



SHAKER HEIGHTS

Architectural Board of Review
Monday, March 18, 2019
8:00 A.M.
City Hall Council Chambers

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

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

The meeting was called to order by Ms. Madison, Chair at 8:00 a.m.

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Approval of the March 4, 2019 Meeting Minutes

Approved.

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#20155 - 3427 Tuttle Road - Canopy Sign: Michael's Genuine.

Mr. Feinstein explained the Board reviewed the idea of a sign along with the façade improvements. The Board has reviewed the blade sign at this location proposed by another contractor.

James Vacey, Signature Sign, explained this is added to the existing canopy. The letters are 8 inch high aluminum attached by tubing above and below the canopy. This sign is not internally illuminated. There is gooseneck lighting proposed on the building.

Mr. Walter asked the color of the stem holding up the apostrophe.

Mr. Vacey said it will be painted to match the building wall.

Approved with the condition that the gooseneck lighting be adjusted to ensure the lower lettering is illuminated.

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#20108 - 3396 Tuttle Road - Resubmission: B-1 Restaurant Façade Improvements.

Mr. Feinstein explained the history of reviews. The Board of Zoning Appeals approved the separate entry facing the living room conditioned on higher design of the entry to be approved by the Architectural Board.

Brian Meng, Bialosky Cleveland, said they need the patio railing to meet liquor service regulations. They are working with the owner and MKSK to enhance the entryway. The colors are part of the Sawyer branding that can be found inside the building.

Ms. Braverman asked if the railing is fixed in place.

Mr. Meng said yes, the railing must be fixed for the open container district. The rail is anchored to the concrete slab. The canvas awning works better with the building aesthetic. The single color is more elegant. The doors were changed from clear anodized to a pantone color like the railing and interior. Signage includes script on the awning, pin letters on the building and the blade sign at the corner.

Mr. Walter said he likes the change in the door color.

Mr. Feinstein asked about the small canopies along Farnsleigh Road.

Mr. Meng said they will be the same color as the main awning.

Mr. Walter asked about the western side of the building. Is it envisioned that this theme will continue around the building?

Mr. Meng said that space is still unleased. They are unsure.

Mr. Walter said it would be a good strategy to bring the awning detail around the building.

The Board agreed the awning color makes sense, even though it will get dirty, this is the right color choice. The blade sign will need to be refined. They asked about the planters near the doorway.

Mr. Meng said the plantings will be curated from the inside to the outside as there is plant material inside as well. They envision these exterior planters being transitional plant materials.

There was discussion regarding the color of the bench at the railing. The Board agreed the color of the door is preferred over any other for the bench.

Approved with the following conditions: 1) additional landscaping, at least one more planter, be added at the front entry; 2) the bench color is changed to match the entry door color.

Revised plans will be submitted for administrative review.

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#20148 - 2690 Rochester Road - Porch Alteration.

Eli Mahler, architect, explained they are replacing the existing storm windows with more permanent windows, like the rest of the house, creating a three-season room. They are not touching the roof structure or foundation.

Mr. Neville asked the new siding material.

Mr. Mahler said the new siding will match the house siding.

Approved.

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#20150 - 3706 Ingleside Road - New Garage.

Steve Mazzone, Godfather Garages, said the doors will have raised panels. The service door is on the right side only. They propose Harvard Slate for the roof as the house has natural slate. Everything else on the garage is white, including the double 4.5 inch vinyl siding.

Approved with the color and material notes added to the drawings.

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#20149 - 3524 Ingleside Road - New Garage.

Lafayette Watkins, Platinum Construction, said there will be raised panel doors for the overhead and service doors, without windows. They propose castle stone color siding and white trim. The roof is proposed to be patriot slate. He showed the color samples.

The Board discussed the color choices.

Approved with the following conditions: 1) the roof is Harvard Slate color shingles; and 2) the siding is a double 4 inch straight lap siding in natural clay.

Notes will be added to the plans to reflect the above conditions.

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#20152 - 2705 Warrensville Center Road - Shed.

Larry Robinson, homeowner, said the proposed shed is identical to the shed that already exists on his property. The shed is wood and will be painted to match the other shed. The stone path will continue and shrubs will be added.

Approved.

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#20153 - 2712 Sulgrave Road - Shed.

