



**Architectural Board of Review Minutes  
Monday, March 1, 2021  
8 A.M.  
Council Chambers**

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

Others Present: Daniel Feinstein, Senior Planner  
Kelly Beck, Planning Specialist  
Joyce Braverman, Director of Planning

The meeting was called to order by Daniel Feinstein at 8:02 a.m.

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Approval of the February 16, 2021 Meeting Minutes

Approved.

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**#20584 - 3396 Tuttle Road - Entry and Signage: Kindred Spirit.**

Mr. Feinstein reviewed the history of review and conditions by the Board of Zoning Appeals. The new signs will be put in the old positions on the walls.

Susan Frankel, engineer, said the proposal is to allow the new wall signs in the same basic locations. They will be channel letters that are internally and halo lit. The new signs are smaller at 2 feet in size than the former Sawyers signs. The signs will have white lights with silver surrounds, and very simple in design. The planter and bench were removed for the winter. They will be reinstalled. They will alter the proposed awning to cover only the door as the new tenant is considering covering the outdoor dining area. She proposes that they prefer the east façade to not have awnings to allow light in the area where there is additional seating.

Mr. Walter asked about the existing channel size compared to the new sign size.

Ms. Frankel said the back plate will be painted to match the building and they will shrink the channel if necessary.

Mr. Neville asked if an enclosed interior vestibule is now included since it was not in the previous restaurant.

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Ms. Frankel said the vestibule is closed off in the new interior. They would put the awning over the entrance door and paint the door black. The bench and planters will be put back.

Mr. Neville said an awning extended to the left over the aluminum area and to the right to the extent of the signage would be most appropriate, along with the return over the bench.

Ms. Madison said that option would feel more grand.

Ms. Frankel said this option would give the desired interior light and separate the entrance from the patio.

Mr. Walter said he would like to understand the ultimate patio design before an approval is given.

Ms. Braverman asked the timeframe for the patio design.

Mr. Feinstein noted that he had recently approved the occupancy permit for the tenant with the condition that the entry design is approved within 60 days.

Ms. Frankel said the architect is working on it. She hopes this will be completed by the first of May.

Sign design approved.

Signage location, awning and main entry design tabled until an integrated design including the patio area is coordinated and submitted for review by the Board within 60 days.

#### **#20582 - 21975 Parnell Road - Door to Window Alteration.**

Jennifer Sickels, Renewal by Andersen, explained they propose to convert the non-functional French doors to a picture window with grids to match as closely as possible to the existing doors.

Mr. Neville said even if the doors do not work they look like French doors. Had they considered a typical window sized and located to match other windows in the home?

Mr. Walter said he is also considering the next owner. They may want access still.

Mr. Neville said new French doors that function should be put back in for the best case scenario.

Denied.

The Board suggested replacement with another single or double door or shortened to an operable window similar to others in the room.

#### **#20583 - 20300 Chagrin Boulevard - Signage: wellNOW Urgent Care.**

Josh Muckelvaney, Anchor Sign, said the new sign will be replaced in a similar location. The business has been purchased by a new owner. The new sign is internally lit LED lights, channel

letters on a raceway. The rear entry will get a new aluminum panel.

There was discussion regarding the size of the new sign in relation to the sign band on the building façade.

Mr. Muckelvaney said the new sign is a trademarked logo and signage. If the wellNOW portion shrinks so does the urgent care portion.

Mr. Walter said the Board has to take this specific situation, placement and building into consideration. The sign is too tall for the sign band.

Mr. Neville said the owners chose this logo, but it does not fit into this location well. The sign needs more room within the sign band at this particular building.

Tabled the proposed front sign. An alternative sign design where with the sign height is reduced to allow more space in the building sign band for the wellNOW portion of the sign.

Revised plans must be submitted for Board review.

#### **#20585 - 19500 South Woodland Road - Addition.**

Brian Keske, bwk design, said the application is for a rear addition and new side entry. They went through many iterations of this design to get to this proposal. They propose a flat roof to maintain the windows at the second floor and to maintain 10 foot ceilings on the interior. The addition will match the adjacent older addition. The hope is to keep this new room looking like a sunroom but is a family room inside. He noted the breezeway from the garage to the house will be enclosed with fixed glass in the existing openings.

There was discussion regarding the breezeway.

Mr. Keske noted there will be new cottage windows throughout the second floor of the garage, and all will match the existing condition.

Ms. Madison said the design sits quietly.

Mr. Neville said the chimney is a nice feature with the massing of the adjacent garage.

The Board noted their preference for the iron to be replaced or replicated at the front breezeway.

Approved.

#### **#20586 - 19401 North Park Boulevard - Window Alterations.**

Matt Ross, Matt Ross Architects, said in the new kitchen the window will be raised to sill height and centered over the sink. There will be casement windows flanking the fixed picture window. They will remove a door and install a new window at the second floor. Shutters will be installed to match the

adjacent windows. The second floor door to the existing bathroom will be completely removed. On the first floor south elevation they propose to remove the center window of the bank of three and replace the other two windows to accommodate a king size bed.

Mr. Neville asked about shutters at the bedroom windows.

Mr. Ross said they tried several iterations, but they do not fit. On the right side and appropriately sized shutter will butt up against the house.

Ms. Madison asked if the infill will be toothed-in. Have they found a good match for the brick?

Mr. Ross said yes, they will be able to match the brick and the plans are noted to tooth in the new brick.

Mr. Walter said the density of the muntins on the new bedroom windows seem off. Could this be altered to be a 4/4 double hung window? This would be more proportional to the rest of the house.

Approved with the condition that the new bedroom windows have four lites in each sash.

