



SHAKER HEIGHTS

Architectural Board of Review  
Monday, November 20, 2017  
8:00 A.M.  
City Hall Council Chambers

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

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

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

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Approval of the November 6, 2017 meeting Minutes.

Approved.

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**#19840 - 3681 Menlo Road - As-Built Window Alteration. Front Step.**

Shanna Huffman, owner, said there had been a window in a first floor bathroom that has been covered up inside and out. The second floor bathroom window is still in place. She was unaware a permit had to be obtained before work was done.

The Board noted the siding was toothed in appropriately.

Mr. Feinstein said there is a new handrail at the front step unit that does not match the railing on the porch.

The Board agreed a wood railing that matches the detailing of the perimeter railing on the porch would be appropriate.

Approved the as-built window condition.

Denied the as-built step railing condition. Approved a wood railing matching the perimeter railing that exists on the porch, or a metal railing.

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**#19848 - 3318 Milverton Road - Front Porch.**

Walter Clark, contractor, said this house was to be demolished and there is an agreement for certain work to be completed by a certain time. The porch is one of those items. When repair

began, it became evident that the entire structure would need to be re-built. They propose a new plate at the house, new railing at the stoop and the second floor. They will keep the second story door. The construction includes 6 by 6 cedar posts, flat roof material, and white fascia boards. They propose to wrap the posts only in aluminum. The wood post cap and base will remain to the weather and will be painted. The garage has already been sided in white double 4 inch vinyl siding.

The Board noted that there should be an intermediate post on the second floor porch railing to avoid sag.

Approved with the condition that the second floor railing has an intermediate post added.

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**#19849 - 3006 Montgomery Road - Garage.**

Lenny Serwatka, Lyndhurst Lumber, explained the existing garage was damaged by a fire and has been removed. They will replace that garage with a new 22 by 22 foot garage with a 7½/12 pitch roof at a 16 foot 10 inch height. The side walls are 10 feet high, like the existing garage. The new cedar shake siding will be painted to match the house. The roof will have dimensional asphalt shingles to match the house. The service door will be located on the left wall.

Approved.

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**#19850 - 22600 Shaker Boulevard - Shed.**

Mr. Feinstein asked if this shed will be hidden from street view.

Ilgaz Arikan, homeowner, said yes there are large trees and a thorny hedge between the sidewalk and this shed.

The Board asked the color of the shed.

Mr. Arikan said it is a standard beige with dark brown color.

Approved with the condition that landscape screening between the sidewalk and shed must always be present.

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**#19851 - 3330 Avalon Road - Rear Addition.**

Mark Whalen, ProTrades Design, said the plans are much more extensive than the scope of work. They will only be completing a renovation to the kitchen and an 25 square foot addition expanding the laundry room. The window at the rear of the house will be removed. They will match the existing siding, replace the entire roof and the new brick foundation will match the house.

Approved.

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**#19852 - 2719 Southington Road - Window Alteration.**

Nick Higgins, Window Nation, explained that there are both window replacement and possible future work in the proposal. They may add a door onto a second story flat roof.

The Board agreed they had no objection to the possibility of a door. They will require plans to be submitted for review and approval of the final details.

Mr. Higgins said there was originally contracted for grids in all of the windows. The owner has since requested the kitchen and family room windows have no muntins.

Denied. Muntins must be in place in all replacement windows.

The Board agreed the possibility of altering the study window into a door was acceptable. Plans detailing that alteration have to be submitted for formal review before that alteration can proceed.

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**#19854 - 18124 Lomond Boulevard - As-Built: Door to Window Alteration.**

Rob Cook, contractor, said he is the second contractor to work on this house. The first contractor completed many items without permits.

The Board noted if the bathroom door removal was proposed before work was done they would have required muntins in the window. They would also have required the siding material to match the house in the area below the new window sill.

Approved with the following conditions: 1) installation of matching shingles below the new sill to replace the as-built panel; and 2) the window must have muntins in the top and bottom sashes to match the adjacent windows.

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**#19845 - 3265 Chadbourne Road - Resubmission: Addition.**

Mr. Feinstein said the Board reviewed this addition at their last meeting. He detailed the Board's comments from that meeting.

Michael Khmelnitsky, Homes on Demand, said they have changed the plans to include elements of the existing porch columns and additional windows.

There was a discussion of window size and placement, that the posts were undersized and that those posts should continue to the rear elevation.

Mr. Khmelnitsky said the post detail can be 8 or 10 inches if required.

Tabled for the applicant to investigate the following: 1) detailing the roofline to match the roofline on the main house; 2) study and present options for roof form including the original low pitch hip or a modified mansard roof form; and 3) "post" elements at the first floor need to have a wider profile and wrap around to the rear elevation.

Revised plans will be submitted for formal review.

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**#19853 - 3244 Chadbourne Road - Addition.**

Michael Khmelnitsky, Homes on Demand, explained the plans note white siding for the addition, but he would like to revise that to tan in order to match the existing trim. They will remove 1 window, shorten 1 window and build a 2 story addition. They propose to remove an entry door and step on the side of the house and install a window in that opening. All of the windows will be replaced with tan exterior.

There was discussion regarding the addition connection to the existing house detailing.

Mr. Khmelnitsky said there will be double 5 inch vinyl on the addition with vinyl shake in the gable ends of the house. The front dormers will be retained and painted.

Approved.

Revised plans showing the correct color for the siding to match the existing house color will be submitted for administrative review.

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**#19847 - 15605-15615 Van Aken Boulevard - Building Identification Sign.**

Ned Wasserstein, owner.

Applicant not present. Item not reviewed.

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**#19826 - 2692 Sulgrave Road - Window Alteration.**

Joshua Ohler, Renewal by Andersen, representing Brenda and Stephen Kidder, homeowners.

Withdrawn at the request of the applicant.

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**Other Business**

**3338 Chalfant Road—Existing Condition – Second Story Airing Porch.**

Approved the lack of a railing on the rear flat roof.

**3392 Milverton Road—As-Built Windows.**

The Board agreed the windows must be consistent throughout in having a colonial grid in all windows.

**3686 Avalon Road—Window Replacement.**

The Board agreed more information must be submitted for final determination.

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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be December 4, 2017.



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Sandra Madison, Chair  
Architectural Board of Review



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James Neville, Vice Chair  
Architectural Board of Review