



SHAKER HEIGHTS

Architectural Board of Review
Monday, August 21, 2017
8:00 A.M.
City Hall Council Chambers

Members Present: James Neville, Vice Chair
Richard Bauschard, Member
Hans Walter, Alternate Member

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

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

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Approval of the August 7, 2017 Meeting Minutes

Approved with corrections.

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16900 Van Aken Boulevard - Preliminary Review: Avalon Station 2.

John Elsey, GBC Design, Inc., said they have been working with the city’s consulting architect, Mike Caito, to refine the perimeter details of the houses in this development. The biggest changes are on Van Aken Boulevard, where they have moved the corner units back by 3 feet and the middle units align at the originally proposed setback. Brick façades have been added to the center walkway. There is a bay added at the end units on Van Aken Boulevard and Winslow Court. Where there are round pediments at the door there are round dormers in the main roof. They will be using two shades of brick, and one siding style. The units are mirrored at the Greenbriar end. There is a hip roof used on the end units at the walk-through at the center of the site. At the end unit at Winslow Court they have removed the third floor bathroom window because it did not align with the second floor bath window. Shutters were introduced on the side elevations. The brick will wrap around the corner units to the siding area throughout the rear. A roof has been added at the balcony on the rear elevation where it is an end unit at a street.

Mr. Bauschard said the cantilever bay area crowds the heads of the first floor windows below it.

Mr. Elsey said Ryan Homes builds this cantilever as an integral part of the floor. It actually increased the square footage of the livable space so it cannot be raised.

Mr. Bauschard said the shutters under the bay, along with the cantilever brackets add to the crowding of the first floor windows. He suggested moving the windows together. He asked what the round dormer area material is. Will it be a window?

Mr. Elsey said the dormer is faced with a louvered panel. The roof will be vented by a ridge vent or a pod vent in the rear. They could center the windows below the cantilevered bay and only install brackets on the ends of the bay.

Mr. Bauschard asked the depth of the cantilever.

Jordan Wewer, GBC Design, Inc., said it is 12 inches.

Mr. Walter said he likes the double window with brackets at the end below the bay windows. He believes this design can be successful with or without shutters.

Mr. Bauschard said it would be less crowded between the two elements without the center brackets.

Mr. Walter said the window under the bay at the side elevation shows shutters also. He would prefer no shutters where there is a bay above the window.

Michael Caito, consulting architect, suggested there would be a need to add trim at the windows under the bays if the shutters were not implemented.

Mr. Neville said that detail would help celebrate those window openings.

There was discussion regarding the cantilevered roof over the second floor porches.

Mr. Elsey said more brick has been introduced on the façade facing Winslow Court. There is less brick on the elevations facing the Greenbriar Apartments, but there is some. The façades facing Winslow Road also have an increased amount of brick.

Mr. Walter said the detailing along the walkway has been done well.

Mr. Elsey said the overall design has become a reasonable product with many improvements arrived at through the team effort with the city.

Mr. Walter asked if there is a reason for the different sizes of window on the rear and side façades.

Mr. Wewer confirmed there are practical reasons such as bathroom and kitchen counter locations on the interior which drive the window size.

Mr. Neville said the bones of the development are similar but the designs have improved dramatically. He is supportive of the direction in which they are proceeding. He noted that the shed roof over the small patio on the rear elevation is nice. He asked if they could be made an option on all of the recessed units.

There was general discussion of patio roofs being helpful on the end units as a design element.

Mr. Feinstein asked the applicant to touch on the brick colors and materials throughout.

Mr. Elsey said there is one shingle color, two brick colors, and one trim color. There are two colors of horizontal, pre-finished Hardi board siding. The front elevations will be exclusively white siding with color changes on the rear elevations. The door colors change around the development. The color changes in the brick break up the massing.

The Board agreed the designs have improved and added the following comments: 1) landscape plans should be included in the next submission; 2) if desired the third floor bath can have a window, even if slightly offset from the second floor bath window; 3) consider making the roof over the rear porch an option for all units; 4) windows under the front and side second story bay need additional trim in order to incorporate them into the bay element more effectively; 5) the windows under the front and second story bay should not have shutters; and 6) the brackets under the second story bay window should be located at the ends of the bay and removed from the center of the bay.

Finalized plans will be submitted for formal Board review at a future meeting.

