



**Architectural Board of Review Minutes
Monday, August, 5, 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 8:01 a.m.

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Approval of the July, 15, 2019 Meeting Minutes

Approved.

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#20243 - 3401 Tuttle Road - Resubmission: Awning and Sign: Sawyer's Restaurant.

Mr. Feinstein explained this is a resubmission. He recapped the items of concern from the last meeting.

Sue Frankel, RMS, said the awning color is proposed to be the same cool grey color as the railing around the patio. There are no graphics proposed on the awning. She showed the color of the lighted wall sign and said the color matches the entry door.

Mr. Feinstein said when the Board reviewed the exterior of the building there was discussion regarding highlighting the entry, including signage on the canopy over the door as well as pots/bushes directly outside the door. The outdoor patio ends before the main entry to the restaurant.

Mr. Neville noted the discussion at the last meeting was to have the awning be a darker color grey, by at least a few shades.

Ms. Frankel said they really need approval of the lighted sign. They can come back with the awning color.

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The Board said the sign location on the east elevation should be used, relative to the parapet wall, for placement of both signs.

Mr. Feinstein asked how the Board felt about the graphics on the awning face.

The Board agreed they would prefer to see something on the door rather than on the canopy to draw a patron to the entry.

Approved with the following conditions: 1) Submit plans showing both signs installed at the same location from the parapet as the east elevation; 2) images of an example sign, already installed, showing illumination at night; 3) provision of a darker awning color; and 4) understanding that the awning should not contain signage, and a sign or graphic should be provided on the entry door.

Plans and information will be submitted for administrative review for item 1.

Plans and information will be submitted for Board review for items 2, 3, and 4.

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#20254 - 3307 Chadbourne Road - Window Alterations.

William Mullet, Keselman Group, explained he believes the window in the dining room was removed some time ago based on the condition of the dining room wall. He showed examples of this detail as retained on many houses on the block. The owner would like to restore the window on the side elevation, shorten a window back farther, and widen a window on the rear of the house. This all has to do with reconfiguring the interior of the house. The head height of the windows will all be the same.

The Board asked if the dining room window sill could be 1/2 the height of the adjacent window, so that the sill lines up with the meeting rail of the double hung window. This window should have a wider center window so all of the lites in the windows are an equal width.

Approved with the condition that the dining room window will be a 4 lite casement/8 lite picture/4 lite casement, containing muntin patterns that are the same size.

Revised plans will be submitted for administrative review.

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#20250 - 3564 Strathavon Road - New Double 5 Inch Vinyl Siding: Harbor Blue. Trim: White.

Mark Viny, Apollo Builders, said the owners would like to have vinyl shake siding on the front elevation and straight lap siding on the side elevation. All of the trim would be white, including the entry.

The Board said the front entry details must be painted in order to retain the detail. The shake siding should be returned around the left side at the second floor into the side gable. Corner boards should be the field color.

Approved with the following conditions: 1) the front entry surround and overhang will be painted; and 2) the 7 inch straight shake siding will be wrapped on the left side of the front dormers to return to the main house roof.

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#20248 - 20609 Fairmount Boulevard - Storefront: Biggby Coffee.

Mr. Feinstein explained this building is at the corner of Fairmount and John Carroll Boulevards. This was reviewed preliminarily without the applicant at the last meeting.

Mike Kirallah, MEK Construction, said the exterior colors of the building are not changing. The panelized area facing John Carroll Boulevard will become storefront.

Mr. Feinstein said the existing retractable awning will remain and receive black fabric and the Biggby logo.

Mr. Kiralla said there will be a new storefront system installed throughout.

Mark Ruby, architect, said clear anodized storefront will be used. The trim on the building and around the storefront will remain and stay white.

The Board agreed a heavier top trim at the head of the storefront system is appropriate, approximately 4 inches wide. The windows could also be extended up to the head of the opening instead of using panels above.

Mr. Feinstein noted the patio railing is in the right-of-way and needs a license agreement with the city in order to install. The patio details match those of the patios in University Heights, just up the street.

Approved with the following conditions: 1) the new storefront facing the new patio will have 4-inch trim added at the window header, OR, the windows will run the full height of the existing panels.

