



**Architectural Board of Review Minutes
Monday, April 18, 2022
8 A.M.
Via Conference - Zoom**

Members Present: Hans Walter, Chair
James Neville, Vice-Chair
Robert Sullivan, Member

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

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:01 a.m.

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Approval of the April 4, 2022 Meeting Minutes

Approved.

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#20904 - 3380 Warrensville Center Road - Signage: North Star Café.

Aaron Hart, North Star Café, explained this is a new restaurant in the Van Aken District which serves breakfast, lunch and dinner 7 days a week.

Mr. Feinstein said there are two signs on each façade, facing both Farnsleigh and Warrensville Center Roads.

Mr. Hart said the letters on the canopy are satin bronze individual letters with double stroke neon. The Farnsleigh Road wall sign has back-lit channel letters.

Mr. Feinstein said the signs fall under the sign standards of the Van Aken District, but the size of the sign on the primary canopy sign is too large for the district standards.

Mr. Hart said the edges of the canopy has “café +bar” on both the north and south edges. There is a blade sign on the Farnsleigh elevation as the secondary sign.

Mr. Neville asked where the signage is at Nature’s Oasis relative to this corner.

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Mr. Feinstein noted the Nature's Oasis store has vinyl lettering inside their clerestory windows.

There was discussion regarding the canopy location and size.

Mr. Walter said the wall sign seems to be too large on the Farnsleigh side. The rendering looks better than the elevation drawing.

Mr. Hart said the canopy on Warrensville overhangs 11" from the brick wall. He noted there was internal discussion regarding lowering the Farnsleigh wall sign on the façade. He said they have that option drawn. He showed the Board.

The Board agreed the revised drawing was the better choice.

Mr. Neville asked about the secondary signs on the canopy edge.

Mr. Hart said this canopy edge captures the drive-by traffic.

Approved with the condition that revised plans be submitted detailing the smaller Farnsleigh Road elevation signage.

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#20896 - 3329 Braemar Road - New Vinyl Siding.

Herb Schoen, Home Corporation, said this is the upper half of the house only. The existing material jumped the window casing, which will be captured with their installation. They are using double 5 inch siding with white trim and black shutters. The garage and first floor of the house will be painted to match the siding color.

Mr. Walter asked what color is planned for the corner boards.

Mr. Schoen said the corner boards will be the green color of the field.

Approved.

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#20899 - 20132 Chagrin Boulevard - Signage: Century Cycles.

Elicia Gibbon, Gibbon Architecture, explained this is part of the storefront program. The shop has several locations around Cleveland. The sign is halo lit letters and pin mounted letters. The logo is not lit. There is a sign in the window of 6 square foot vinyl graphic. She showed a revised plan with a "Giant" logo. At the rear the awning will be the red/orange color with teal letters. There is also a vinyl logo on the rear entry door.

Approved revised plans shown at the meeting.

Revised drawings to be submitted for administrative review.

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#20914 - 16718-20 Chagrin Boulevard - Storefront: Master Marr's Taekwon-do.

Elicia Gibbon, Gibbon Architecture, said this location is also part of the storefront program. There are two robust street trees on Chagrin Boulevard. They will paint the existing painted brick in an antique white. A knee wall will be added to the base of the storefront. A royal blue will be used in the transom windows. The new signage will be located on the overhang valance. The new entry door is wood with a royal blue walk off mat. There is a directory board for the upstairs tenant. There will be a new entry door to the upstairs tenant. The new upper floor entry will be moved out to the façade. This allows for an entry to Master Marr's from within the entryway and to the upstairs tenant. There will be a bench in the rear for waiting parents. It is currently a desolate area, and the owner would like to make it more welcoming. Play equipment will be added with 8 inch diameter step lights along the sidewalks. The bike racks will also be play equipment. Artificial turf is proposed to be added to the ramped area. The royal blue band will be added at the rear elevation, like at the front façade. A new canopy will be added over the entry door and a window for rear office space. An aluminum/plexi placard case will be added adjacent the door for class schedules. There is a round sign planned on the rear wall as a selfie station as the students progress through their belts.

