



SHAKER HEIGHTS

Architectural Board of Review
Monday, April 1, 2019
8:00 A.M.
City Hall Council Chambers

Members Present: Sandra Madison, Chair
James Neville, Member
William Oeflein, Alternate 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.

* * * *

Approval of the March 18, 2019 Meeting Minutes

Approved.

* * * *

#20167 - 3398 Tuttle Road - Stump: Storefront and Signage.

Mr. Feinstein explained this storefront fills in the center of the B-1 building.

Brian Kellett, Stump LLC, showed photos of their Philadelphia and Columbus, Ohio locations. This design was inspired by the German Village location in Columbus, having a nanowall which retracts to reveal their tropical and desert plants.

Mr. Feinstein said the design fills in the storefront of the façade, which was already approved.

Mr. Kellett said they like to keep their design simple. The plant display is the draw. Their business is normally a destination location.

Mr. Neville asked if they had considered a trellis or awning detail above the entry.

Ms. Madison said it seems as if the existing façade swallows the smaller sign.

Mr. Kellett said the goal of this design ethic is to be less impactful and let the small letters draw your attention.

Ms. Madison said she can see the benefits of the simplicity.

Mr. Oeflein commentated that a whisper speaks volumes in this design.

Mr. Kellett said his wife is an industrial designer and they follow that design ethic throughout the store. The shop doors open and planters are put out front to activate the space.

The Board asked the color of the storefront system.

Mr. Kellett said the nanowall door system is black.

The Board agreed the black is nice. The door to the east (on the right) should be the same color as the emergency door that the landlord provided on the left (west) of this storefront.

Approved with the condition that the east single entry door has a clear anodized finish like the west single emergency door provided by the landlord.

* * * *

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

Mr. Feinstein explained the existing conditions on this commercial building.

Consuelo Brown, said the original sign face and cabinet, still in place, is painted. This is the plan for their replacement sign. The existing windows on the front elevation are residential type double hung windows and they will be installing commercial type windows. The new awning over the door will only have the address numbers.

Mr. Neville asked what portions of the sign light up.

Ms. Brown said the logo and the green lettering will light up.

Ms. Madison said the sign would be more elegant and legible without the phone number and website address. Without that information the name of the business can be centered on the logo. This could also allow the name of the business to be larger.

Approved the window and awning submission.

Tabled the sign in order for the applicant to design the sign without both the phone number and .com information.

Revised plans will be submitted for Board review.

* * * *

#20160 - 3156 Ludlow Road - As-Built: House Siding and Window Replacement.

Mr. Feinstein said it is his understanding that a prior owner did the work without approvals. Changes include vinyl siding, a railing and glass block window above grade.

David Harala, architect, said they trimmed the upper siding area windows like the windows in the stone area. They covered the head of the garage door with vinyl siding as well.

The Board said they would have approved the color of the siding, but probably not the dutchlap style, but it is acceptable. The glass block is not appropriate. Another window must replace it, one that matches the rest of the house.

Mr. Harala suggested carrying the rear elevation window detail to the side where the glass block is located.

Approved the as built vinyl siding and trim.

The as-built glass block window will be removed and replaced to match the windows on the rear elevation of the same room.

The double casement window on the rear façade at the second floor, the rear double hung windows in the bump-out and the new windows replacing the glass block window will have muntins to match the rest of the house windows.

Revised plans will be submitted for administrative review.

* * * *

#20161 - 2832 Weybridge Road - Rear Step and Overhang

Mr. Feinstein said they are changing the stoop orientation and adding a canopy roof. He showed photos of the front of the house, explaining the details on the front will be mimicked on the rear.

Approved.

* * * *

#20162 - 23325 Wimbledon Road - Sign: Mercer School.

Mr. Feinstein explained the history of the Board's review of this monument sign. The sign is located at the point where Green, Wimbledon, and South Woodland Roads converge.

Mary Ann Serafino, Easy Sign, said they will be using the same footprint as the previously submitted sign, but are offering the school a more affordable product than the traditional full block and brick construction. They use thin brick over steel and wolmanized wood. This allows them to do the construction off-site and deliver a finished product. The sign itself is an HDU material. She showed samples of the sign face and brick materials.

Mr. Neville asked for an explanation of the finish used on the HDU material.

Ms. Serafino said the material is painted with several coats of primer and then the finished coat. The routed out infill of the information will be painted black. This material has very little maintenance, but is subject to fading like all paint. The upkeep only involves re-painting.

Mr. Neville said he would like to see the rear of the sign routed on the edge to match the front of the sign.

The Board agreed the flanking pillars should be connected to the sign in some way. Either with matching brick or a black metal.

Ms. Serafino showed the Board a sign they created for another owner that included a black metal detail.

The Board agreed that black metal could be used to connect the pillars, which may include an adjustment of the flanking pillars.

Tabled in order for the applicant to revise the plans in order to reflect a connection between the main sign and the flanking pillars. The Board suggested either additional brick or a black ornamental metal material, and adjusting the scale and location of the flanking pillars.

Revised plans will be submitted for Board review.

* * * *

#20163 - 2771 Chesterton Road - Window Removal. Chimney Removal.

John Payne, TPA Builders, explained the existing conditions. They propose to remove the fireplace from this addition, removing the associated chimney. Matching slate will be used to infill the area where the chimney was removed. A window will also be removed from the side of the same addition.

Approved.

* * * *

#20164 - 20600 Chagrin Boulevard - Sign: Tower East.

Mr. Feinstein explained the location of the two signs that are proposed to have new faces installed.

Marie Cipoletta, Signarama, said J. Pistone has left the building. They will be adding Mannix and Biomotive signs to the top line of the monument sign. Only the top row of information is changing.

The Board asked if the sign could be one color on the top like it is on the existing bottom row.

Ms. Cipoletta said the businesses are using their logo colors for their sign panels.

The Board said the entire top row of the sign must be the E2G blue color with white letters.

Approved with the condition that all the faces in the top half of the sign are the "E2G Blue" color background with white writing.

Revised plans will be submitted for Board review.

* * * *

#20165 - 3380 Chalfant Road - Window Alteration.

Richard Gates, architect, said he had done work for this owner about 12 years ago. They are now proposing a change to a small second floor window, which is for a bathroom. It will be altered from the existing oriel window to a larger double casement window.

Approved.

* * * *

#20166 - 22500 Shelburne Road - Window Removal.

Wayne Barry, homeowner, explained they are renovating their kitchen and are proposing to remove a window from the rear elevation. This window is located between an addition and the extension of the attached garage.

Approved.

* * * *

#20114 - 2699 Landon Road - Resubmission: Window Alteration.

Matthew Wolf, architect, said the owners would like to keep the band detail around their house. The Board reviewed the kitchen renovations at a previous meeting. He confirmed the band detail also extends around the opposite side of the house to the rear corner. The new band will be made to fit into the new window locations that are being installed, higher on this side façade.

Ms. Madison asked how this detail will return back to the window.

Mr. Wolf said the material will be mitered and return to the window casing.

Mr. Neville said the plans detail a nice solution to retain and redesign the band detail.

Approved.

* * * *

Other Business

16600-12 Chagrin Boulevard—Façade.

Approved the repairs as submitted.

3682 Rawnsdale—Window Alteration.

Removal of the opening requires formal submission.

Infill of the entire existing opening with a vent is not approved.

* * * *

There being no further business, the meeting was adjourned at 10:00 a.m. The next meeting will be April 15, 2019.

Sandra Madison, Chair
Architectural Board of Review

James Neville, Member
Architectural Board of Review