Revised plans will be submitted for administrative review.

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#20267 - 3312 Braemar Road - Window Alteration: Window to Door.

Judd Betonte, Great Day Improvements, explained they are proposing to remove two double hung windows and convert that opening into a sliding patio door. A new deck is already approved and completed. The door will have the same head height as the current window opening.

Approved.

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#20242 - 3014 Huntington Road - Resubmission: Rear Addition. Window Replacement.

Mr. Feinstein reviewed the actions from the July 15 meeting.

Mike Khmelnsky, 6075 Penfield Ln, LLC, said the addition originally had a 2 foot overhang at the second floor. This threw off all of the details. They have now brought the second floor back to line up with the first floor. They are still proposing vinyl siding for the addition as there is not a budget for brick.

Mr. Walter said the bathroom window should have a lower sill to match the others. If there is not an interior reason to have it be shorter.

Ms. Madison said additional trim at the bottom of the siding should line up with the brick mid band to help with the detailing of the addition.

There was discussion regarding the color scheme for the house. The new vinyl siding will be sandalwood, the windows will be softer than white. The steps will be brick and stone.

Approved with the following conditions: 1) second floor bathroom window in the new addition will be lengthened to match the window adjacent; 2) trim will be added to the base of the new vinyl siding, to match the already proposed mid band; 3) sandalwood color siding will be used for the new addition.

Revised plans will be submitted, along with color sample of the new windows for administrative review.

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#20255 - 3654 Ludgate Road - As-Built: Porch Alteration.

Allen Stokes, representative, explained he was working on repairs as required by the Housing Inspection Department last year when the porch started crumbling as they worked. They did reconstruct the porch without permits, as they were unaware that a permit was required. It is now finished and painted. He showed pictures of the porch, before, during and after work was complete.

Ms. Madison asked the extent of the work. What material was used?

Mr. Stokes said they worked from the roof down; they did not touch the ceiling. The wood is treated lumber but had been there for 6 months before it was painted to match the house trim.

The Board said the treated lumber could remain since it was a porch. The wood was painted at an appropriate time and it had not seemed to have warped when it dried.

Approved.

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#20257 - 20306 Chagrin Boulevard - Storefront. Signage. Gentlemen’s Cave.

Katharyn Starinsky, Senior Economic Development Specialist, introduced the project as being part of the storefront renovation program with the city.

Elicia Gibbon, designer, described the materials and paint colors. The front and rear doors will have see-through gold vinyl decals, not just hours of operation.

The rear awning will be black and the rear wall will be painted the same color as the front wall, most likely urbane bronze. They will look at a few very similar colors with swatches before painting.

Approved.

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#20258 - 18765 Shaker Boulevard - Porch Alteration.

Kevin Cieszykowski, JP Compass, explained the exterior changes are based on interior alterations. The owner would like permanent windows instead of screens on the rear porch. The upper will be a transom window and the lower will be paired casement windows without grids to keep the sunroom feel. They will also remove a window in the master bath, and infill with matching brick and mortar.

Approved.

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#20259 - 3681 Glencairn Road - As-Built: Window Removal.

Joe Canfield, Junk B Gone, explained there are 4 windows on the side elevation on either side of the chimney which were removed at some point in the past. The owner was cited on a point of sale reinspection. This is a two family home and there are 14 other windows on this side of the house.

The Board agreed the windows must be restored. The brick installation does not match the color of the house and is not toothed into the existing brick wall. This is living space. Their direction is to match the style/color of windows on the front of the house in these rooms.

Denied.

Appropriate windows must be installed into the previously bricked-in openings.

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#20260 - 16712 Lomond Boulevard - New Garage.

Nilsa Carrero, Platinum Construction, explained they will demolish the existing garage and build a new one. The new garage will have white vinyl siding, white doors and an aged redwood color roof.

Mr. Neville asked if the doors are panelized. The foundation must have the forms removed while green and the form marks rubbed out.

Ms. Carrero said the overhead and service doors are both panelized.

Approved.

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#20261 - 3718 Lynnfield Road - Window Alteration: Picture Window to Casement/Picture/Casement Window.

