



**Architectural Board of Review Minutes
Monday, October 7, 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
Joyce Braverman, Planning Director

The meeting was called to order by Senior Planner, Dan Feinstein at 8:05 a.m.

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Approval of September 16, 2019 Minutes.

Approved.

#20308/20186 - 3431 Tuttle Road - Resubmission: Signage.

Mr. Feinstein explained the store sign above the entry door had been approved at a previous meeting. This is a proposal for a projecting sign.

Mr. Neville asked if this watch sign is at other locations.

Ms. Madison asked how the sign is lit.

Tonya Jefferson, LAAD Sign and Lighting, said this watch is at several other locations. The sign is lit from the inside. It lights everything that is not black on the watch face.

Mr. Walter said there is no context to other signs or size on the drawings.

Susan Frankel, RMS, explained this is to be the “clock tower” of the neighborhood. The Board was concerned the wall sign was too basic and small when it was presented.

Ms. Braverman showed a photo of the watch sign at the Washington DC location.

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There was discussion regarding the location of the round clock on the attachment to the ACM panel on the building. The Board asked that the watch be centered on the panel, regardless of attachment.

Approved.

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RTA Blue Line Terminus - Preliminary Review: Substation.

Mr. Feinstein said the Board reviewed preliminary plans at their last meeting. The new plans are based on that meeting's comments regarding location, doors, color, and landscaping.

Matt Marotta, Greater Cleveland Regional Transit Authority, explained all of the access doors now face the RTA tracks. The areas facing the Van Aken District are unbroken and landscaping will cover those sides. They are speaking with First Energy to remove a power pole and install two new ones. The new building will be landscaped with arborvitae that is moved from this location, stored, and re-planted. The bollards can be painted any color desired.

Ms. Braverman asked the Board to specify which color the bollards should be painted.

Mr. Walter said the bollards should be black. The walls of the building should be green or the darker taupe color, not the lighter tan.

Ms. Braverman asked about the lights on the east elevation.

Mr. Marotta said he believes these light fixtures come with the pre-fabricated building.

Mr. Feinstein said these lights should be shielded so the light is targeted at the entry area.

Approved with the following conditions: 1) the external finish is Maui Green in color; 2) a shielded fixture is used; and 3) the protection bollards will be black in color.

Final plans will be submitted for administrative review.

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#20279 - 3270 Chadbourne Road - Resubmission: Second Story Addition.

Bill Mullett, Keselman Construction, explained the details of how the second floor addition connects to the existing house.

There was discussion regarding the details at the first floor roof and connection to the existing brick wall at the second floor.

Approved.

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#20298 - 15825 Van Aken Boulevard - Sign: Georgian Condominiums.

Jeff Clark, Easy Sign, said this new monument sign is virtually identical to the existing sign, but where the existing sign is parallel to the street, the new sign will be installed at a 45 degree angle. It will be located in the same landscape bed and have engraved beveled letters.

Approved.

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#20299 - 2666 Coventry Road - Window to Door Alteration.

Yomo Kaplan, Regency Developers, said there are two windows overlooking a patio deck that are proposed to be changed to doors, similar to the area to the left. The new doors will have 4 inch trim molding.

The Board asked if a step would be needed.

Mr. Kaplan said yes, it will be wood like the other step, and the front entry porch.

Approved.

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#20300 - 3348 Colwyn Road - As-Built Porch Alteration.

Larry Kudla, CLE Housing Inc., said the wood floor was cited to be repaired. He covered it in a skim coat of concrete instead.

The Board expressed concern about the current aesthetic of the work and the longevity of the “repair” due to the wood cement interaction.

Mr. Kudla explained the floor was covered in plywood, not a tongue and groove flooring, so it was plain and flat. A waterproof membrane and a fiberglass coating separates the wood from the cement, which will be painted when he is allowed.

Ms. Madison asked how it will be finished.

Mr. Kudla said the edges will be ground to a clean finish and then painted brown.

Mr. Neville asked if there is access to the ground from this porch.

Mr.Kudla said there are not steps, just a railing all the way around.

The Board agreed that with the understanding of the construction, and given that this is not in view, they agree to approve the request with the requirement that the porch be painted brown, finished, and cleaned of all residue as described by the applicant.

Approved with the conditions: 1) the material is smoothed to appear as if it were wood; 2) the area around the material is cleaned of debris; and 3) the porch is painted brown to match the skirt.

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#20301 - 44 Lyman Circle - Porch Post Alteration.

Jim Newman, Western Reserve Home Renewal, explained the owner proposes to change the wrought iron detail at the front entry to a traditional 10 inch round column detail.

Ms. Madison asked if the wrought iron is an original detail.

Mr. Newman indicated it appears as if the detail is original to the house.

Mr. Neville said his only concern is the 45 degree condition of the roof and having the post caps overhang the roof.

Mr. Newman said he can cheat the posts toward the door in order to have the caps completely under the roof.

Approved.

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#20297 - 23820 Hermitage Road - New Double 4 Inch Vinyl Siding: Tuscan Clay. Trim: White.

Mr. Feinstein asked the width of the current siding.

The board noted the plans show a photo of 8 inch reveal. The entry should be white and the corner boards the same as the field. The new siding should have a straight lap and be as wide as possible. The shutters must be reinstalled or replaced to match.

Approved with the condition that the widest siding made in this color is installed.

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#20302 - 2690 Sulgrave Road - Window Alteration.

