



SHAKER HEIGHTS

Architectural Board of Review
Monday, April 2, 2018
8:00 A.M.

Stephanie Tubbs Jones Community Building

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

Others Present: Daniel Feinstein, Senior Planner
Cameron Roberts, Planner
Ann Klavora, Principal Planner
Joyce Braverman, Director of Planning
Kamla Lewis, Director of Neighborhood Revitalization

The meeting was called to order by Mr. Feinstein at 8:01 a.m.

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Approval of the April 2, 2018 Meeting Minutes

Approved.

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#19876 – 20220 Farnsleigh Road - Resubmission: Storefront – Suburban Pediatrics.

Mr. Feinstein said the Board has seen the proposal several times. The application is for the design of the Suburban Pediatrics storefront, but does not include signage at this time. There have been design changes to the façade material and color, and the arrangement of the louver.

Ben Gingrich, HSB Architects, said the proposal also includes a proposed film on the rear windows facing the parking lot side of the building.

Mr. Feinstein stated that the window film meets zoning requirements.

Mr. Gingrich said the façade will be fiber cement in a sandstone color. The louver has also been resized to be one panel extended across the opening where it is located. This addresses a condition from the previous meeting.

The applicants presented samples of the proposed brick material.

Mr. Walter stated the brick looks darker in person than in the renderings provided. He said this might actually help match the proposed material color, as that was a concern in the previous meeting. The other Board members agreed.

The Board agreed that the new proposal for the louver is appropriate and there are no concerns with the rear window film.

Approved the storefront design.

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#19924 – 20070 Walker Road – Storefront: Cleveland Clothing Company.

Robert Powell, arkinetics, said that the intention of the design is a “black-on-black” style, with black metal and glass materials throughout.

Mr. Neville asked how the storefront terminates at the neighboring storefronts.

Mr. Powell explained that there is a 1-foot pier between tenant spaces that will be wrapped in black. There will be brick used at the base, above the foundation slab.

Mr. Feinstein inquired about the name of the proposed brick.

Mr. Powell said the color is smoked bronze, which is the same style brick that is currently being used on the building.

The Board said they were glad to hear it is the same brick.

Approved the storefront design.

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#19925 – 33415 Tuttle Road – Storefront: Whiskey Grade.

Mr. Feinstein explained that this is a design review for the storefront only and that signage will be brought to the Board at a later date.

Tom Wronkovich, owner, said the storefront will be an aluminum material painted black, the entry will include vintage doors that are being refurbished, and there will be a canopy extended across the storefront for shading purposes.

Mr. Neville asked about the foundation material.

Frank Rulli, architect, presented revised plans to show the corner details. The base will be a continuous concrete curb along the storefront at a height of six inches tall that needs to cover the exposed concrete block at grade level.

The Board said that the bright grey base material might look odd with the darker materials being proposed.

Mr. Rulli stated that they could change the concrete material to a charcoal grey color.

The Board agreed that would be appropriate.

Mr. Neville said the property owners should devise a common solution for the storefront curb and foundation issues frequently seen by the Board for new tenant spaces in the Van Aken District.

Mr. Walter agreed that all the storefronts would look better if they had a consistent solution.

Steve Scheer, RMS, stated they can look into it.

Mr. Rulli continued to describe the storefront's corner details, explaining that the storefront will be terminated with an L-shaped detail.

Mr. Neville offered a suggestion that the applicant look into the similar corner details for the neighboring tenants to ensure that the proposed strategy will work.

Approved the storefront with the condition that the base concrete be stained a charcoal grey color.

Following approval, Mr. Feinstein showed two design proposals for a temporary sign at the applicant's Chagrin Boulevard interim location. He confirmed with the applicant that the sign is a metal material and will not be illuminated.

The Board members stated they preferred the sign with a black background and white lettering.

Approved the temporary sign on Chagrin Boulevard.

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#19908 – 3598 Ludgate Road – New Garage.

Aref Shafik, contractor, said the homeowner is replacing the existing garage due to its deteriorated condition. He said the new garage will be the same size as the existing garage. The roof will be a hickory color to match the roof of the house and the siding will be an almond color.

Mr. Feinstein stated that the submitted plans showed a black roof and white siding.

Mr. Shafik clarified that those proposed colors were in error. The correct colors are hickory and almond. He continued to describe the proposal, stating that the service door and overhead door will be paneled with no windows in a white color.

Ms. Madison asked the applicant to use a regular lap, rather than the proposed dutch lap, for the siding material.

Mr. Neville asked the applicant to ensure that the garage access door swings out.

Mr. Shafik agreed to both of the requests.

