



**Architectural Board of Review Minutes  
Monday, August 3, 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  
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 July 20, 2020 Meeting Minutes

Approved.

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**#20475 - 3710 Strandhill Road - Window Alteration.**

Adrian Searight, New Image Properties, owner.

Approved prior to the regular meeting during COVID-19 with the condition that the window is retained and a black laminate material is applied to the inside of the opening.

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**#20476 - 2723 Ashley Road - Window Alteration.**

Mose Wengerd, MW Remodeling, explained they will be removing the glass block window on the second floor, brick it in and remove the door. They will install a pitched roof over the first floor door and the exterior window will be an octagon shape, not round as is shown on the plans.

Ms. Madison asked the material that the window is in.

Mr. Wengerd said they will be using boral material in board and batten style.

Ms. Madison asked how it is treated at the bottom. Is there trim? What is the post material?

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Mr. Wengerd said there will be a 1x4 at the bottom for the material to die into. The post will be a 6x6 wrapped in boral.

Mr. Neville asked for confirmation of the material for the cabinet adjacent the steps.

Mr. Walter asked the roof material.

Mr. Wengerd said the roof will be standing seam copper.

Approved with the condition that the cabinet material is confirmed with staff.

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**#20477 - 3593 Pennington Road - New Garage.**

Nilsa Carrero, Platinum Construction, representing Kareem Rock, homeowner.

Approved prior to the regular meeting during COVID-19.

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**#20479 - 20006 Scottsdale Boulevard - New Garage.**

Nilsa Carrero, Platinum Construction, representing VNTG Place LTD LLC, owner.

Approved prior to the regular meeting during COVID-19 with the condition that the garage roof has a reverse gable.

Revised plans to be submitted for administrative review.

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**#20478 - 3185 Belvoir Boulevard - Door Alteration.**

John Lind, homeowner, explained this door is not secure. They would like to replace it with a fiberglass system with side lites. The new door and side lites will sit within the flat pilasters on either side of the entry. The new door has a knocker, peep hole, and allows daylight into the house.

Mr. Walter asked how wide the new entry system is.

Mr. Lind said he does not know exactly, but it will not extend into the pilaster like is shown on the mock-up. There is damage at the front left column that will be fixed later as well so it matches.

Ms. Beck asked about the very distinctive trim around the door. Will this be replicated?

Mr. Neville said it would help to understand better if a drawing is provided showing the door, pilaster and trim. He would be more comfortable with a dimensioned drawing.

Mr. Lind asked about the possibility of a fluted pilaster.

Mr. Neville noted any pilaster needs to be forward of the trim in order to give dimension.

Tabled for the applicant to provide a drawing detailing the following: 1) detailed dimensions of the door; 2) final trim details; 3) door trim relationship to the pilaster.

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**#20480 - 19200 Shelburne Road - As-Built Window Alteration.**

Mr. Feinstein explained that work has been completed on the exterior of this house to correspond to an interior renovation.

Molly Machmer-Wessels, Woodland Design, said these are new owners who were unaware of the damage that had occurred at the back of the house. Their work started with cosmetic repairs. Because of the water damage and poor condition of the rear of the house, they moved quickly and moved the entry door to the bay area. They could not find a match for the brick so panels of azek and trim were used to fill in the window openings. She asked if there was a possibility of shutters covering the infilled windows being approved.

Mr. Walter asked about the grade, existing patio, the proposed steps and their relation to each other.

Ms. Machmer-Wessels said the existing patio goes to the far side of the steps. The patio will not extend to the steps.

Mr. Walter asked where the steps go to then.

Ms. Machmer-Wessels said there will be flat stepping stones to the driveway.

Mr. Walter said the door location is acceptable, but the steps need to access the patio. There needs to be a sensible transition from the door to the patio.

Ms. Machmer-Wessels asked if they could tier down from the patio level to a new lower landing to the steps. There were already unexpected costs in the renovation to the rear of the house. The patio renovations are down the road.

Mr. Neville said there needs to be a visual link.

Ms. Machmer-Wessels said they could try to create a tie-in to the patio.

Jessica Powell, architect, said this patio also has access from the dining room area farther to the right.

Mr. Neville noted there will need to be a landing at the new outswing door.

Ms. Madison asked if there is a plan for more articulation on the panels that infill where the windows were.

Ms. Machmer-Wessels asked about the shutter suggestion.

Ms. Madison said she would prefer enhanced trim detailing of some sort in the panels over the shutter design.