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9:00 AM

#19759 - 2547-49 Cheshire Road - As-Built Window Alteration.

Mr. Feinstein explained this work is underway. The inspector brought the need for a permit to the attention of the owner.

Eric Benson, owner, said they covered the inside of the first floor window opening with a tub surround and put back the window with a black background. They had to finish this as the first floor has a tenant already.

Mr. Feinstein explained staff suggested two options for the owner. The first being a black panel behind the existing window, the second being permanent removal of the window and its trim and siding over the old opening.

Mr. Neville said the inside should be a black laminate material like Formica. This material holds up better and has a consistent finish.

Ms. Beck noted the storm window should be restored to the opening as it will protect the window from weather.

Approved with the condition that a black laminate material be used for the inside of the window.

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#19749 - 15915 Onaway Road - Screen Porch Addition.

Mr. Feinstein explained this application was seen preliminarily within the last two months. At that time form and size were discussed.

John Murphy, homeowner, said they are a family that likes to spend time outside. There is a room extension off of the house that is a family room with two sets of French doors. The challenge in this application is that the family room is an addition which has a large shed roof. They are proposing a breezeway that connects the new structure with the old parts of the house. The roof is high on the enclosed porch so that it does not interfere with the family room and also allows for a large soffited overhang for protection from the weather. This is not a four or three-season room. It will only have screens in the openings. The floor inside will be 18 by 18 inch bluestone pieces. The stone at the knee wall matches the front of the house. He displayed the man-made stone chosen. He asked their opinion about using a cricket on the roof near the corner.

Mr. Neville said anything would be better to keep water away from the wall.

There was discussion regarding resolving the roof drainage in the area where the structures are adjacent.

Mr. Walter asked about the roof material for this structure.

Mr. Murphy said it will be an asphalt shingle that matches the shed in the rear yard. The house has slate shingles, but this porch is separated from the house roof by about 20 feet of shed roof with modified bitumen roofing.

Approved.

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#19721 - 3148 Belvoir Boulevard - Resubmission: Exterior Alterations.

Mr. Feinstein said the Board saw this application previously. It is a proposal to resurface the home and make it practically maintenance-free.

Kim Coverdale, homeowner, said the same horizontal vinyl is now proposed around the garage as the rest of the house. The shake vinyl material they will be using now has a flat edge instead of the previously proposed staggered edge. She clarified the elevation details at the front porch.

Mr. Walter asked the color of the vinyl material.

Ms. Coverdale said the straight lap siding is adobe cream and the shake siding is antique grey. She showed the larger dimension stone they have chosen.

Mr. Neville said the trim at the base of the columns is shown on the elevations, but not on the section detail. He would like to be sure the correct detail for the columns is shown on the plans.

There was discussion regarding the brackets proposed on the new overhang between the first and second floors.

Mr. Neville asked about the proposed metal roof material.

Ms. Coverdale showed the dark brown metal material.

Approved with the following conditions: 1) a bracket must be added to the inside corner of the front elevation to balance the new overhang; and 2) the section detail must show the columns fully detailed with cap and base.

Revised plans will be submitted for administrative review.

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#19760 - 20020 Fairmount Boulevard - Window Alteration.

Robert McClelland, homeowner, explained they are planning on replacing a bow window. All others on the house have been replaced. He would prefer a double hung window at either end of the new windows. The new windows will have wider mulls between each window pane.

The Board agreed the casement option is preferred for the aesthetic appearance. The page is

marked Option A.

Approved "Option A" with casement windows at the ends of the bow.

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#19736/19761 - 2719 Coventry Road - Resubmission: Rear Addition.

Justen Musick, Payne and Payne Construction, explained the Board saw this addition previously, which is located at the rear of the house. Since that approval, they have been asked to extend the room by 5 feet. There is no change to the proposed materials or colors.

Mr. Neville noted the batten area is more generous on the extend version.

Approved.

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#19762 - 14100 South Woodland Road - New Double 4 Inch Vinyl Siding: White. Trim: White.

Mark Martinis, Home Exteriors, said they are re-siding this house and garage.

Mr. Neville asked about the trim at the main entrance. Will the frieze board be maintained?

Mr. Martinis said the main entrance will not be touched. The frieze board will be maintained.

Mr. Bauschard asked the reveal of the existing siding. What colors will be used in the vinyl material?

