



**Architectural Board of Review Minutes
Monday, February 6, 2023
8 A.M.
Via Conference - Zoom**

Members Present: Robert Sullivan, Chair
Sandra Madison, Vice-Chair
Hans Walter, Member
Vincent Leskosky, Alternate Member

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

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:01 a.m.

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Approval of the January 17, 2023 Meeting Minutes

Approved.

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#21099 - 18550 South Woodland Road - As-Built Retaining Wall.

Mr. Feinstein explained this wall has been built without design review. It is considered a wall/fence as it is not holding back earth, which would make it a retaining wall. The location does not meet zoning regulations and cannot be located 6 inches behind the sidewalk in the front yard.

John Nekic, owner, explained how this wall came about. He was unaware of the regulations, their contractor, who they trusted to follow whatever regulations, did the work without the review process.

Mr. Feinstein said the wall is constructed of split face block, which is taller at one end as the grade changes.

Mr. Leskosky noted the nearby lighting is very bright at night.

Dr. Nekic said he agrees. Those bulbs will be replaced with much less intense candelabra lamps as soon as the weather breaks.

Mr. Feinstein noted a fence/wall must be set back 30 feet from the front property line in this instance according to the zoning code for front yard fences. This wall location will need a zoning

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variance for this location on the property. He suggested a hedge or other options would be appropriate.

Mr. Leskosky said he would like to see breaks or modulation in the wall. The material has a very hard, straight appearance at the front of the yard.

Mr. Sullivan said he would like to see the ends terminate in a more logical way. It is sized like a retaining wall.

Ms. Madison said she struggles with the visual of the house with the stark wall in front. She would like to see plantings in front of the wall to soften it. The nice house façade should not be obscured, though.

Mr. Walter said he struggles to set a precedent with this already built wall. They have recently seen several walls that had not received review before installation.

Mr. Feinstein said there are other existing replacement, as-built retaining walls on the agenda. He is not aware of another freestanding wall like this one being approved in a front yard location.

Mr. Sullivan said the dark block is not a bad match aesthetically. There is cut stone on the house. He does not like the termination of the existing as-built wall.

Mr. Walter said they would not have approved this wall if reviewed before installation as is required. He would have recommended sandstone or brick to blend better with the house. He would prefer it were back farther to allow plantings in front of the wall.

Mr. Sullivan noted he doubts any landscaping would survive in the small space in front of the wall.

Continued with the following comments: 1) the location needs to be reviewed by the Board of Zoning Appeals; 2) the ends of the wall need to be resolved with piers/corners, or other details.; 3) the Board suggested articulation of the wall with piers or with breaks; and 4) the location is not appropriate and should be moved back from the sidewalk to allow for plantings to soften the view of the wall.

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#21101 - 22649 Shaker Boulevard - Elevator Addition.

Matt Ross, architect, explained this project is about aging in place. The elevator is to be added to this Georgian home. The challenge is function versus architecture. The proposed tower addition will be clad in brick for the first two floors, with the top floor having wood cladding detail like the other additions on the house. They do hope they can lower the third floor portion to meet the peak of the roof. The new windows will be tinted to obscure the interior. The location of this addition is based on the existing interior conditions.

Gary Gross, homeowner, noted their first choice for location would have been the rear of the house, but they cannot use a rear location without destroying the interior integrity of the house. They have lived in this home 27 years, and want to continue to live here as long as possible.

Mr. Walter said this is a clever solution. Had they considered this addition being all wood detailing?

Mr. Ross said they did look at that option. They thought the brick blends in with the rest of the house on the first two floors.

Mr. Leskosky said the windows make the detailing complicated and may not be necessary.

Mr. Gross said they would like to lower the connection from the top of the addition to step down and meet the ridge of the roof.

Mr. Sullivan said that would work better. The transition details are important, though.

Mr. Ross said they could articulate that transition and resubmit.

Mr. Sullivan said a belt course like at the second floor would work more quietly than the full gutter detail shown.

There was general agreement that the new addition should have a white panelized exterior.

Mr. Walter said the rear porch design is a good model to work for this addition.

Continued for the applicant to: 1) change the exterior materials to white cladding in a panelized format similar to the rear addition; 2) remove window openings; and 3) study lowering the connection to the roof ridge.

Submit revised drawings for Board review.

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#21102 - 3608 Hildana Road - Solar Panels.

Dave Hunter, Yellowlite, said there are six panels at the front roof, as they will not all fit like on the plans for the house. The electric runs between the garage and the house. This will have interior wiring, as it is new construction. The panels and the racks are black.

Mr. Walter asked if the upper roof could be one single row of panels instead of the two separate lines of panels.

Mr. Hunter said yes, they could do that.

