



SHAKER HEIGHTS

**Architectural Board of Review Minutes
Tuesday, September 5, 2023
8 A.M.
Via Conference - Zoom**

Members Present: Robert Sullivan, 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 8:00 a.m.

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Approval of Minutes from the August 21, 2023 meeting.

Approved.

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#21240 - 17004 Holbrook Road - Sauna.

Adam Philipp, homeowner, explained he is proposing a free-standing sauna in the rear yard. The structure is wood with 2 inch thick windows. The roof is curved wood covered in aluminum.

Mr. Leskosky asked if there is electric service to the structure.

Mr. Philipp said no, it is powered by a wood burning stove.

Mr. Walter said the plans show wheels. Is it mobile?

Mr. Philipp said there are no wheels on the version he is assembling. The structure will be set on posts anchored in the ground.

Mr. Sullivan asked if there is a skirt beneath the floor to keep animals from underneath and to finish the structure down to grade.

Mr. Philipp said there will be a finish. It will be painted dark green and the trim will be stained natural wood color.

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Continued review in order for the applicant to provide the following: 1) final color scheme; 2) finish of walls to the foundation and 3) plans noted as specifically not a mobile unit.

Submit revised plans for Board review.

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#21241 - 24001 Hermitage Road - Deck, Door Alteration, Pergola.

Brian Keske, Alberino Construction, said this is a proposal for a new deck off the rear of the house. A new sliding door will be added for access to the area. The pergola will be completed by the homeowner. He described the materials that will be used.

Mr. Walter asked about the new door area next to the pergola. Can the deck be moved over?

Mr. Keske said the right door will slide to the left. The pergola is almost centered over the entry door. There are also future plans for an addition to the left of the new deck.

Mr. Walter asked about skirting for below the deck boards to grade.

Mr. Keske explained they were planning on using construction mesh under the deck as a deterrent to animals. The area will be extensively landscaped.

The Board discussed the skirting material under the deck.

Approved with the following conditions: 1) design a skirt detail to close off the deck to grade; 2) note the pergola as a bronze color.

Submit revised plans for administrative review.

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#21242 - 22356 Fairmount Boulevard - Deck.

Sydelle Zinn, homeowner, said the new deck will be accessed by the existing sliding doors. There will be a white rail system and light grey floor. The deck skirt will made of Trex material, totally enclosing the deck. There is one set of steps.

Mr. Walter asked if the width will interfere with the adjacent windows.

Ms. Zinn said it will not.

Approved.

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#21243 - 16601 Chagrin Boulevard - Exterior Alterations Signage.

Mr. Feinstein said this building is the former PNC bank branch. University Hospitals Urgent Care will be taking over the space. The sign size has been redesigned due to the allowed size. The location of the sign covers the cornice and window that is not an available location per zoning.

John Lister, architect, said they will alter the front façade facing the intersection in order to allow for the sign. The brick and trim will be painted. The ATMs and their canopies will be removed.

There was discussion regarding the sign and zoning at the sign facing the corner.

Mr. Lister said the windows will be made lower so the sign band fits above.

Mr. Leskosky said he would like to see the sign band edge centered over the window.

Mr. Walter said he agrees. The sign could be moved higher, making it more visible and allow them to retain all of the window glazing below. He asked about the paint they will be using. Painting brick makes for long-term maintenance issues.

Mr. Lister said the painting is part of the maintenance plan for all locations which have this appearance.

Mr. Walter asked about the sign at the parking area. It is on the wall instead of over the door, why?

Mr. Lister explained due to the traffic flow it is more visible on the wall for those approaching.

Continued in order for the applicant to redesign the front architectural panel in order to retain the window and to raise the sign band above the existing window header.

Submit revised plans for Board review.

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#21216 - 23550 South Woodland Road - Resubmission: Façade Alterations.

Bob Cancasci, designer, said they have revised the siding proposal for the front of the house. The aluminum material is a cherry color, vertical Hardi board will be used and the existing grey stone wainscot detail remains. The remainder of the house will be painted grey. The metal material is a 6 inch horizontal lap siding The Hardi material is a 6 inch V-groove.