Jered Schloss, Window Nation, said they propose a 3 lite casement window to replace the current 5 lite window on the front. At the rear the door, the side lights will be changed to casement openings.

Mr. Feinstein asked about the existing stairs. These are indicated as remaining but must be removed.

Approved with the following conditions: 1) the new windows are trimmed out and the existing trim is removed from below the new sill; 2) the step unit will be removed; 3) the new siding will be toothed in to appear as if the entry were never there; and 4) the front and rear casement/picture/casement windows will have the same pattern having 1/5, 3/5, 1/5 pattern.

Revised quote and plans will be submitted for administrative review.

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#20303 - 3049 Chadbourne Road - New Garage.

Amy D'Amico, The Great Garage Company, said they are replacing the existing garage with a new 20 by 22 foot garage structure. The roof will have a 6/12 pitch with slate color asphalt shingles. The entry doors have panels.

Approved.

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#20304 - 3280 Enderby Road - New Double 4 Inch Vinyl Siding: Castle Stone. Trim: White.

Mark Martinis, Home Exteriors, said they propose to side the entire house, but understand if the Board only allows the wood sided section of the house to be re-sided.

Mr. Walter asked the size of the existing shake siding, and the size of the new siding.

Mr. Martinis said the existing siding is 11 inches wide and the new siding is 4 inches.

Mr. Walter asked about the stucco portions of the house.

Mr. Martinis said the owner would like to cover the stucco portions with vinyl siding as well.

The Board discussed the details within the stucco portion of the house. They agreed additional details would be required demonstrating how the existing architectural components would be retained if siding were applied to those areas.

Approved with the condition that if the stucco portions of the home are covered additional plans will be required.

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#20305 - 23779 Shelburne Road - Rear Addition.

Preston Buchtel, designer, explained this is an addition above the existing attached garage. They will match the exterior finishes, as the existing siding was installed 2 or 3 years ago. The trim will be white and the roof a pewter asphalt shingle. The new windows will match the existing windows on the house.

There was discussion regarding the roof details.

Approved.

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#20306 - 16812 Lomond Boulevard - Replacement Windows.

Mark Polomsky, Empire Window Company, explained they are replacing windows as they have appeared for more than 20 years.

Approved.

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#20307 - 3592 Lee Road - As-Built Entry.

Mr. Feinstein explained the history of the building, which was vacant for at least 15 years until the new owner purchased it. The existing entry framework is a violation as the detail is part of an unfinished entry.

Mr. Walter asked the details of the inside of the building.

Jeremy Sowonovic, Digital Forensics, said they are individual salons. This building was purchased 2 years ago by the current owner. Significant investment has been made.

The Board agreed the existing tube metal detail must be removed as it was never intended or approved to be like this. A simple, possibly flat, canopy is an appropriate alternative.

Denied the retention of the existing framing.

Plans showing a proposal for a smaller metal canopy over the front entry including work to address any demolition marks on the building should be submitted for design review.

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#20309 - 16300 South Woodland Road - Shed Extension.

Mr. Feinstein explained this home was previously the coach house for the Marshall Mansion at the corner of Lee and South Woodland Roads. The rear of this house faces the lake.

Joe D’Andrea, homeowner, explained the doors to this shed were in disrepair. He spoke with a family member who came to look and helped him build the existing framing. The framing will allow him to install an overhead garage-type door.

Mr. Feinstein noted the Building Inspector stated the foundation and framing in place does not meet Ohio Revised Code.

The Board agreed that they are accepting of an extension that has the same level of architectural detail as the rest of the house. They suggested retaining a design professional or contractor familiar with the code to help design a new entry. The owner also has the option of demolishing the new work and re-installing doors to match the original.

Denied the existing conditions. The owner was given the choice of redesigning the extension or removing the new portions and re-installing carriage doors.

Plans detailing a proposed resolution must be submitted.

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#20310 - 3112 Ludlow Road - Window Alterations.

Mike Ranallo, Gunton Corporation, said half of the house will have window replacements to match. The owner wants to change a window on the addition to a sliding window from the current configuration. This will allow more light. The kitchen bay windows have casement type windows and they would like to have double hung windows installed with grids that match the rest of the house.

Approved the rear elevation to match the existing conditions.

Approved the side elevation bay window to have double hung windows in each opening.

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#20296 - 17450 Aldersyde Drive - Solar Panels.

Reynard McPherson, Yellow Lite, said these panels will have an a/c converter at the rear of the house and some equipment in the basement for charging an electric car.

The Board noted the building code placement requirements are 3 feet from the roof edge. They will approve the panels if the conduit is moved to run down the outside edge of the roof to the rear corner, using the corner to obscure the conduit. The conduit should be white like the downspouts.

Approved with the condition that white conduit is run down the dormer roof edge to appear as if it is gutter and downspout. The Board suggested the applicant investigate the need to be 3 feet from the edge of the roof.

Revised plans will be submitted for administrative review.

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Other Business

2771 Coventry Road—Shed.

Approved with dark or neutral color scheme, a brown roof and no white trim.

17024 Scottsdale Boulevard—Addition

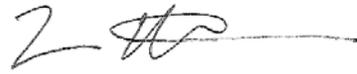
Approved with the condition that full ice and water shield is used on the new addition roof, extending into the existing house roof.

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There being no further business, the meeting was adjourned at 12:00 p.m. The next meeting will be October 21, 2019.



Sandra Madison, Chair
Architectural Board of Review



Hans Walter, Vice Chair
Architectural Board of Review