Mr. Feinstein noted the circular logo sign was approved at the former location for similar reasons. They will need a variance for this location. Some of the items planned are in city right-of-way, so a license agreement is also needed.

Mr. Neville asked if the band of color continues down the alleyway.

Ms. Gibbon said the front façade color wraps the corner just a small amount. The plan was to wrap the rear corner the same length.

Mr. Neville said he supports the logo sign on the rear. This is a great idea.

Mr. Sullivan asked if they had considered a fence for the play area.

Ms. Gibbon said no, as the dome is removable for the winter and the fall zone will be mulched. Lighting is added on the walkway. They understand the risk in activating this area, but they also do not want such a dead zone. This is an opportunity for people to use this area.

Mr. Walter said he likes the design. His concern is that the bike racks be positioned for maximum availability. He asked that they study the location..

Approved.

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#20875 - 3597 Menlo Road - Resubmission: Exterior Alterations.

Mr. Feinstein explained this was continued at the last meeting regarding the window replacement. Vinyl siding has been added to the request.

Dave Hinerman, BD Fire Damage, said they will demolish the rotten wood on the front porch and use new wood.

Mr. Feinstein asked if the front steps will remain.

Mr. Walter asked how the bannister will intersect at the house wall with the front façade windows.

Mr. Hinerman said they will be removing two of the front windows.

Mr. Neville asked if the pair of windows can be moved or revised so the railing does not intersect.

Mr. Hinerman said there is a sliding window on either side of the chimney.

Mr. Sullivan said they could possibly reduce the size of the windows at the front porch to accommodate the railing.

There was technical difficulty with the connection to the applicant. The Board was unable to continue review.

Continued for the applicant to have all information available at the meeting including: 1) how the front railing will meet at the front elevation first floor windows; 2) window changes on the front elevation and the rest of the house; 3) details of the railing design and materials for the rear porch; and 4) representatives knowledgeable about all aspects of the project.

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#20901 - 15875 Shaker Boulevard - Roof Alteration.

Glen Pizzo, Glenn Pizzo Architects, said they are attempting to get a full doorway to the attic space by adding a rear dormer. There is also a 3-season room on the first floor which will be renovated.

Mr. Neville asked how they will deal with the hip and the end of the main roof.

Mr. Pizzo said the hip at the end goes away, so there will be a gable at this end of the main roof.

Mr. Walter asked how this intersects with the tower element. He noted the dormer does not seem to be in keeping with the existing architecture of the home.

Mr. Pizzo explained the design and said there will be a roof cricket added for drainage.

Mr. Neville noted there is a strange existing condition on this home. This dormer seems forced into the existing architecture and roof forms.

Mr. Pizzo said they are trying to balance the existing with the need for access to the attic area. The first floor area will be a post/beam screened structure covered with clear polycarbonate panels.

Phil Atkin, contractor, said the pitch of the sunroom roof is minimal. There is only a small interaction with the existing roof. As a whole, you only get a glimpse of this house for a moment as you are driving by. It is difficult to see this dormer as you are going by.

Tabled for the applicant to consider other options for the design of the third floor dormer area; study how it meets the tower element and existing rooflines; and to provide elevations of the front and right side to show the appearance from the street, as well as information about the sun porch roof material and detail where it meets the house. A roof plan for the house is suggested.

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#20902 - 22126 Rye Road - Window Alteration.

Brenda Chapman, WeatherSeal Home Services, said there are two sets of large picture windows on the first floor. These are 3 separate cottage/picture/cottage windows. The new units are mulled together. They can do double hung windows in the sides which have 1 horizontal in each sash. The owner does not want any grids in the flanking windows.

