



**Architectural Board of Review Minutes
Monday, August 17, 2020
8 A.M.
Via Zoom Webinar**

Members Present: Hans Walter, Chair
Sandra Madison, Member
William Oeflein, Alternate Member

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

The meeting was called to order by Senior Planner, Dan Feinstein at 8:02 a.m.

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Approval of the August 3, 2020 Meeting Minutes

Approved.

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#20488 - 22040 McCauley Road - Landscape Elements.

Ryan Delia, Moscarino Outdoor Creations, explained there is an existing patio that will be expanded. They will add a fireplace and outdoor kitchen/grill station. The fireplace and grill station will be served by natural gas. There is an existing dry laid seat wall that will be replaced.

Ms. Madison asked if the materials will match what is there now.

Mr. Delia said the wall will be new block with a veneer and they will be replacing the existing steps.

Mr. Walter asked if the awning will remain in the same style.

Mr. Delia said the client has not decided on a color, but it will remain a fabric awning. This is not part of their work.

Mr. Walter asked the grill area material.

Mr. Delia said they are not sure but it will likely be a veneer with a limestone top.

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The Board agreed more detail is required on the counter seating area and the relationship to the fireplace. It seems fine, but materials must be finalized.

Tabled for the applicant to provide drawings or a rendering detailing the grill/seating area and fireplace in relation to each other and the house.

Information to be submitted for Board review.

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#20480 - 19200 Shelburne Road - Resubmission: As-Built Window and Door Alterations.

Mr. Feinstein explained this is a resubmission from the last meeting. He recapped the actions from the August 3 meeting.

Molly Machmer-Wessels, Woodland Design, said they have revised the plan. They will carry over the patio and create a custom copper vent cover in order for the vent to look centered on the fascia. Three shadowbox windows will replace the white painted panels.

Mr. Walter asked about the custom copper piece.

Ms. Machmer-Wessels said it will be simple and have the material be the focal point. The copper will patina over time.

Mr. Walter said widening the vent is a good idea.

Ms. Madison said she likes the changes.

Approved.

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#20491 - 21926 McCauley Road - Window and Door Alterations.

Molly Machmer-Wessels, Woodland Design, explained they propose to add a window and alter the existing opening on the side elevation. At the rear there will be two sets of French doors. They will remove one small window and brick it in, then paint to match the rest of the house.

Mr. Walter said the transom above the one opening should have vertical grids, in the same proportion as the adjacent windows.

Approved with the condition that the transom above the new door have vertical grids.

Revised plans to be submitted for administrative review.

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#20489 - 14718 Shaker Boulevard - Solar Panels.

Greg Leksan, American Dream Solar and Window, explained this is a 42-fanel solar array. They will be facing the south, east and west, for the most part facing the rear of the house. Between each array, wiring runs in conduit. That conduit can be run through the attic, but normally it runs across the roof.

Mr. Walter said one set of three panels face the street. Can these panels be moved?

Mr. Leksan said they do have a revised plan showing those three panels moved to the rear of the house. He showed the revised plan.

Mr. Oeflein asked if the panels can be seen by the neighbors.

Ms. Beck said the neighboring homes both have steeply pitched roofs. She asked about the reflectivity of these panels.

Mr. Leksan said the panels are meant to absorb light, so they are not very reflective.

The Board agreed they prefer the conduit run inside the house.

Approved the revised plans as shown with the condition that conduit is run inside the house, not across the roof.

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#20490 - 20710 Chagrin Boulevard - New Exterior Materials.

Timothy Newell, Howard Hanna, said he is the facilities manager for Howard Hanna. They plan to restore the wood façade portions of the building and replace the pilasters with a fypon product. The front door will be restored to its original condition and painted black.

Approved.

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#20493 - 3722 Ludgate Road - New Double 4 Inch Vinyl Siding: Harbor Grey. Trim: White.

Marcel Caver, Level Ground Contracting, said they will use double 4-inch straight lap siding throughout. The second story will pop out from the first like it does now.

Mr. Walter asked if the curved fascia pieces on the dormer will be wrapped or painted.

Mr. Caver said it will be wrapped in white coil, but they will maintain the curve.

Ms. Madison said two different colors would look better because it is in two different planes.

The Board agreed two tones of grey with a darker color on top is most appropriate. They also

agreed the porch elements must be painted, along with the window sashes and muntins.

Approved with the condition that the upper portion of the house, which is currently darker, is a darker grey color. The existing green portions of the windows that cannot be wrapped, the porch railing and lattice will be painted white, with dark grey painted skirt board trim on the porch and dark grey corner boards.

The second floor dormer awning can be painted white or permanently removed.

Pictures of the darker grey color will be submitted for administrative review.

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#20492 - 2723 Cranlyn Road - Garage Door Alterations.

Todd Armfelt, Woodworks Design, explained they will be adding a service door and enlarging the larger of the two doors to replace the existing two overhead doors.

Ms. Madison asked what the fascia is above the door.

Mr. Armfelt said it is wood that covers the steel lintel.