Mr. Martinis said the current house has a 7 inch siding reveal. The new siding will be white and the shutters will be black.

There was discussion regarding the size of the material along with the appropriate sizing of any new shutters.

Approved with the following conditions: 1) the siding material is a double 5 inch reveal; and 2) the new shutters be appropriately sized so as to be half the width of the window and run from the sill to the header.

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#19763 - 16895 Chagrin Boulevard - Signage: Intro. Security Gate.

Mr. Bauschard said the sign is shown as centered on the storefront, but the position of the sign in relation to the pier is awkward. He suggested the sign be moved left to either center between the pier and the edge of the storefront or over the divider between panes of storefront glass.

Mr. Walter asked the raceway color.

Iyad Sharaf, tenant, said the raceway is black.

The Board agreed the raceway should match the façade color as is noted on the plans.

Mr. Feinstein said there is another issue with an already-installed roll-down security gate. This is considered a permanent exterior fixture and requires design review. He found precedent for requests for roll-down security gates from 1993 and 1994. The 1993 request is from this specific shopping center and was not approved as the design standards as part of the shopping center did not include this type of security. It was pointed out at that time that this is part of a complex, not an isolated building. Security should be addressed as a whole for the center, not storefront by storefront. In 1994 Rite Aid asked for security gates and the Board denied it as visually inappropriate. He noted that the applicant provided photos of another store in the center, GameStop, which has a roll-down security gate. This gate was not reviewed by the Architectural Board before installation.

Mr. Sharaf said his security gate is see-through, while GameStop's is not.

Mr. Walter agreed this is a better look than the gate at the other store.

Mr. Sharaf said The UPS Store also has a security gate.

Mr. Feinstein clarified the UPS Store gate has no window impact. The gate separates the section of store that has 24/7 access from the retail store area. It is about 18 feet behind the glass. He asked Mr. Sharaf why such security was needed.

Mr. Sharaf said he sells footwear that sells for over \$200 a pair. This security measure reduces his insurance premium and keeps burglars from attempting to break in.

Mr. Bauschard agreed this installation is less intrusive than the gate at Game Stop.

Mr. Bauschard asked what the store hours are for the shopping center.

Mr. Feinstein said the stores do not have consistent hours of operation.

Mr. Neville said in 5 years when every store in the center wants a gate for security it ends up looking like an armed camp.

Mr. Feinstein said the Board should consider the design and development history of this center, which had a Development and Use Agreement with the City.

Mr. Sharaf said he has invested \$190,000 in fixtures alone in this store. Not to mention the hundreds of thousands in merchandise. He went into this space with the knowledge from the owner of the center that he could have a gate. No insurance company is going to keep him after a bunch of break-ins.

Mr. Feinstein said he would look into the original Development and Use Agreement and design approvals of the shopping center.

Mr. Sharaf said the store would look worse with boarded windows after a break in. There is also such a security gate at the new Foot Locker at Warrensville Center Road.

The Board agreed the center owner has culpability to be aware of the review processes and for assuring security.

Mr. Sharaf said Exhibition in Ohio City was broken into several times and finally got approval to have a gate. He said all other stores that sell merchandise like his have gates.

Approved the building sign with the condition that the sign be centered over the center mull of the windows below the arch detail.

Revised plans will be submitted for administrative review.

Tabled the request for the roll-down security gate in order for more research to be completed.

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#19764 - 14001-14005 Shaker Boulevard - Door to Window Alteration.

Mr. Feinstein gave some background to the application. He said this is a side-by-side duplex at the intersection of Shaker Boulevard and Coventry Road. The Board saw this site previously for preliminary review for a townhome complex. This plan has not been implemented and the Housing Inspection Department is requiring resolution to the access to the very large garage roof from the second story.

Mr. Bauschard said it appears the existing windows are narrower than the door opening. How will the muntin pattern compare between the two?

Tony Kucia, Coventry Pointe LLC, owner, said the door openings are 35 inches wide. The window openings are 28 inches wide.

Mr. Neville said the muntin patterns will be awkward if the opening is kept to 35 inches wide. Is it possible to make the openings smaller to match the existing adjacent windows?

Mr. Kucia said they could make the openings slimmer to match the windows.

Approved with the condition that the new window will be the same size, 28 inches, as the existing windows on the rear elevation.