Mr. Neville asked if they had considered matching the flanking windows with casement windows. With 3 lite casements and 9 lite picture windows, the windows match the existing house. This eliminates the strong horizontal appearance of the double hung window option.

Denied the window alterations.

Approved 3 lite casement windows to flank the picture windows with grids to match the existing configuration.

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#20903 - 31 Lyman Circle - Addition.

Philip Koepf, explained there was a greenhouse addition at the rear of the house which has a collapsed roof. The new owner demolished this area. The new structure will be on top of the slab and retains the brick surround. This request also adds a 3-foot addition to the kitchen. The rear entry will be reconfigured. The entire house will also receive a new roof.

Mr. Neville noted the proposed siding does not match the main house. This is not appropriate.

Mr. Walter said if it was disconnected this would be acceptable, but any later improvements must match.

Approved.

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#20880 - 2671 Cranlyn Road - Resubmission: Deck.

Jeremy Martin, Woodland Deck, explained the materials and layout have changed from the previous meeting.

Mr. Walter asked about the opening between the grill and the house.

Mr. Martin said this is an open railing area.

Approved with the condition that the stone areas below the fireplace and the grill will extend to grade without a trim board and clarification of the transition between deck levels.

Revised drawings to be submitted for administrative review.

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#20907 - 14210 Southington Road - Window Alteration.

Mike Rocha, Launchpads LLC, said he lives in California and he hired a contractor to do the work. The contractor replaced the windows without approval. The new does not match the color, style or previous grid pattern.

Mr. Walter asked if the new windows are vinyl.

Mr. Rocha said yes, he believes the new windows are vinyl.

There was discussion regarding the layout of the grid pattern. The color is too much contrast for the house brick and does not match the trim. The grid patterns of the windows do not match each other in number, size or proportion.

Denied the window changes for color, configuration and grid pattern.

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#20908 - 20828 Colby Road - Window Alteration.

Mike Khmelnsky, Homes on Demand, said the owner is proposing to remove a window as part of a kitchen renovation. The exterior is currently brick, and they would tooth-in matching new brick. They did find a match for the brick and they will match the mortar color.

Mr. Neville said he is fine with the idea. He would like to see a sample of the brick and mortar made up before they approve the match.

Approved with the condition that the applicant provide a constructed 2 foot square sample of the brick and mortar for review before a permit is issued.

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#20909 - 2926 Fontenay Road - Porch Alteration.

Donald LaMonica, homeowner, said this was an open air porch which was enclosed with sliding doors and windows. The windows are in bad condition. They would like to have double hung windows with brick below to match the sill height of the front windows.

Mr. Walter asked about the existing stone sill.

Mr. LaMonica said they will re-use that stone.

Mr. Neville said it would be better if the sill height of all of the new windows match the heavy trim on the front elevation.

There was discussion about the sill and head heights of the existing and proposed windows.

Approved concept. Applicant to submit revised plans showing window head and sill height, with grid patterns that match the existing front of the house windows.

Submit revised plans for Board review.

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#20892 - 23280 South Woodland Road - Resubmission: Vinyl Siding.

Emily Berndt, Tiger Exteriors, said the owner would like to permanently remove the shutters.

Mr. Neville said the shutters on this house are appropriate for the house and window layout.

Mr. Walter agreed and noted the ghosting on the stone is very noticeable where the shutters have been removed.

Approved the vinyl siding with the condition that shutters are re-installed.

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#20910 - 19226 Scottsdale Boulevard - New Vinyl Siding.

John Sotka, The Third Estimate, said they propose new siding and the shutters will be reinstalled. There is no soffit or fascia currently with the exception of the edge over the front door.

Approved.

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#20887 - 2860 West Sulgrave Oval - Resubmission: Solar Panels.

Mr. Feinstein explained this item was reviewed at their last meeting.

Zachary Lalkowski, Yellowlite, said they moved the panels to the rear of the house. The front left is the best location for production. They could only have 3 panels on the front and move one to the rear.