Mr. Walter asked how the materials terminate at the corners.

Mr. Cancasci said they will use a flange in the same color. The material will be kept flush with the face of the brick.

Mr. Leskosky suggested they use a trim detail like at the front of the garage to terminate both the inside and outside corners of the metal material. The iron ore color is appropriate.

Approved with the condition that the termination of the horizontal siding on the front elevation is trimmed out on the inside and outside corners with dark colored trim like the horizontal siding on the garage.

Submit revised plans for administrative review.

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#21244 - 3686 Rawnsdale Road - Addition.

Nancy Kennedy, architect, explained they will be removing the existing den and building a larger addition. This will be a mud room and family room. The exterior will be cedar siding like the house.

Approved with the condition that the concrete porch pad is tinted/stained to look like sandstone.

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#21159 - 3662 Hildana Road - Resubmission: New House.

Mr. Feinstein explained this is a single family home on two lots that will be combined. It is adjacent to two parcels that will be joined and another single family house built. In June the Architectural Board gave general support to the house design. The site plans have been formalized and will receive City Planning Commission review at their meeting this evening. The garages are on the side of the houses and there is a shared driveway.

Dan Bickerstaff, architect, said illustrations of the context of the street have been added to the plans as requested. There is a central driveway and side-facing garages. They have modified the fenestration, eliminating or reducing sizes on the house. He described the landscape plan and materials. The windows on this house are white.

Mr. Walter asked if the windows over the garage doors could have symmetrical placement.

There was discussion regarding some other fenestration changes on the side and rear elevations.

Discussion held. The Board suggested: 1) symmetrical placement of the windows over the garage doors; 2) one window stacked over the kitchen window for the primary bedroom; 3) study the size/placement of fenestration on the non-driveway side.

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#21160 - 3666 Hildana Road - Resubmission: New House.

W. Dan Bickerstaff, architect, detailed the changes from the last meeting. He showed the material samples and the color choices.

Approved.

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#21245 - 3270 Warrington Road - Accessory Structure.

Eric Schneider, architect, said he is representing Cuyahoga County Board of MRDD. They want to create a remote area where individuals who live in the home can meet with family. Some residents cannot tolerate strangers and the disruption. This structure is like a shed, in the rear yard. It is a private, safe place for visitation. The materials match the garage and house portions of siding. There are two double hung windows, each on the long side, an entry door to the middle of the lot, and asphalt shingles. There is a post lamp present nearby.

Approved.

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#21246 - 23770 Duffield - Window Alteration: Retain Slider Windows.

Karla Salahshour, homeowner, said these are replacements of the existing slider windows on the second floor. They are approximately 30 years old.

Mr. Sullivan asked about the window next to the front door. Slider windows are not a typical window type for an historic shaker house.

Ms. Salahshour said that window is also a slider windows. She went down the street and discovered that 70% of the Duffield Road homes have double hung windows.

There was discussion regarding the types of windows on the house in relation to the size and shape of the window opening.

Mr. Feinstein suggested the new windows could be installed as casement windows, like the original windows on the house would have been, in phases.

Ms. Salahshour suggested the front could be casement windows with slider windows reinstalled to replace the other sliders on the house.

Mr. Leskosky said he did not have a large objection to the sides and rear being sliders like they have been for the last 30 years.

Mr. Walter said all of the windows on the front elevation should be as the original design for the home, casement windows. This is a unique situation where there have been long existing slider windows in the house.

Approved with the condition that all of the front elevation windows will be double casement windows.

Submit revised quote for administrative review.

3621 Glencairn Road - Preliminary: New House.

Richard Parker, architect, representing Full Moon Empire Inc, owner.

Applicant not present.

Discussion was held and the Board agreed the front door overhang needs additional work as well as additional fenestration on the north elevation. The floor plan shows more windows than the elevations.

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#21221 - 3378 Kenmore Road - Resubmission: Porch Alteration.

Scott McNulty, contractor, representing Catherine Zalocki, homeowner.

Approved administratively.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be September 18, 2023.



Robert Sullivan, Chair
Architectural Board of Review



Hans Walter, Member
Architectural Board of Review