Musa Audu, homeowner, said they are replacing the picture window to get ventilation into the house.

There was discussion of the grid size and shape in the new windows.

Approved with the condition that the new window configuration is 4/4 double hung window, a 9 lite picture window, and 4/4 double hung window, each having equal lite sizes.

Revised quote from the window manufacturer to be submitted for administrative review.

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#20262 - 22450 Canterbury Lane - Window Alteration: Configuration.

Nick Paulic, Progressive Building Supply, explained there are casement windows on a rear porch that the owner would like to have enlarged. The current configuration is 4 windows and 5 windows. They would like to install 3 windows and 4 windows, with the new being slightly larger than the previous windows. The new windows are within 2 inches in size of each other.

Approved.

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#20263 - 2980 East Belvoir Oval - Rear Addition.

Samantha Ayotte, LDA Architecture, explained the existing pergola is deteriorated. They propose to replace that pergola with an all-season room in the same footprint. The new room will have casement windows and a sliding door, with a low slope roof, skylights and new gutter.

Mr. Neville pointed out some Building Code foundation issues.

The Board agreed the windows should be raised, in order to have a more generous knee wall. They would like to see construction details showing the flashing at the skylights. The foundation issue solution may affect the design.

Ms. Ayotte said they may also add a transom over the door.

Tabled for the following: 1) investigate the use of the existing patio pad and foundation in general; 2) move the windows up to match the door header in order to provide additional knee wall space; 3) assure flashing at the skylights; and 4) adjust the trim and panel relationship and include a transom window over the door.

Revised plans will be submitted for Board review.

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#20264 - 19700 Shelburne Road - New Garage.

Mr. Feinstein explained this is a request for a second garage on the property. This will require a zoning variance.

John Siegel, Siegel's Construction, explained the existing garage cannot fit two garages as there are steps into the garage from the house, keeping it from fitting two cars. They are trying to make the new garage look like the house. The front façade will have a brick veneer and 8 inch wood lap siding on the sides.

Mr. Neville said he would like to see a section through the wall including the roof/rail/dormer to ensure that this detail can be constructed. Accomplishing this detail may be difficult based on the size of the roof.

There was discussion regarding accomplishing the architectural detail desired to go with the house by other means. They decided less is more, and that removing the dormers and rail is best. Additional brick detail should be added.

Approved with the following conditions: 1) the dormers and balustrade are removed; 2) add a brick rowlock above the doors.

Revised plans will be submitted for administrative review.

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#20265 - 21301 Shaker Boulevard - Wall Replacement.

Matt Supler, New Vista Enterprises, explained this is an existing retaining wall, currently laying in the neighbor's yard. They will install a new footer and a new wall. The material will be brick to the neighbor, as their house is brick and stone to the owner as their house is stone.

Approved.

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#20266 - 16620 Parkland Drive - Greenhouse Renovation.

Charles Fazio, Charles Fazio & Associates, explained the site plan. This structure is behind the house in the rear yard. They propose to remove on portion of greenhouse and replace it with a cedar sided structure with a slate roof.

There was discussion regarding the finish colors and gable end detailing.

Approved with the following conditions: 1) the windows will be dark brown; 2) the area between and above the windows will be white; 3) the dentil detail and trim fascia at the gable end will be dark brown.

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#20256 - 22800 Shaker Boulevard - Window Alteration: Jalousie Windows to Double Hung Windows.

Wes Davic, Window World, representing Janae Reynolds, homeowner.

Applicant not present. Item not reviewed.

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Other Business

3417 Westbury Road—Porch.

Approved the use of composite material for the decking and skirt of the rear porch. The color of which must be the same. The posts should remain the color they are.

3289 Daleford Road—As Built Window.

Approved either retention of the window and repainting the panel and trim to match, or bricking in below the existing window with matching brick and mortar, with a rowlock sill and toothed into the house brick.

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There being no further business, the meeting was adjourned at 11:45 a.m. The next meeting will be August 19, 2019.



Sandra Madison, Chair
Architectural Board of Review



Hans Walter, Vice Chair
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