Daniel Garr, homeowner, said this is a 7 by 7 foot shed. The rear yard slopes 3 feet from the end of the driveway, so it will be mostly obscured from the street view.

Approved.

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#20156 - 3569 Lee Road - Awning Sign: Sunoco.

Mr. Neville said the lower horizontal portion of awning terminates at the building. How does the raised canopy section work?

The Board agreed the size of the logo is appropriate, the raised canopy is not realistic, nor is it architecturally appropriate.

Mr. Feinstein said an awning sign is limited to 6 square feet. They could fit that size logo on a new awning material to match the existing blue awning over the door.

Denied the raised canopy section, proposed to contain the logo, above the horizontal canopy.

Approved a replacement horizontal canopy, which can contain a 6 square foot logo sign with the following conditions: 1) the "ATM Inside" signs are removed; and 2) the lights outlining the windows are removed.

Revised plans will be submitted for administrative review.

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#20157 - 22149 Shelburne Road - Porch Alteration.

Brian Doud, homeowner, said they will be removing the wood structure with the jalousie windows and re-use the foundation in order to make a four season space. The wood siding on the house will be replicated on the new exterior walls. The roof is being sloped and the second floor window removed. The house has a slate roof, but new asphalt shingles in a slate color will be used on this addition. The new window on the second floor will match the rest of the second floor windows.

Mr. Walter asked about shutters for the new window.

Mr. Doud said they will install matching shutters on the new window.

Approved with the condition that the window on the first floor side of the house remains a double casement window.

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Ms. Madison left the meeting.

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#20154 - 3720 Riedham Road - Rear Porch.

Roberto Pinedo, Proviso Investments, said the new porch will match the existing. He provided revised drawings.

Ms. Beck noted the new plans submitted at the meeting should reflect the changes discussed with the contractor in the office as far as materials and detailing.

Mr. Neville noted the foundation should not have painted block. It must have brick to match the

house foundation.

Approved the revised plans submitted at the meeting with the condition of a brick foundation exterior matching the color of brick and mortar of the house foundation.

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#20158 - 21349 Fairmount Boulevard - New Double 4 Inch Dutchlap Vinyl Siding: Harbor Blue. Trim: White.

Alan Vangar, AV Remodeling, explained the owner would like to have new dutchlap siding in Harbor Blue color installed around the entire house.

Mr. Walter asked about the shutters.

Mr. Vangar said the shutters will be black in color.

There was discussion regarding the siding color. The Board said straight lap siding must be used.

Mr. Vangar provided photos of various colors of siding against the house brick.

Approved the use of double 4 inch straight lap vinyl siding in either “ageless slate” or “storm” colors.

Confirmation of the final color choice will be made with administrative staff.

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2920 Huntington Road - Preliminary Review: As-Built Window Alteration.

Gary Lack, explained there is an existing glass block window at a second floor bathroom. The owner is moving to a new house in Shaker Heights. He is asking if installing a storm window with obscure glass, masking the condition, could be a feasible solution. He said he understands this is a tricky situation.

The Board discussed the options as explained by the applicant.

Denied the proposed solution of a storm window added with obscure glass.

The Board suggested a new boxed out matching double hung window be installed or the existing window opening be sided over with matching wood shingle siding.

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#20159 - 22562 Rye Road - Addition.

Mike Stusek, The Artisan Design Group, said this is a single story addition which is 15 by 4 feet in size, in order to enlarge the kitchen. There will be a similar window used on the new façade. The siding, trim, shingles and gutters match the existing house details.

Approved.

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#20151 - 3713 Lee Road - Window Alteration. Sign: Urban Salon Suites.

Continued at the request of the applicant.

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Other Business

20316 Scottsdale Boulevard—Garage Wall.

The Board suggested the side and rear walls be painted with a color to most closely match the darkest tone of the existing brick.

22360 South Woodland Road—Chimney.

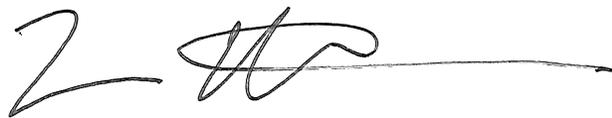
The Board was not convinced that painting the chimney after it is repaired, or boxing out and siding the chimney are appropriate options.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be April 1, 2019.



Sandra Madison, Chair
Architectural Board of Review



Hans Walter, Vice Chair
Architectural Board of Review