



Architectural Board of Review Minutes
Monday, September 18, 2023
8 A.M.
Via Conference - Zoom

Members Present: Sandra Madison, Vice-Chair
Hans Walter, Member
Kevin Kennedy, Alternate Member

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

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

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Approval of Minutes from the September 5, 2023 meeting.

Approved.

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#21243 - 16601 Chagrin Boulevard - Exterior Alterations.

Mr. Feinstein explained this is a continuation of this building renovation and summarized the comments from the last meeting. He said the sign panel does not meet zoning requirements.

John Lister, JL Architects, noted the ATM and canopies will each be removed and the façade repaired to match the rest of the building details. The building will be painted. The building is sited diagonally so the sign is proposed on the corner façade. The signage panel has been reduced in size in order to leave the windows intact.

Mr. Feinstein asked about the maintenance of the painted brick.

Mr. Lister said this is built into the maintenance they propose for the building as it is at the other locations. The paint will be a kind appropriate for exterior masonry application.

Mr. Walter said this is an improved design. In regard to the sign interfering with the cornice this design does a better job of participating with the windows as part of the architecture.

Mr. Kennedy said he does not love it. It looks like it projects in front of the windows.

Ms. Madison said it feels visually heavy on the front of the building.

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Mr. Lister confirmed the sign panel is a few inches in front of the fascia. The detail continues back across the roof to appear three dimensional.

Mr. Kennedy asked if it could be framed in some manner. He does not like the appearance of it hanging out of the roof.

Mr. Lister said it could be revised to be in line with the fascia, not projecting as much.

Mr. Kennedy said the reference to not covering the cornice is perfectly applicable in this example. The sign panel appears stuck on. The area needs an architectural element, not a sign panel.

Mr. Walter said the sign panel participates with the windows below. He suggested aligning the sign with the windows.

There was discussion regarding the sign panel and design options.

Continued for the front sign panel to be better integrated into the façade as an architectural element.

The Board suggested several possible architectural design changes.

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#21247 - 23476 Laureldale Road - Addition.

Mark Reinhold, architect, said the alterations presented are driven by kitchen alterations. This is a front addition. They will match the live edge wood siding and foundation materials.

Kimberly Orr, homeowner, said they tried to maintain the integrity of the house architecture.

Ms. Madison asked if the roofline matches the garage.

Mr. Reinhold said the roofline is driven by the ceiling height in the existing kitchen.

Mr. Kennedy said the design looks good.

Mr. Walter said the new kitchen window grid pattern is very busy. He asked that they investigate less grids to more closely match the existing house window grid system.

Approved with the condition that an alternative grid pattern for the new casement windows is proposed to more closely match the existing house grid pattern.

Submit revised window details for Board review.

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#21249 - 2720 Wicklow Road - Landscape Elements.

Jake Miceli, 1st Impressions Landscape Construction, said this is a pavilion with stained wood to match the wood elements on the house and a metal louver system to adjust the sunlight coming through. There is an integrated gutter system. There is also an outdoor kitchen proposed as part of this work. The counters are granite with a unilock material construction below.

Ms. Madison asked where the pavilion structure meets the house.

Mr. Miceli said it meets at the fascia board and described the connection to various house features.

Approved.

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#21248 - 21749 Parnell Road - New Azek Siding.

Chris Michalakes, Acclaim Design Build, said this is part of a larger project started last year. There are two additions of the home already with hardi board siding with and trim. They will match the remainder of the house to these details now.

There was discussion regarding the corner board color.

Ms. Madison said the corner boards should be the same color as the house siding.

Approved with the condition that the corner boards are the same color as the house body.

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#21250 - 19300 Shaker Boulevard - Window and Door Alteration.

Joseph Park, Compass Studio, explained this window at the rear of the house will be altered to a door. The new step is a single sandstone block.

Approved.

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#21251 - 2919 Attleboro Road - Garage Alteration. Porch Alteration.

Matt Wolf, architect, explained this project was removed several years ago and the detailing has been simplified for cost concerns. There was a mud room proposed, but that is now proposed as an open porch. The side porch will be removed and two exterior French doors will lead out to the new stone patio. The fence and gate details match throughout. The garage details have been slightly simplified.

There was discussion of the rear porch details and how that connects to the new garage area via a patio and outdoor living area.

Mr. Kennedy said the new garage details look appropriate.

Mr. Walter said the garage details are somewhat different than the prior submission but still seem appropriate for this property.

Approved.

#21252 - 3621 Glencairn Road - New House.

Mr. Feinstein explained this is a new house proposed on a vacant lot. There was discussion at the previous meeting and changes have been made to the plans.

Richard Parker, architect, explained the brick on the bay detail has been extended through the second floor. The roof over the entry matches the eave of the bay. The bay windows have been narrowed.

Mr. Walter said he would like to see the bump out completed as a full element. It should be a more vertical design element. The entry roof should not connect to the bay element. That connection makes it more horizontal

There was discussion regarding the front door overhang details. The roof line could be raised and brackets or other details could be added to provide more indication of the front entry.

Continued for the applicant to address the following: 1) the front door design to be more balanced with the bay element; 2) the front door overhang be enhanced in height, design, and possibility adding brackets; and 3) the two story element be redesigned to be more vertical in appearance.

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#21253 - 3850 Stanford Road - New Siding.

Herb Schoen, The Home Corporation, explained they will be installing new double 5 inch vinyl siding.

Mr. Walter noted the small windows at the rear have shutters that are not appropriate for the house. No shutters should be reinstalled on the rear elevation after the new siding is complete.

Approved with the condition that the rear elevation shutters be removed.

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

Dan Bickerstaff, Ubiquitous Design, explained the fenestration changes as were discussed at the last review. The north elevation windows are two sizes, but the larger windows are in the same room, the bedroom, and the smaller windows are in the same room, the bath. They now line up with each other in other ways.

Mr. Walter said this side elevation looks better. Aligning the head heights helps the elevation window organization. He understands that this is a side elevation with various window types in different rooms

Approved.

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Other Business

17032 Scottsdale—window alteration.

Approved as-built condition due to: 1) location at the rear of the side elevation; 2) infill appearance; and 3) the situation of sale and concerns of the new homeowner.

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There being no further business, the meeting was adjourned at 10:15 a.m. The next meeting will be October 2, 2023.



Sandra Madison, Vice Chair
Architectural Board of Review



Hans Walter, Member
Architectural Board of Review