Approved with the condition that the solar panels on the upper roof run in one line instead of two.

Submit revised plans for administrative review.

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#21103 - 2730 Dryden Road - Window Alteration.

Joseph Calderwood, representing Christopher Kvorciak, homeowner.

Approved administratively between meetings.

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#21100 - 3569 Daleford Road - As-Built Window Alteration: Color.

Gwen Chen, representative, explained her daughter, who has since had to move away, owns this house. A lot of money was spent renovating the house during the pandemic, including replacing the windows. The contractor did not get a permit and her daughter did not know one was necessary.

Mr. Feinstein said all the windows in the house were brown, but were replaced with white windows. They have confirmed the small window next to the front door was not leaded, but had diamond pattern wood grids.

Mr. Sullivan asked about the permit process.

Mr. Feinstein confirmed it is the contractor’s responsibility to get a permit and be responsible for the work via inspection by the city. The owner is ultimately responsible for changes to the property.

Mr. Sullivan said the Board is responsible for reviewing the final exterior appearance of a structure so it is architecturally appropriate.

Mr. Walter asked the material of the new windows.

Ms. Chen said they are vinyl windows. She noted there are other houses on the street with white windows. She showed examples of houses.

Mr. Feinstein related that two of the three homes also did not get permits to change their windows.

Mr. Walter said the new windows should have been brown on this Tudor house design. The Board is responsible to maintain the aesthetics of appropriate architecture of each home.

Ms. Madison noted the inside could be white, but the exterior must be brown on this style of house.

Denied the installation of white windows.

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#21104 - 13051 Larchmere Boulevard - Façade Alteration.

Philip Koepf, architect, representing Louis Jacobs, property owner.

Continued at the request of the applicant.

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#21105 - 3270 Avalon Road - Window and Door Alterations.

Ashley Kay, designer, said they would like to create symmetry on the side elevation having both rear corner windows be casement windows. The rear elevation will widen and shorten the kitchen window, they will become casement windows, and the door/window will be flipped to adjust the entry location. The infill will be new cedar shake siding painted to match the house color.

Approved.

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#21093 - 15925 Shaker Boulevard - Resubmission: As-Built Retaining Wall.

Mr. Feinstein detailed the outcome of the previous meeting.

Roger Dorer, designer, showed the proposed new wall ending design and cap detail. The return at the right driveway entrance will make both ends match.

Approved with the condition that the grass area meets the wall return near the driveway to eliminate mulch erosion.

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#21106 - 2744 Green Road - As-Built Exterior Alterations.

Mr. Feinstein explained exterior alterations were made to this modern style house without design review. Work has been halted and the applicant is requesting comments from the Board.

Matt Graff, contractor, said originally they were under contract for only the roof and deck. The homeowner got rid of the original contractor for the rest of the project and asked that they continue that work. They were trying to get everything done to allow them to paint before the end of last year. They removed several sliding doors and installed windows. Some renovations were necessary as part of a kitchen re-design.

Judy Ellis, Howard Hanna, noted there were 14 pairs of sliding doors, including one between the bedroom and living room. The 1 foot wide balconies were removed, as they were rotten.

Mr. Sullivan said they still should have gotten a permit for the work.

Ms. Madison said the balconies add to the architectural details of the house and set up how the trim is designed. The character with these design elements is now gone. The remaining trim and house must be restored, redesigned, and re-built to an architecturally appropriate state.

Mr. Walter said the house should be returned to the original architecture.

Mr. Sullivan said they need new design plans for all sides of the house for the

renovation/restoration, including elevations and detail drawings.

Continued in order for the applicant to submit detailed design drawings of each elevation. The existing as-built changes to the exterior of the house are not architecturally appropriate.

Submit plans for Board review at a future meeting.

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#21107 - 2878 Torrington Road - As-Built Retaining Wall.

Nicholas Chiorian, homeowner, said the existing two level block wall was about to fall over. The previous stone did not interlock and there was no drainage. Their contractor suggested this large interlocking stone option. The retaining wall is now one tier, which is 31 inches tall at the north end and 37 inches tall at the south end. The creeping phlox and other landscaping was re-planted and will grow over the front of the wall to screen the material.

Mr. Sullivan said the stair helps in the middle and the clean ends of the wall help the overall design. The stone color reflects some of the stone on the house.

Mr. Walter said the variation in the stone color helps break up the monotony. The flowing plants will help soften the wall, as it did not the previous walls.

Approved.

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#21108 - 22111 Byron Road - Window Alterations.

Herschey Cohen, The House Surgeon, explained this is a kitchen renovation with an alteration to the windows. The new window is a picture window flanked by casement windows. The new window is centered on this portion of wall.