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#19755 - 23740 Shelburne Road - Resubmission: Rear Addition. Roof Material. Window Alteration.

Mr. Feinstein said the Board approved a two-story addition to the rear of the house at a previous meeting. What was not discussed was a change to the roof material noted by staff when revised plans were submitted.

Mike Khmelnsky, Homes on Demand, owner, said the plans reviewed at that meeting had slate noted for the roof material of the addition. He said yes, the existing house roof is slate, but they would like to install a weathered wood colored asphalt shingle as the roof material for the addition.

Mr. Feinstein said the Architectural Board of Review has approved some single story additions with alternative roof materials or with a flat roof/breezeway separating the addition from the main house roof. The Board has not approved roofs that directly meet where the house roof is slate and the addition is another material. Imitation slate has also been a problem to color match.

Mr. Bauschard said the other option is to re-roof the entire house to match.

Mr. Khmelnitsky asked if asphalt could be used if there is a valley separating the two roofs.

Mr. Bauschard said it is not enough. A valley is a given on any roof meeting a roof. The asphalt has a high contrast in color compared to the existing slate roof.

Mr. Neville said even any other color would still be asphalt meeting slate. He does not support the two materials meeting at the new roof.

Mr. Khmelnitsky noted there is another change at the kitchen. He is proposing to move a window from its current location and to remove another window that is proximate to the new location.

Approved the revised plans with the condition that the roof material on the addition remain the originally proposed slate to match the house roof.

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#19765 - 23449 Laureldale Road - Pavilion. Skylight.

Mr. Feinstein said the Board has reviewed the design of this house before. The applicant is now looking to add a skylight to a rear flat roof and construct a pavilion in the rear yard.

Stephen Schill, architect, explained they propose to have a skylight, in a pyramid shape, added to the flat roof above the dining room table. They chose this skylight because it is visible to the second story window view.

Mr. Neville said as this is on the north elevation, and is a very good idea to add more light to this room.

Mr. Schill said the outdoor pavilion will provide a cooking and dining area. It is pulled away from the house and will have a grill area and seating. The seating/grill area is the same stone as is seen on the side elevation of the house. The pavilion will have an asphalt roof shingle to match the shingle just installed on the house.

Approved.

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#19767 - 3576 Chelton Road - Stair Alteration.

Mr. Feinstein said the Board saw this request preliminarily with the homeowner. The Board was not concerned with the stair concept including removing access to the basement.

Ms. Beck noted the wall parallel to the driveway is also proposed to be removed.

Bob Lafollette, Manfred Masonry, said yes, that wall has already been demolished.

Mr. Walter asked about a handrail for the unit.

Mr. Lafollette said yes, there will be a handrail, probably made of black metal.

Mr. Neville said the Architectural Board of Review staff would need to review that railing, before a permit can be issued.

Approved with the condition that a black metal railing detail be provided for administrative review.

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#19766 - 3273 Chadbourne Road - Window Alteration.

James Stumpf, Stumpf Brothers Renovations, said there are a pair of casement windows on one end of the front elevation, where the mirror of that corner does not have a matching window. They would like to permanently remove the double casement window and install shake siding to match the existing siding on the house. The other window they are replacing is on the first floor and will exactly match the window in the current opening.

Mr. Bauschard asked if there is another window in the room on the second floor.

Mr. Stumpf said yes, at the side elevation. This work is for a bathroom renovation.

Approved.

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#19768 - 3571 Lytle Road - Deck.

Rastislav Arnaut, contractor, said they propose a low deck on the rear of the house. There is no railing proposed for the deck. There will be a step down from the house to the deck.

Mr. Walter asked how the deck gets attached to the house.

Mr. Arnaut said there are 2 2x12 beams every foot.

Mr. Neville asked the exterior material of the deck.

Mr. Arnaut said cedar or composite. The owner prefers cedar wood. The skirt and steps will be the same material. The framing will be treated lumber.

Approved with the following conditions: 1) skirt will extend to the edge of the floorboards to obscure the end grain; 2) cedar will be used for all visible exterior members.

Revised drawings showing construction details and materials will be submitted for administrative review.

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#19769 - 3294 Warrington Road - Window Alteration.

