



**Architectural Board of Review Minutes  
Monday, August 19, 2019  
8 A.M.  
City Council Chambers**

Members Present: Sandra Madison, Chair  
Hans Walter, Vice Chair  
James Neville, Member

Others Present: Daniel Feinstein, Senior Planner  
Kelly Beck, Planning Specialist  
Joyce G. Braverman, Director, Planning

The meeting was called to order by Senior Planner, Dan Feinstein at 8:00 a.m.

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Approval of the August 5, 2019 Meeting Minutes

Approved.

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#20243 - 3396 Tuttle Road - Resubmission: Awning - Sawyer’s Restaurant.

Sue Frankel, RMS, provided photos of the existing conditions as well as fabric samples for the approved awning.

The Board agreed a smooth texture is desired, and the slate color is preferred. They discussed the lighting of the wall signs and approved of the LED’s as proposed.

Approved the “Slate” color for the awnings on both Tuttle and Farnsleigh Roads.

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#20253 - 20550 Byron Road - Front Entry Alteration.

Michael Healy, Westwinds, explained his client would like to add a front stoop canopy. The canopy would have two columns and a pitched roof. There are traditional accent columns on the house all already. The new roof would attach to the house wall and match the architecture and color of the house. The face of the gable would be white. The existing metal railing would be moved.

**CITY OF SHAKER HEIGHTS**

3400 Lee Road Shaker Heights, Ohio 44120 P 216.491.1400 F 216.491.1465 Ohio Relay Service 711  
**shakeronline.com www.shaker.life**

Mr. Walter asked if the columns would have any detail. The pilasters at the door are fluted.

Mr. Healey said there is base and capital trim, but no fluting as the columns are square. They believe a simple resolution is better than one that is more ornate.

Mr. Neville asked how the new trim will meet the existing trim. The drawings do not match the actual site conditions.

Mr. Healey said they must stay under the window on the second floor. The intent is to match the band existing on the house.

The Board agreed the drawings need to reflect the final product accurately.

Tabled for more detailed drawings to be submitted, which accurately reflect the existing details on the house.

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#20268 - 3609 Glencairn Road - New 7 Inch Vinyl Shake Siding and Double 5 Inch Vinyl Siding: Tuscan Clay. Trim: White.

Herb Schoen, The Home Corporation, said the owner now agrees to the same color, Tuscan Clay, on the front elevation instead of the previously proposed blue color. The front façade will remain shake siding with straight lap on the sides and rear elevations.

The Board expressed concern regarding the different sizes of the siding. They suggested having the shake siding wrap around the sides to the downspout and terminate in a vertical trim board.

Ms. Beck asked how the shake siding corners are detailed.

Mr. Schoen said they can use either individual corners or a corner board.

Mr. Walter asked if the shutters will remain.

Mr. Schoen said there will be new black shutters.

Mr. Neville said the new shutters need to be sized appropriately.

Approved with the following conditions: 1) shake siding on the front elevation will be Tuscan Clay color; 2) individual corners will be used where the shake siding turns from the front to the side elevation; 3) a wide trim board will be used as a break between the shake and straight lap siding; and 4) the new shutters will be appropriately sized so as to run from the sill to the header and be half the width of the window.

\* \* \* \*

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

Wes Davic, Window World, explained they will be removing the jalousie windows on the rear of the house. New double hung windows without grids are proposed to be installed.

Approved.

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#20269 - 3706 Lee Road - Mural.

Amanda Corr, owner, Process Canine, explained this is a mural for the fence along the parking area at Process Canine. The sailboats in the rendering will be replaced with canoes and some of the dog breeds have changed.

Mr. Feinstein explained this is a treated wood fence that has been installed for several years.

Mr. Neville asked if there are wheel stops in front of the fence.

Ms. Corr said there are some missing on the south end of the lot and they can obtain more to make sure this fence is not hit by cars.

The Board agreed the mural is appropriate and an exciting change for this expanse of fence.

Approved.

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#20272 - 3613 Lytle Road - Roof Shingle Replacement.

Greg Kunstel, homeowner, explained they had moved in less than two months ago and have discovered serious leaks in the roof. They would like to replace the front elevation now, where it is leaking and the rear elevation next year in order to cover the costs.

Mr. Walter asked the roof material.

Mr. Kunstel said the house is shake shingles covered with asphalt shingles so they need to strip them all and it is more expensive.

Approved with the condition that the remainder of the roof is replaced with matching shingles in the year 2020.

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#20273 - 23299 Shaker Boulevard - Porch Conversion.

Ryan Bell, Champion Windows, said they are proposing to convert the existing screen room to a

patio enclosure three-season room with sliding windows. They are only working between the header and slab of the existing structure, not the roof.

The Board asked about the proposed panels and how they fit into the existing trim and finish.

Mr. Bell said they will fill in above and below the new windows with panels so that the header height of the doors and windows are the same.. They will have a 16 inch knee wall panel, 64 inch high windows and above that another infill panel. The panels are 4 inch Styrofoam with vinyl sheathing which have a slight pebbled surface.

Mr. Neville noted the room still reads as a 3 season room.

The Board agreed a solid panel above the new windows will make the room look very top heavy. They discussed other design options.

Approved with the following conditions: Either 1) the knee wall under the windows will be raised in order to have the window header reach the existing fascia board; or 2) the panels above the windows will be altered to be transom windows for transparency; and 3) transom windows will be added above the doors.

Revised plans will be submitted for administrative review.

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#20274 - 3666 Ludgate Road - New Garage.