Mr. Sullivan said the concept is acceptable, but the drawing of the framing does not match what the applicant is describing. The window should be centered.

Continued in order for the applicant to submit an elevation and cut sheet detailing the new window, along with trim.

Submit new plans for Board review.

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#21110 - 3449 Tuttle Road - Signage: Craft Collective.

Brian Benchek, Craft Collective, explained the location and design of the blade sign at the corner of the building.

There was discussion regarding location of the sign on the building, and how that location relates to datum points on the building.

Approved the sign design.

Continued the sign location in order for the applicant to submit a scaled drawing of the height of the sign.

Submit revised plans for Board review.

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#21109 - 18545 Parkland Drive - Addition.

Joseph Park, Compass Studio, explained the project as replacing a second garage with a storage room and a covered outdoor kitchen porch area.

There was general discussion of what the best exterior material is for the storage room between brick and white siding.

Mr. Walter said the chimneys should be black.

Mr. Walter and Mr. Leskosky agreed pilaster trim should be added to the corners of the storage room.

Continued with the following comments: 1) the storage area should have white clapboard siding; 2) the exterior corners should have post-like trim; and 3) trim out the connection of the counter to the wall.

Submit revised plans for Board review.

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#21111 - 16800 Parkland Drive - Pool House Alteration.

Joseph Park, Compass Studio, explained the project on the pool house replaces and re-aligns windows and doors. New bar-height windows and seating area is also included.

The Board agreed that a slider or bi-fold window may be a good option for the bar seating area.

Approved.

The Board suggested either a folding or slider window in the bar seating area.

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#21112 - 3688 Lee Road - Signage: Chapel of Hope.

Mark Bailin, Diamond Signs and Graphics, described the sign locations and design. The existing sign

with the previous name will be removed.

Mr. Walter said the two signs should be at the same height on the building.

Ms. Madison said the letters are too thin, and blend in especially with the blue wall. The letters should be more visible, with a thicker stroke.

Continued with the following comments: 1) the “HC” blends into the blue wall; 2) the signage letters are too thin and the stroke width should be increased; 3) The Nicholas Road sign location should be at the same height as the Lee Road sign with direction to locate the Nicholas sign under the wall light.

Submit revised plans for Board review at a meeting.

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#21113 - 2917 Kingsley Road - Window Alteration.

Jessica Powell, architect, described the bump-out area of the project and why the windows are being revised.

There was discussion of the window position and the effect for both the exterior and interior kitchen remodel.

Approved.

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#21114 - 2771 Sherbrooke Road - Conservatory Addition.

Jessica Powell, architect, explained the conservatory product would be installed on a low knee wall over what is now a sunken patio.

There was general discussion of how the new conservatory meets the house, and roof and trim details at those connections.

Approved.

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#21115 - 19000 Shelburne Road - Landscape Elements.

Brandon Hayes, representative, explained the project over a small outdoor kitchen area. They propose to re-roof the entire lower roof in metal standing seam material. The new brick will be painted to match.

There was discussion of the roof pitch and location, along with the exhaust vents and chimneys.

Approved with the following conditions: 1) the east elevation is revised to show the correct roof

height and pitch; 2) the grill and pizza oven vents and chimneys are black in color.

Submit revised drawings for administrative review.

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Menlo Road - Preliminary Review: New Homes.

Harry Giltz, developer, described the project as two attached single family units. One is two story and the other is one story, and handicap accessible. The garages are in the rear yard.

Mr. Walter said this is a good improvement over the prior design. The accessible unit looks nicely done. He asked how many lots this includes.

Mr. Feinstein said it is on three lots controlled by Mr. Giltz. One is on the corner with Hampstead Road while the other two are further south on Menlo Road.

Mr. Walter suggested the two story unit should hold the corner on that location. The plan may need to be flipped.

Mr. Sullivan suggested recessing the garages to the interior of the site somewhat to gain room for access.

There was discussion of whether the dormers on the one story unit would provide light to the interior. There was agreement that they look good in the design, either way.

Mr. Leskosky and Ms. Madison agreed a vaulted interior ceiling would be nice for a tenant. The building goes nicely together.

There was agreement the house design is generally acceptable and much improved with the following comments: 1) a site plan is needed to determine how the attached units fit on the triple lot; 2) show the houses in relation to the existing houses on either side; 3) flip the layout so the two story unit holds the corner on the corner lot location; and 4) study the garage location being set back from the side of the house to allow better access.


Submit detailed plans, with elevation drawings of all sides, materials, and a site plan for formal review at a meeting.

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There being no further business, the meeting was adjourned at 12:45 p.m. The next meeting will be February 21, 2022.



Robert Sullivan, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review