Sally Levine, architect, said this alteration is to an existing addition, with windows that are not the same as those on the house. They propose to replace the current casement windows with double hung windows. All of the other windows on the house are double hung windows. There will be an alteration to the quantity of windows on each elevation, as the double hung windows are wider than the existing casement windows.

Mr. Neville asked if the new windows will be white with white trim. Is the siding brown?

Ms. Levine said yes, the new windows will be white and have white trim. The siding areas of the house are brown and will not be altered with this proposed change.

Approved.

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#19771 - 3726 Traver Road - Rear Addition. New Vinyl Siding. Window and Door Alterations.

L. Reed Carpenter, Jr, architect, said this house has been empty for 6 or 7 years. The contractor renovating the house has gutted the interior. They are proposing a 12 by 16 foot kitchen addition to tie into the dining room. The side entry roof will be removed as well as the door on the second floor. The door will be replaced with a window and a new shed roof over the door. The existing wood shake shingles will be covered with double 5 inch vinyl siding in Harbor Stone color. The existing metal casement windows will be replaced with new vinyl double hung windows. They are finding this a challenge as they would like all of the new muntin patterns to be appropriate. The window above the new addition will be shortened to be like the opening above the current rear bump-out.

Anthony Paciorek, CAP Construction, said he hopes to market the house in January 2018.

Mr. Neville asked the current roof material.

Mr. Carpenter said it is an asbestos material. It will be replaced.

Mr. Paciorek noted there is an original shake shingle roof below the asbestos tiles. All will be removed and new sheeting applied for the new asphalt roof.

Mr. Carpenter said the gutters will all be replaced. New fixed windows will be used near the front door.

Mr. Neville said the windows at the left front and around the corner in the same room are larger than the other windows. He would like to acknowledge the size and keep the new windows as cottage windows. It would be acceptable to go to a pair of new windows.

Ms. Beck asked what would happen to the 3 lite high triple window opening on the side elevation.

Mr. Carpenter said they thought about lowering the sill to match the nearby window and have two double hung windows in the new opening.

Approved with the following conditions: 1) cottage windows will be used for the left front and first side windows that are currently 5 lites high; and 2) the existing wide and shorter triple window on the east elevation will have the sill lowered to match the adjacent window sill height and the replacement windows will be two ganged double hung windows.

Revised plans detailing the window changes will be provided along with a quote detailing the window replacements for the entire house will be submitted for administrative review.

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#19773 - 17100 Parkland Drive - Covered Patio.

Andy Ieropoli, Advance Home Improvement, said they propose to add a covered patio overhang. There is now a steel structure with an awning. The owners are looking for a more permanent resolution. The roof will have cedar shingles and curved eave overhangs. The entirety of the visible structure will be cedar. The interior ceiling detail will be Douglas Fir. The support structure relates to the nearby supports of the cantilevered overhang.

Mr. Bauschard asked what stone will be used in the areas indicated as masonry.

Mr. Ieropoli said this will be brick to match the house. The cap stone on the area is to be limestone.

Mr. Neville asked if the posts are 6x6 posts that are wrapped.

Mr. Ieropoli said yes, they will ultimately by 8 inch square posts that match the adjacent posts.

Approved.

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#19770 - 3608 Palmerston Road - Hen House.

Rachel Wilkins Patel, homeowner.

Withdrawn at the request of the applicant.

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Other Business

3612 Lee—Shaker Heights Animal Hospital

Board members discussed the building façade and signage proposal. They determined the building sign should be centered over the two first floor windows. The face of the wall sign should be the same green as the proposed pole sign, with white lettering. The proposed front entry steps were appropriate. The shutters should be black. The door can be left natural if appropriate or painted if desired.

The Board strongly agreed with and were supportive of the need for two primary signs on this property.

3331 Glencairn Road—First Floor Shutters.

Approved the permanent removal of the first floor shutters with the condition that the shutter hardware still present must be removed.

20405 Chagrin Boulevard—Window Graphics at Rite Aid.

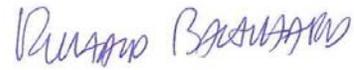
The Board requested a rendering showing this specific building and the areas where the graphics would be located for further review.

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There being no further business, the meeting was adjourned at 11:45 a.m. The next meeting will be Tuesday, September 5, 2017.



James Neville, Vice Chair
Architectural Board of Review



Richard Bauschard, Member
Architectural Board of Review