on the drawing the Board members have to imagine what this will look like once complete. He likes the design idea. He is having a hard time with the proportion and how much this new porch will take over the architecture of the front of the house. The design is delicate and he appreciates that, but he would like to see the entire front and side elevations.

Tabled in order for the applicant to provide a drawing showing the entire front and side elevations with the proposed detailing. It is suggested a second option be designed holding the edge of the porch off the corner of the house.

Revised plans to be submitted for Board review.

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#20473 - 18200 Van Aken Boulevard - New Double 5 Inch Vinyl Siding: Champagne. Trim: White.

Daniel Herron, Final Touch, representing Eddie Dixon, homeowner.

Approved prior to the regular meeting during COVID-19.

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#20474 - 3433 Milverton Road - New Garage.

Kent Whitley, architect, explained this proposal is for a new garage to match the house. It is a 20 by 20 foot garage with double 4 inch vinyl siding. There are apartments on Van Aken Boulevard to the rear of the property. The roof will be a pewter color shingle and the doors are white and have raised panels.

Ms. Madison said the garage door is not centered on the drawing. If you have a 16 foot door and a 20 foot width, both sides must have a 2 foot return.

Approved with the condition that the drawings be altered to correctly reflect the size of the garage and the overhead door location.

Revised drawings to be submitted for administrative review.

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Other Business

19016 Chagrin Boulevard—As-Built Porch.

Approved the design changes with the following conditions:

1. Lower the bottom rails of the step hand rail as low as possible to match the perimeter rail level as closely as possible.
2. The porch corner trim should be extended from the bottom panel of the skirt to the bottom of the porch floor on all corners.

3. The trim at the side of the steps and the risers plus the post caps must be painted white.
4. The skirting enclosing each side of the steps must be completed and finished so it is continuous without visible gaps or shims, then painted white.
5. The double posts should be left separated adjacent to each other at the top of the steps.

3559 Riedham Road—Windows.

Denied the existing 2nd floor window condition. Approved matching diagonal leaded glass windows.

19333 Van Aken—Awning.

Approved new replacement awning layout and design.

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There being no further business, the meeting was adjourned at 11:15 a.m. The next meeting will be August 3, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review