Approved with the following conditions: 1. Almond color, double 4 inch, regular lap, vinyl siding; and 2. Hickory color roof shingle; 3. Access door should swing out.

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#19915 – 3717 Lee Road – Sign: Situations.

Mr. Feinstein explained that there is an existing box sign at the location and a face replacement is proposed. He asked the applicant whether the sign will be illuminated, as it was not noted on the submitted plans.

Ilesha Forrest, tenant, said she did not believe the sign will be illuminated.

Mr. Feinstein said he would add a note to his plan to confirm this.

The Board agreed the sign face design is appropriate.

Approved the sign design.

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#19916 – 3665 Rawnsdale Road - Window Alteration: Leaded Glass Removal.

Mike Pucella, contractor, stated the proposal is to remove an existing leaded glass window. He said the grid of the new window will be white, rather than lead. Everything else will remain the same, including the dimensions and trim.

The Board agreed that the window alteration design is appropriate.

Approved the window alteration.

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#19918 – 3305 Glencairn Road – Window Alteration: Casement Windows to Double Hung Windows.

Pati Kriaris, contractor, said two existing casement windows will be replaced as double hung windows with grid patterns to match the existing as close as possible. She explained that the remaining windows, aside from the two windows mentioned, are all double hung.

The Board agreed that the window alteration is appropriate.

Approved the window alteration.

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#19919 – 16832 Chagrin Boulevard – Sign: Diamond’s Men’s Store.

Mr. Feinstein explained that this is an existing store on Chagrin that has expanded to the adjacent space and is proposing a new identification sign.

Randall Diamond, tenant, said the fascia board will remain blank on the additional retail space.

The Board agreed the sign design is appropriate.

Approved the sign design.

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#19892 – 18417 Scottsdale Boulevard – Resubmission: Solar.

Mr. Feinstein summarized the previous meeting. He said the resubmission shows solar panels on both sides of the roof, rather than just on the south-facing front elevation. He said concerns from the previous meeting about the panels being arranged in an irregular pattern and not having the required 3 feet to the roof edge have been addressed.

Mr. Feinstein asked the applicant if an electric generation simulation had been done for the new proposal.

Todd Oakley, homeowner, confirmed that a simulation was done. He said he believes it showed about a 15% decrease in production compared to the original proposal. A complete rear roof installation would be another 10-15% reduction.

The Board agreed that the resubmission for the solar panels is appropriate.

Approved the solar panel design.

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#19920 – 3659 Strathavon Road – New Composite Siding: Grey. Trim: White. Window Alteration: Double Hung to Picture Window.

John Goch, contractor, said the homeowners are proposing to install new grey siding. He said the center window on the front of the house is proposed to change from the current double hung window to a picture window. They also propose permanent removal of the window shutters.

The Board agreed retaining the shutters and changing the color to white, or another color that would better match the siding of the house, is more appropriate. They asked if there is a lighter shade of grey siding. They expressed concern about the siding color being too similar to the existing stone on the house.

Mr. Goch said the next lighter shade is almost a blue-grey color.

Mr. Walter said a picture of the proposed material color next to the stone would be helpful for comparison.

Mr. Sullivan asked if the corner trim and window colors will remain the same.

Mr. Goch said it will remain the existing white color.

Mr. Neville asked how the Board feels about the window style replacement. They all agreed it is acceptable; however, Mr. Neville said he thought the window and door trim should be packed out to be proud of the siding.

Mr. Goch said they will do that.

Approved with the following conditions: 1. Siding color should be one or two shades of a lighter grey color. The applicant will submit additional colors for review; 2. Shutters should be maintained with the color determined based on the eventual siding color; and 3. Pack out the window and door trim to be proud of the siding.

Additional siding and shutter color samples will be submitted for Board review.

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#19921 – 24062 Duffield Road – Window Alteration: Type and Style.

Bill Howes, contractor, said they propose to replace a casement window with a slider window to improve lighting conditions.

The Board members all agreed that the slider window would not be appropriate and stated that a picture window flanked with casement windows would be better. This would be designed as a 25-50-25 division. They said this would still provide more light than the existing window.

Denied the slider window.

Approved a casement/picture/casement window combination or the opening.

Revised plans will be submitted for administrative review.

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#19922 – 24020 Shaker Boulevard – Window Alteration: Storm Window to Slider Window.

Mr. Feinstein said there are currently storm windows on the rear porch of this house. The proposal is to replace them with new slider windows.

Brad Beasley, contractor, said that this section of the house currently suffers from poor insulation and the window replacement would remedy the situation.

The Board said the applicant should change the storm windows to double hung windows which are more appropriate on what looks like a part of the house rather than a porch. They specified that the double hung windows should have grids.