#### **#20587 - 3256 Grenway Road - Garage Storage Addition.**

Steven Stepp, The Rain Doctor, said the owner is looking for additional storage space for toys and yard things. In order to keep with the garage detail the roof meets the garage door height. The overhead door will be a raised panel door. The siding will be shingles to match the house addition. The wall will be fire-proofed.

Ms. Beck asked about the pitch of the roof of the new garage addition. The rendering looks deeper than the drawing.

Mr. Stepp said it is a 2 inch rise, almost flat, and will not be seen.

Mr. Neville said shingles will not be appropriate in this case. A flat roof material will be more appropriate.

Mr. Walter asked how the rainwater will drain. Will there be gutters? Will they tie into the existing downspouts?

Mr. Stepp said they will re-gutter the addition and shed the water out to the catch basin in the driveway. They could also tie in to the downspout at the rear of the garage.

Mr. Walter said a tie-in to the downspouts is best.

Mr. Feinstein noted this should be worked out with the Building Department and comply with the Ohio Building Code requirements.

Ms. Beck also noted the 6 inch side wall returns on either side of the door may also not be possible according to Ohio Building Code.

There was a general discussion of the door size and how it fits with any trim details around the door. Other door types and sizes might need to be explored. The Building code may require a redesign of the door style and size.

Mr. Neville said there is concrete block shown at the foundation on the plans.

Mr. Stepp said they will pour concrete and have the block above grade.

Mr. Neville said concrete block cannot be visible above grade. A brick material must be used. Like on the addition on the rear of the house and should match the garage brick.

Tabled with the following conditions: 1) determine the Building Code requirements relative to the door returns that may determine the door size and location; 2) indicate matching brick foundation detail where visible below siding; 2) indicate the color and construction detail of the flat roof material; and 3) draw the door and other trim details to match the trim design and detail around the existing garage door.

Revised plans to be submitted for Board review which includes an elevation showing the front of the proposed addition along with 5-6 feet of the existing garage.

#### **#20588 - 3189 Van Aken Boulevard - As-Built Façade Alterations.**

Jenna Rehmer, homeowner, said there were 15 pages of violations when they purchased the house from the bank with the intention of making this their primary home. The second floor repairs were done immediately as the exterior damage was allowing water into the house. They removed the trim board and added dentil trim. The trim band was infilled with brick. The iron below the second floor windows was removed as it was severely deteriorated. The hope is to put window boxes in these locations. The shutters will be re-hung and have hardware. The front entry was re-done with a widened door and side lights. They hope to add an overhang at the entry in the next 5 years.

Mr. Neville asked if the roof was replaced.

Ms. Rehmer said the roof was slate. They wanted to maintain the character of the roof, but the slate was beyond repair. They did not want asphalt for many reasons and chose Edco metal roofing stamped to look like the black Pennsylvania slate that was on the house.

Nathan Rehmer, homeowner, said the tuck pointing and chimneys were treated with acid wash on the brick to clean the brick and give a much better appearance.

Mr. Walter commended the applicants, and thanked them for saving the house and bringing it back to life. The before and after photos were very helpful. He likes the final image with the shutters and window boxes. The only criticism is the trim around the door. He believes it would be better in white. The black disappears into the house wall. The door and side lites could remain black but not the outside trim.

Mr. Neville agreed and appreciates their efforts. The paint of the entry trim details should be white in order to stand out against the brick and tie into the color scheme of the house.

Ms. Madison commended the owners on their remarkable repair job. The door really disappears when it is surrounded with black trim.

Ms. Rehmer asked about having the shutters only on the three central second floor windows.

Mr. Neville said the dentil detail wraps around the entire front of the house thinks the shutters should be on the right wing windows as well.

Ms. Madison agreed.

Front entry color alterations need to be reviewed further in context with a future entry addition design.

Other exterior alteration approved with the condition that black shutters that run from sill to header will be installed on the front second floor and the right wing windows.

Renderings or photo simulations of the front entry will be reviewed at a further meeting.

#### **#20589 - 22750 South Woodland Road - Second Story Addition.**

Mike Khmelnsky, Homes on Demand, said they propose to raise the garage door with the new addition that allows for a master suite. The first floor will have an open concept.

Mr. Feinstein asked if the chimney will be going away.

Mr. Khmelnsky said it will if possible.

The Board agreed this would be acceptable.

Mr. Feinstein asked the material of the existing siding.

Mr. Khmelnsky said it is 8 inch aluminum siding.

Mr. Neville asked if they could add windows to the garage.

Mr. Khmelnsky said they could add windows.

The Board noted the concrete block not should be removed from the foundation detail on page B-B.

Approved with the following conditions: 1) the left elevation of the garage wall have two single casement windows; and 2) section B-B will change the concrete block detail to matching exterior face on the foundation.

#### **#20590 - 17715 Shaker Boulevard - Brick Fence Posts and Pier.**

Mr. Feinstein explained the applicant will be seen by the Board of Zoning Appeals tomorrow for the height of the single stone address pier.

Molly Machmer-Wessels, Woodland Design, said they propose a stone pier at the driveway with an address plaque. She said they provided several photos of examples from the neighborhood.

Mr. Neville suggested a light for the address plaque.

The Board agreed the height of the pier is appropriate for the location and size of the lot.

Approved.

**#20591 - 2975 Attleboro Road - Entry Alteration.**

Charles Fazio, architect, said this is part of kitchen renovations. There is no mudroom and these alterations will allow for the addition of a mudroom on the interior of the house. The exterior entry will have a hood added. They are able to match the brick and trim. The new addition will have a copper roof.

Approved.

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There being no further business, the meeting was adjourned at 11:15 a.m. The next meeting will be March 16, 2021.

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James Neville, Chair  
Architectural Board of Review

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Sandra Madison, Vice Chair  
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