Mr. Feinstein asked about putting windows back in this opening.

Mr. Walter said a shadowbox window would be better than this solution. The exhaust fan should be centered.

There was discussion regarding the panels and possibility of windows being reinstalled.

Ms. Powell said there is a double row sill below this detail. They maximized the brick that could be salvaged for the base. She noted she finds a shadowbox window to be a strange solution.

The Board agreed they would not have approved this plan if it had been brought to them before the work began. The interior design could have been modified to work with the exterior.

Mr. Neville asked what material is planned below the door area.

Ms. Machmer-Wessels said the steps will be a close match brick with sandstone treads. The sides will be Azek panels.

Mr. Neville said he prefers brick, not trim panels for the sides of this area. He would suggest a smaller center panel and larger sides with shutters and dogs for the triple panel area. The vent is very awkward.

Tabled for the applicant to provide the following: 1) revised transition to the new door exit and stairs to the existing patio; 2) the new step unit has a landing; 3) the new bay window door feature has a brick base with very closely matching brick and matching mortar; 4) submit pictures of the front of the house showing the design and new shutter color plus views of the whole rear area where works was done and close-ups of the details; and 5) present alternative design options to resolve the triple panel area.

Revised drawings to be submitted for Board review.

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**#20481 - 2995 Kingsley Road - Window Removal.**

Molly Machmer-Wessels, Woodland Design, and Jessica Powell, architect, representing Linda and Kingman Strohl, homeowners.

Approved prior to the regular meeting during COVID-19 with the condition that the rowlock sill is removed and the new brick and mortar match the existing house wall.

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**#20407 - 3638 Townley Road - Resubmission: Exterior Alterations. New Garage.**

Kevin Cieszykowski, SBA Studios, said renovations to this house were approved earlier this year. They are asking to have a knee wall at the porch area. The structure remains the same. There will be white azek panels now below a shorter window.

There was discussion regarding this room’s relation to the garage renovations.

Mr. Neville asked if the longer panels were broken up would it make them similar in size to the rear panel. This would tie it all together.

Mr. Cieszykowski said yes, it would be very similar.

Approved with the condition that the larger side elevation knee wall panels and windows in the sunroom are split into two individual panels and windows to more closely match the size of the rear elevation.

Revised plans to be submitted for administrative review.

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**#20472 - 14305 Drexmore Road - Resubmission: Porch Alteration.**

Mr. Feinstein summarized the actions from the last meeting.

Rebecca Fellenbaum, homeowner, said they have pulled the porch from the left corner, and it does make a better feel for the porch.

Mr. Walter said he thinks this may need pilasters at the house wall. The right side may need to be moved just slightly to support this, but it would improve the appearance.

Approved with the condition that the applicant investigate pilasters at the outside corner at the right of the porch, shifting the full post slightly to the right and at the house wall on the left of the porch.

Revised plans will be submitted for Board review.

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**#20482 - 18483 Parkland Drive - New 8 Inch Vinyl Siding: White. Trim: White.**

Tom Runyon, Runyon Roofing, explained they want to maintain the look of the house without the need for painting. There is existing 1x8 tongue and groove detailing in the front gables. They propose a flat board and batten material here.

There was discussion regarding the installation details.

Approved with the condition that the front entry trim remain as it is.

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**#20483 - 21849 Byron Road - Window Alteration.**

Paul Lurie, homeowner, said they just moved into this house in March. The house was empty for some time, and several of the windows had been left open during this time. They propose to convert two front windows and two side windows from the existing casement windows into double hung windows.

Approved. Future replacements can be made at an administrative level with the condition that the front elevation and first floor right room have grids. The remainder of the house can be replaced with double hung windows without grids.

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**#20484 - 2771 Chesterton Road - Garden Wall.**

Tim Beaumont, The Pattie Group, explained the plans. There will be no seat wall or curb at this time, nor the built-in grill. Only the walls as shown on the bottom left of the plan. The stone is similar to that shown on the last page, just without the black stone portions. The caps are sandstone.

Approved.

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**Other Business**

**2540 North Moreland—Pergola**

Discussion held. Suggested to investigate moving the pergola back far enough so it is not visible from the ground.

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There being no further business, the meeting was adjourned at 10:45 a.m. The next meeting will be August 17, 2020.



Hans Walter, Chair  
Architectural Board of Review



James Neville, Vice Chair  
Architectural Board of Review