Mr. Beasley agreed to these changes.

Denied the slider windows.

Approved a double hung/picture/double hung window orientation as already exists on the rear of the home with grids in the double hung windows.

Revised plans will be submitted for administrative review.

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#19923 – 18401 North Park Boulevard – Pool House Alteration: Trellis.

Chuck Miller, architect, said there is an existing pool house on the property with two changing rooms. The proposal is to renovate one of the changing rooms into a covered, outdoor kitchen. A free-standing trellis adjacent to the outdoor kitchen will also be built. He said two windows on the rear of the pool house will be removed. A steel beam will be installed in order to support the roof on the now-open elevation. He said the outlines of the removed windows will remain on the face of the structure to uphold its historic character.

The Board agreed with the proposal to keep the outlines of the rear windows that will be removed, but also suggested setting the window infill back several inches from the face of the wall to emphasize their presence.

Mr. Miller agreed to this proposed change.

Approved with the condition that the rear window infill is set back from the face of the wall.

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#19987 – 3094 Huntington Road – Resubmission: Porch Enclosure.

Claire Barilla, architect, said that much of the design has been revised since the previous review by the Board.

Ms. Barilla proceeded to summarize the revisions, including changing the porch columns from circular to square, adjusting window heights to all match, and slightly reducing the size of the south wall windows for clearance of a new heater.

The Board asked about the color of the heater.

Ms. Barilla said the heater will be painted white to match the trim.

Approved the porch enclosure.

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#19926 – 22325 Fairmount Boulevard – Addition.

Joseph Calderwood, contractor, said this proposal is for the addition of a master suite on the left side of the existing home. All materials will match to the existing house.

The Board expressed concern about the lack of windows on the addition. After further reviewing the proposed plans, the Board proposed changing the bathroom double hung window to a casement window that is half the height of the other two windows. The other two windows should remain double hung.

Mr. Calderwood told the Board that the applicant would like to expand the back of the addition by another three feet, which was not shown in the proposed plans.

The Board found the expansion of the addition appropriate, but said that an additional third window would then be necessary. The additional window should match the full-size double hung windows.

Mr. Calderwood agreed to these requests.

Approved the revised and extended addition with the following conditions: 1. One new window will be added in the extended portion of the addition; 2. The two new full size windows will match the full size window adjacent in the house; and 3. The bathroom window will be a casement window that is half the height of the other two new windows.

Revised plans will be submitted for administrative review.

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#19927 – 3569 Pennington Road – As-Built Window Alteration: Removal.

Mr. Feinstein provided background for the case, explaining that a second-story, side window was removed and filled in by the property owner’s contractor.

Sherry Shaw, property owner, presented pictures of the infilled window to the Board, which she explained was in the second-story bathroom. She said that the contractor is no longer on the job. She proposed installing a lighted exhaust fan in the bathroom to help make up for the loss of lighting.

Mr. Feinstein expressed concern about the edges of the removed window area and whether simply painting over it is an appropriate solution.

Ms. Madison said the paint will more than likely crack at the seam of the infill.

The Board said that the infill siding should be toothed in and painted to match the house. This would help reduce the visual impact of the removed window.

Approved with the condition that the wood siding infill be toothed in or staggered and painted to match the house.

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#19928 – 3095 Chadbourne Road – Addition.

Mr. Feinstein asked the owner about the proposed exterior material for the addition.

Mr. Khmelnitsky said the siding will be double five inch size vinyl material in a creamy color. He said the rest of the house is cedar shake siding.

Approved with the following conditions: 1. Matching cedar shake siding will be used on the addition; 2. An additional window will be added to match others; 3. The color scheme includes beige windows and a beige wall/body color with brown trim; and 4. The bay windows will remain casements that match the existing windows.

Revised plans will be submitted for administrative review.

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#19930 – 19115 Shaker Boulevard – Additions.

Gerard Neola, Jr., architect, said the owners would like to put two additions on their existing house. He proceeded to present drawings to the Board members.

The Board proposed taking the horizontal muntin out of the rear window with the arch detail. They said the arched opening would look appropriate with a fixed arched window.

The Board also proposed revising the landing area for the door. They said the stoop should be enlarged for functionality.

The architect agreed to the proposed changes.

Approved with the following conditions: 1. the arched opening will have a fixed arched window in it; and 2. the door step/stoop will be enlarged.

Revised plans will be submitted for administrative review.

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#19929 – 3609 Ludgate Road – New House.