Mr. Walter said he would prefer a light service door to match the overhead door. This would give the darker door to the house hierarchy over this door.

Approved with the condition that the new service door is painted to match the overhead garage door.

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3505 Lee Road - Preliminary Review: Addition.

Mr. Feinstein explained the Board has seen some of the changes for this building. It is now under construction. They propose to make alterations to gain more square footage.

Andrew Greene, Primus Companies, said they are working with the owner for their space needs. They may increase the number of windows depending on the interior planning. The exact square footage will be determined later. They would like to get the Board's thoughts on the addition in general. The concrete outside the edition will be removed and landscaping installed. This is not shown on the plan.

Brian Lee, lawyer, said the owners are looking for an additional 520 square feet.

Ms. Madison said this addition looks disjointed if everything else stays.

Mr. Walter said an addition could be more thoughtful.

Lisa Welsh, Shaker Heights Animal Hospital, said they would like the canopy to be removed.

Discussion held.

The Board suggested the canopy be removed and detailing to match the 1950's addition.

The Board suggested the following: 1) the ATM canopy structure and curbing be removed and the new addition match the height, brick, mortar and detailing of the 1950's era rear addition; 2) study the rhythm of the arched window openings and the door location; and 3) include new landscaping to soften the base of the addition and coordinate walkways and entry features.

Revised plans, including landscaping, should be submitted for formal Board review at a future meeting.

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13000 Fairhill Road - Preliminary Review: Condominium Units.

Mr. Feinstein explained this is a preliminary review of a condominium project on a vacant lot facing Fairhill Road. This lot is within the Shaker Square Historic District., so this development will require Landmark Commission review.

Matthew Wymer, WXZ Development, said this is a small site and probably unnoticed by most traveling on Fairhill Road. He is aware of the prestigious background of the Shaker Heights Skating Club and they have tried to be sensitive to the district.

Greg Soltis, RDL Architects, said the front facing Fairhill and the rear façade are both important. They took notice of the surrounding buildings and paid attention to the pedestrian experience. WXZ does high-quality work. They propose clean, high-quality materials in neutral tones. The first floor is raised to hide the parking below. They repeated window elements are spaced rhythmically. The rear is just as detailed as the front.

Mr. Wymer said they are hoping to not use hardi materials. They are looking more for stone or porcelain finishes. The only private outdoor space is at the rear of the property near the tennis courts and a common outdoor roof deck space.

Mr. Oeflein asked if this space will have a view of the Cleveland skyline.

Mr. Soltis said from the patio, yes. They propose bamboo and ipe, sand color brick, and CMU or utility size brick at the base. This is a contemporary look, but warm. He showed a rendering of the building in place on the street.

Ms. Madison asked what the material is for the dark portions of the building.

Mr. Soltis said they will be metal panels. The window frames are of the same color.

Mr. Oeflein asked if there are any other terraces on Fairhill Road. He said he likes how the balconies are recessed.

Mr. Wymer said this softened the façade. The landscape and lighting do the same.

Mr. Walter said it might help the front for the right side of the terrace to have an element like the left.

Mr. Wymer said these are for-sale, not rental units. These types of units are in demand. He has had inquiries from existing residents who want to age in their community, but have something smaller to care for.

Mr. Walter said if the terrace is meant to be private, he rescinds his earlier comment about addition detailing. If it is private, it should be private. He said care should be taken how this space is referred to. This is a handsome building. The black portions on the renderings are jarring. This color should be softened.

Ms. Madison said the form is nice, but agrees the black is jarring.

Mr. Walter said the applied portions at the rear are in contrast to the “carved out” detailing on the rest of the building. He suggested the possibility of another material in this area.

Discussion held.

The Board reviewed the preliminary design and suggested the following: 1) the black color and material be softened; 2) the front terrace be redesigned to embrace the street to reflect the precedent on the street including an entry feature and landscaping to soften any terrace wall; 3) consider and document building material colors and materials present on the street; 4) add detail that reflects or compliments the architecture and is on par with the historical details on nearby buildings; and 5) study the rear balconies including relationship to side walls, alternative materials including more brick.

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#20486 - 3722 Glencairn Road - Window Alteration.

Dave LaRussa, Window Nation, representing Sandra Wright, homeowner.

Approved before the meeting during COVID-19.

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#20487 - 3275 Warrington Road - Porch Roof Alteration.

Joana Rittmayer, The Beard Group, representing Tony Love, homeowner.

Approved before the meeting during COVID-19 with the condition that the new roof material is black.

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#20481 - 2995 Kingsley Road - Resubmission: Window Alteration.

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

Approved before the meeting during COVID-19.

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3622 Lindholm Road - Preliminary Review: Fire Damage Restoration.

Christopher Kopf, Erie Street Holding, representing Mark Hansen, owner.

Approved before the meeting during COVID-19.

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Other Business

Shaker Towne Centre Maintenance Building—Chagrin Boulevard

Approved before the meeting during COVID-19 with the condition that the “Canyon Light” brick be used with the exception of the blackened brick, and that the mortar match the Shaker Hardware building.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be September 8, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review