

Mr. Walter said he also feels better with the panel and the original head height, as the vent remains under the belt course when the head height remains the same as all of the others.

There was discussion regarding moving the vent to the rear of the house.

Approved Alternative Option Two with the following conditions: 1) the head height remains; 2) preferred with a matching brick infill below the windows. Alternatively consider a wood panel painted to match the existing trim is added below a new 6/6 double hung or 6/3 reverse cottage window; 3) the range vent remains entirely below the belt course; and 4) the existing shutters are re-installed.

Revised drawings are to be submitted for Board review.

* * * *

#20497 - 20000 Fairmount Boulevard - New Double 5 Inch Vinyl Siding: Storm. Trim: White.

Mr. Feinstein asked if the existing siding is wood or aluminum.

Mark Viny, Apollo Builders, said this siding will be removed and they will install new siding in the storm color.

Ms. Madison asked what would happen at the bay. The belt course runs into the trim of the window.

Mr. Viny said they would trim out all of the windows. They will run the bay window trim into the belt course fascia as seamlessly as possible.

Mr. Feinstein asked about the existing vertical siding at the door.

Mr. Viny said this would be vinyl board and batten in the same storm color.

Ms. Madison asked about the color of the corner boards.

Mr. Viny said they would be white 4 inch corners.

Approved with the following conditions: 1) corner boards are the “storm” color; and 2) new shutters are appropriately sized to run from the header and the sill and be ½ the width of the window.

* * * *

#20499 - 16712 Chagrin Boulevard - Sign: MetroPCS.

Mr. Feinstein explained the sign is too large for zoning requirements.

Marie Cipolletta, Signarama, said the new sign would be shorter and not as wide as the one shown.

Approved the sign design with the condition that a smaller, zoning code compliant, sign is submitted for administrative review.

* * * *

#20500 - 16406 Fernway Road - New Vinyl Siding.

Laura Bair, Hurst Design Build Remodel, said the existing dutchlap vinyl siding gives the house a very choppy appearance. The new siding will be a 4 inch clapboard with 3 ½ inch trim around the windows. The windows on the front will have crossheads with a keystone. The trim is white and the siding is beige. The new door surround will be composite material. The corner boards are 5 ½ inches.

Ms. Beck asked if the shutters would be replaced or reinstalled.

Ms. Bair said they will be replaced with 15 inch shutters. The existing shutters are 14 inches wide.

Ms. Madison said the new shutters need to be wider to approximate ½ the width of the window.

Mr. Neville said a light on both sides of the front door would be better.

Approved with the following conditions: 1) new shutters are sized to be ½ the width of the existing window; and 2) a light is added to the right side of the front door to match the one shown on the left.

* * * *

#20494 - 3756 Lee Road - Wireless Antennae.

Ronald Gainar, contractor, representing TNL Group LLC, owner.

Approved before the meeting during COVID-19.

* * * *

#20501 - 3066 Woodbury Road - Mudroom Addition.

John Payne, TPA Builders, explained there is an existing rear porch and a portion of the first floor is enclosed. The alterations also involve a remodel of the kitchen. They would like to move the driveway window and make it smaller.

Mr. Feinstein noted the stoop says trex material.

Mr. Payne explained it is only a landing. It will be framed in treated lumber then have the finish be the trex material.

Ms. Madison asked what the patio material is.

Mr. Payne said it is brick.

Ms. Madison said a match to the front stoop will be more appropriate.

Approved with the condition that the rear stoop be brick and sandstone like the front stoop.

Revised plans to be submitted for administrative review.

* * * *

#20502 - 15904 Chadbourne Road - Porch Alteration.

John Payne, TPA Builders, said they will have cedar trim and screens inserted. There is a door on the neighbor's side. The horizontal portions are at the spring line of the stone arch. They will be using a stock screen door.

Mr. Walter asked if the door will be able to have a cross bar.

Mr. Payne said yes. They will make it if it does not come with it.

Mr. Walter noted the bar on the inside would protect the door screens.

Mr. Neville asked if the wood portions will be painted brown.

Mr. Payne confirmed all of the wood portions will be painted brown.

Approved with the condition that the door cross bar be on the inside.

Revised drawing to be submitted for administrative review.

* * * *

#20503 - 2713 Dryden Road - Window Alteration.

Rick Norris, Pella, said the existing window size is 78 inches tall. Pella does not have a line that makes a cottage window that tall.

Ms. Beck noted this is a true 1/3 2/3 cottage window that is 6 lites high.

Mr. Norris aid the new double hung window will still be 6 lites high. The bottom pane has to be tempered due to the distance to the floor.

Mr. Walter asked if anyone makes a window this tall.