Mr. Feinstein said this is the first review of a new house on Ludgate Road. He said zoning requirements will not be considered at this time, but from a preliminary standpoint, he thinks all

size and location requirements will be met. He stated that there are various inconsistencies with the Single Family Infill Design Guidelines that will need to be approved by both the Architecture Board of Review and City Planning Commission. He stated most of these issues have to do with the proposed materials, which include: vinyl siding, vinyl windows, composite front porch steps, a concrete foundation visible above grade, and the thirty-year warranty roof shingle.

William Sanderson, Knez Homes, stated that the proposed roof shingle is actually a limited lifetime warranty, not thirty years as shown in the provided plans.

Mr. Sanderson noted that many of the homes on Ludgate have vinyl siding and replacement windows. He proceeded to go over the list of proposed materials for the new home. During his summary, he confirmed that the upper front façade will be Hardi shake shingles and not vinyl as noted on the plans. He said that in order to build an affordable home in this neighborhood, the exterior materials need to differ from the guidelines. He said there is demand for this house in other areas.

Mr. Feinstein presented context photos of homes currently being built by the developer in the Ohio City neighborhood of Cleveland. He mentioned that there are also homes that will be built in Lakewood.

Mr. Neville asked what parts of the front porch are treated wood on the Ohio City home.

Mr. Feinstein said the risers, lattice, and stringers will be treated wood.

Mr. Neville expressed concern about the appropriateness of a home with exposed treated wood among the other materials being proposed for the home. He thought it may be a good idea for the City to review the impact of the Single Family Infill Design Guidelines on this neighborhood. He said he wants to avoid creating precedents for future homes.

The Board said they do not want to be a roadblock for potential buyers but are tasked with protecting the city's architectural integrity. They want to avoid losing quality developments due to inflexible policies, while not sacrificing good design and quality materials.

Mr. Walter questioned why an addition on an existing home can have vinyl, but a new house cannot.

Mr. Feinstein described that the Infill Guidelines were created because the city wanted to guide applicants to higher quality materials and good design for new homes.

Mr. Feinstein said the materials for the new home will need to be reviewed and discussed in more detail, but he would like to leave the applicant with some general design comments. He said the Board could set a precedent for the future lots that will be developed by Knez Homes in the neighborhood.

Board suggested finding a way to make the front porch railings thicker and made of wood or composite instead of metal.

There was discussion regarding how vinyl siding meets Hardi material and whether or not this section of the house should be a different material.

Mr. Neville stated that he was not in favor of the vertical siding on the bow extensions along the side elevations. He said he would like to see alternatives to that design, such as a panelized

design. He also expressed concern about the proportions of the extensions and window size, saying it appears large and awkward. He suggested revising the larger box bay extension to be shorter, and proposing a different roof design.

The Board also had concerns about the proposed treated lumber material for the front and rear steps and porch.

Mr. Feinstein suggested that Trex or another composite material may be an appropriate alternative to consider.

Mr. Feinstein suggested several rear entry changes including: creating a larger, more functional platform and using either a masonry material to match the foundation, or a composite material to match the front porch.

The Board discussed the rear entry steps and suggested incorporating a railing.

Mr. Walter suggested shutters and simulated light windows on the front elevation.

Mr. Feinstein said those details can be discussed in more detail later, but agreed that the windows would benefit from having grids. The Board agreed grids should be included in the top sash.

The Board members agreed that the smooth concrete foundation is not appropriate.

Mr. Sanderson, said the can use a block foundation with a brick extension above grade.

The review was continued with the following comments: 1. The proposed materials do not meet the Single Family Infill Design Guidelines; 2. The front porch railing should be more substantial and made of wood or composite material and painted white; 3. The side building elevations need more windows; 4. The box/extension features on the side elevations should consider a panelized design instead of vertical siding; 5. The larger box/extension feature should be redesigned to be shorter and incorporate a different roof as described by the applicant; 6. Adjacent windows should be trimmed together or grouped to eliminate small sections of siding; 7. Consider including shutters on the front elevation; 8. Utilize a block foundation faced with brick above grade; 9. Consider a side elevation feature that is the full height of the elevation; 10. Front porch materials should not have treated lumber as an exterior material; and 11. The rear steps should be redesigned to include a more generous landing and railing design that is enclosed underneath more like a small deck and made of the same composite material as the front porch.

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

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Other Business

20075 Chagrin Boulevard—Temporary signage for Whiskey Grade.

Approved the sign with the dark background.

17934 Lomond Boulevard—Shutters

Shutters need to be replaced on the house in the former locations in the appropriate size.

C-4 Building (Van Aken District)—Mullion Spacing Change

Approved via email April 10, 2018

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There being no further business, the meeting was adjourned at 1:01 p.m. The next meeting will be Monday, May 7, 2018.



James Neville, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review