Nilsa Carrero, Platinum Construction, explained the existing 2 car garage will be demolished and a new 20 by 20 garage will be constructed. The new garage will have 'sandstone' color siding which matches the house, white trim and doors, and the roof will be aged redwood color asphalt shingles.

Approved.

\* \* \* \*

#20278 - 3445 Warrensville Center Road - Sign: Christ Episcopal Church.

Rhonda Haugabook, explained this is the church's 150 year anniversary. They propose a new sign with an aluminum face.

Mr. Feinstein noted the height of the sign is limited to 5 feet from grade.

Mr. Walter said he would like to know the size of the current sign.

The Board agreed removal of the address line would allow for revision of the sign face, making the other text more legible and possibly larger.

Tabled for more information including: 1) provide the size of the existing sign; 2) remove the address from the sign face and revise the layout; 3) for staff to investigate the property line; and

4) revised drawings showing the chosen layout and size.

Revised plans will be submitted for Board review.

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#20271 - 19413 Lomond Boulevard - New Garage.

Diane Bija, New Creation Builders, explained they will be constructing a new 22 by 22 foot garage with Cape Cod color grey siding and a weathered wood color shingle.

Approved.

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#20276 - 2976 Falmouth Road - Porch Conversion.

Cindy Tobin, architect, explained there is an existing screened porch. This is proposed to be altered to a three season room. The roof structure will be maintained and the walls will receive new infill. The columns will be removed. The roof will be extended over the adjacent deck. A second floor perimeter railing will be added.

Mr. Neville asked if the windows could be ganged together on each elevation in order to eliminate siding areas between the windows.

Mr. Walter asked what corner detailing will be brought in. The existing is quite detailed.

Mr. Neville asked if perhaps the existing corners could remain and the new wall set back within the existing corners.

There was discussion regarding altering the deck to be squared off as well as encompassing the awning posts.

Tabled for the applicant to consider the following: 1) alter the existing deck in order to encase the overhang posts; 2) re-use the existing porch corner columns and hold the new siding back; and 3) gang the windows together in order to eliminate the need for small pieces of siding between them.

Revised drawings will be submitted for Board review.

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#20277 - 18512 Van Aken Boulevard - Porch Material. Window Replacement.

Dan Bickerstaff, architect, explained the owner is remediating code violations. They are modifying the canopy and support columns and installing new windows in the front entry. The profile of the porch remains the same, with new materials include fiberglass columns. The new windows will match the existing windows on the house. The shutters flanking the front door will be removed. All of the other shutters remain and will be painted.

Mr. Neville noted the shutters suggest pilasters or a vertical element of trim around the front door. Can something be added around the door for detail?

Mr. Bickerstaff said there is a transparency to the existing porch. The new posts will obscure this area.

Ms. Madison said the front door needs to be celebrated more. Some trim or something needs to be added.

Mr. Bickerstaff said a 4 inch trim at the header and sides is about all that will fit.

Approved with the condition that the front door will have additional trim of approximately 4 inches in width.

Revised plans will be submitted for administrative review.

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Ms. Madison left the meeting.

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#20275 - 20101 Shelburne Road, #201 - As-Built: Seat Walls. Columns.

Kevin Geraci, owner, explained 24 inch high walls and 36 inch high pillars were constructed. The new installation replaces walls and pillars that were deteriorated and were removed. There will be landscaping added at the exterior of the seat walls. The patio is made of porous pavers.

Approved.

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2906 Morley Road - Preliminary Review: Stone Veneer.

Anthony DiFrancesco, contractor, explained they propose to remove the brick from the front, side and up the chimney then install a veneer stone. He showed a sample of the stone.

Mr. Neville asked what color mortar is proposed.

Mr. DeFrancesco said a dark buff color mortar. He said the front window will have a stone surround, approximately 4 inches deep.

The Board agreed that removing the existing brick allows appropriate detailing as described by the contractor. The first floor shutters should be permanently removed with this alteration.

Approved removal of the existing brick and installation of cultured stone on the first floor and chimney, including stone sill and trim around the front window.

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3606 Lytle Road - Preliminary Review: New House.

James Haas, Westwork Architects, explained the history of the house, how it burned just before the homeowners moved in and how the existing foundation is being re-used..

Mr. Feinstein explained the review by the Architectural Board is not the only review. This new house must also receive site plan review and by the City Planning Commission. He outlined some of the infill home design guidelines including no vinyl siding and simulated divided lite windows.

The Board agreed more windows will be needed on the side elevations. Shaker homes typically have windows on all sides. They asked for further details, materials, and color palette. In general, the design is appropriate. The Board asked for a study of how this house matches up to the adjacent houses. The side elevations need to be developed to understand the full fenestration on the house.

Mr. Haas explained the design and materials as shake wood siding with an alternate of vinyl shake siding. He said the windows are proposed as divided lites, but asked if they had to be for cost reasons.

There was a discussion of possibly proposing simulated divided lite windows only in the front rooms, both on the front and side of the house. The applicant will need to make a request and explanation for such a proposal.

Discussion Held.

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**Other Business**

**15805 Chagrin Boulevard—Signage.**

Approved revised wall sign with a single line of copy.

**2877 Huntington Road—Security Measures.**

Denied the roll-down security window coverings.

**16500 South Park Boulevard—Window Alteration.**

Approved with the condition that the picture window have three vertical muntins.

**21150 Almar Road—Window Alteration.**

Approved.

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There being no further business, the meeting was adjourned at 10:45 a.m. The next meeting will be September 3, 2019.



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Sandra Madison, Chair  
Architectural Board of Review



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Hans Walter, Vice Chair  
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