Mr. Noriis said he went through all of the lines that Pella makes. The customer would prefer a 50/50 opening in order to get more air.

Mr. Neville said it is their job to preserve the architectural vocabulary of the community. He said the

other windows could be approved now and the cottage windows will have to wait until another alternative can be found. He is not comfortable with the appearance changing.

Denied the proposed 50/50 double hung replacement of the first floor cottage windows.

Approved the remainder of the window replacements to match the house.

* * * *

Ms. Madison left the meeting.

* * * *

#20504 - 18801 Shelburne Road - Landscape Elements.

Melissa Fliegel, Van Auken Akins, said this is an outdoor living space with a solid wall on the west side with three punched openings. The posts are white and a hip roof will enclose the area. Within this wall is the outdoor kitchen. The openings will have shutters and she explained the views of the open and closed shutter drawings. She noted the chimney is now proposed to be clad in brick. They will replicate the banding of the other house chimneys. The roof will be an asphalt shingle to match the house. The trim is white azek material. The stone selection is being finalized now, but the colors will work with the stone sills. The owner would like the options to potentially have screens in the punched openings. The patio itself is being expanded with this project and the landscaping will be re-located.

Mr. Oeflein asked about the stone material.

Ms. Fliegel said it would be a natural stone veneer.

Mr. Walter asked if the roof is vaulted inside.

Ms. Fliegel said yes, it would be a stained tongue and groove cedar.

Mr. Neville asked about the range hood vent.

Ms. Fliegel said the vent has not been rendered. She will check to make sure how tall the chimney needs to be.

Mr. Walter asked if there is a chance for the hood to be vented out the chimney.

Ms. Fliegel said she would have to look at the framing and the possibilities of that happening.

Mr. Neville said he is accepting of the proposal, but he would like to see the vent resolution.

Approved with the following conditions: 1) the chimney cladding be changed to matching brick; and 2) the hood vent design is shown, or diverted through the chimney.

Revised plans to be submitted for Board review.

* * * *

#20505 - 3068 Van Aken Boulevard - Addition.

Eli Mahler, architect, said the existing aluminum siding on the house is not too hard to match in aluminum so they propose vinyl siding. They will match the roof color. The existing deck will be reduced with this work and will now be smaller.

Mr. Neville asked if there are plans to change the house siding.

Mr. Feinstein asked if a vinyl material can be found to match the size of the current aluminum siding.

Mr. Neville said he is fine with the plans if a vinyl siding can match the size of the existing aluminum siding.

Approved with the condition that the new vinyl siding is the same width as the existing aluminum siding. Confirmation of the size should be made or revised plans submitted for administrative review.

* * * *

#20506 - 18575 Parkland Drive - Solar Panels.

Stuart Lipp, Better Together Solar, explained they would be adding solar panels to the house. There were panels installed last year on the solarium and side of the garage.

Mr. Neville asked how far off the roof the panels will be.

Mr. Lipp said 3 to 4 inches. They will use black frames and panels.

Mr. Walter asked if there is a way to be on the rear of the house.

Mr. Lipp said they would lose generation of power due to the orientation of the house.

There was discussion of locations for the panels.

Mr. Neville said this is a rectangular array, which fills up the roof area. This area is off to the side of the house on a secondary roof form.

Mr. Oeflein noted the trees in the yard screen the view of the front of the house.

Approved with the following conditions: 1) that the panels are as low profile as possible; and 2) the conduit not come down the front of the house and be painted to match.

* * * *

3505 Lee Road Preliminary Review: Addition.

Andrew Greene, Primus Companies, explained the new plan removes the canopy. The addition will have the same roof detail as the adjacent earlier addition. The walls will be brick to match. The arched openings are not all true windows. Landscaping has been added. They will not have a step as the entry will have a slight ramping to enter.

Mr. Neville asked about the arch window form.

Mr. Greene said all the arched openings have a soldier course to grade.

Mr. Oeflein said without the ATM canopy this resolution is much better.

Mr. Walter asked if the door could be in an arched element as well. All the others have this detail. He asked if the spacing on the sides could match the spacing between the windows on the front and back of the addition. The separation between the windows on the sides is now wider than the other arches.

Lisa Welsh, Shaker Heights Animal Hospital, indicated that they have moved the pet station closer to the building and will readjust their landscaping.

Discussion held. The Board suggested the following: 1) investigate making an ADA accessible exterior door; 2) study the rear elevation for more regular spacing of the windows and door to achieve balance.

* * * *

Other Business

18530 Chagrin Boulevard—Metal Roof Material.

The Board commented that the roof design of this home is not appropriate for a metal roof material.

* * * *

There being no further business, the meeting was adjourned at 11:30 a.m. The next meeting will be September 21, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review