Mr. Sullivan said it is ideal if they are all in the rear. A straight run on the front would be better than the “L” configuration shown on the front.

Mr. Lalkowski said they could move all 4 of the front panels to the left upper roof.

Mr. Neville said with the pitch on the front main roof as many as possible should be moved there if they can get peak performance.

Approved with 4 panels on the front upper roof with the possibility of additional panels being located on this roof if they can be symmetrical and get better performance.

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#20888 - 3219 Somerset Road - Resubmission: Solar Panels.

Mr. Feinstein said the revised submittal is different with 6 panels facing the street in a regular pattern.

Jane Corteville, homeowner, said next to the dormer is where the most sun is received.

Mr. Neville asked if they will be square or rectangular in configuration.

Zachary Lalkowski, Yellowlite, said they will be two sets of 3 panels in a regular pattern.

Approved the revised panel layout.

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#20897 - 2902 Manchester Road - Solar Panels.

Zachary Lalkowski, Yellowlite, said these panels are all on the rear of the house. 5 panels will be moved to the flat roof on the addition.

Approved.

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#20898 - 3645 Townley Road - Solar Panels.

Zachary Lalkowski, Yellowlite, said the 13 panel array will be located on the rear roof. The conduit will go down the rear to the rear of the house.

Approved.

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#20900 - 22280 South Woodland Road - Solar Panels.

Zachary Lalkowski, Yellowlite, said these panels are on the rear roof with the conduit down the left side of the house to the utilities.

Approved.

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#20912 - 3305 Lansmere Road - New Vinyl Siding.

Mark Martinis, Home Exteriors, said this is new vinyl siding and the windows will be capped. They propose new black gutters, soffit and trim, including window trim.

Mr. Neville said there are rich architectural features on the front elevation which disappear with this color scheme. He could support a color for the siding, but the trim should remain white.

Denied the proposed color scheme. The white trim must remain and a wall color other than white is suggested.

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#20913 - 17717 Lomond Boulevard - Porch Alteration.

Steven Smrdel, homeowner, said they are adding a concrete pad and pergola. There is more tuckpointing needed on the earlier work to the rear of the house. They are buying an aluminum product, which has two columns and attaches to the house. The louvers move on the roof. There is also under canopy lighting.

Mr. Sullivan said this is very clean and modern.

Approved.

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#20629 - 20521 Chagrin Boulevard - Resubmission: Entry and Roof Additions.

Mr. Feinstein explained the history of this application. The first floor entry addition was approved in concept and got a setback zoning variance.

Jill Brandt, architect, said the rooftop addition will create several offices. They pick up the roof form from the other additions. She described the addition and how the space connects to the adjacent building.

There was general discussion of the design and materials.

Mr. Walter asked how it attached to the existing tower element.

Ms. Brandt explained they still need to design the interaction with the existing green wall on the east side.

Approved the general design composition of the roof top addition with the following conditions: 1) include detailed connection drawings where the additions meet the original building; 2) provide material samples and colors including the glass; 3) assure railing cable runs match with vertical elements of the entry addition; 4) provide a section through the lobby; 5) finalize the details of the connection to the living wall.

Revised plans will be submitted for Board review.

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#20906 - 2684 Coventry Road - Porch Alteration.

Pat Perrino, Perrino Custom Builders, said they propose to add a porch to the front of the house and add a trellis at the right of the new porch. The porch will have a copper patina color metal roof. The porch is post and beam with a trex floor. They will be repairing stucco at the same time.

Mr. Sullivan asked about the shutters.

Mr. Perrino said some windows have shutters some do not.

The Board agreed the entry roof should be lowered so the second floor windows do not change. A lower rounded or eyebrow roof form could be appropriate.

Mr. Sullivan asked if there are two posts immediately adjacent to each other at the corner where porch and pergola meet.

Mr. Perrino said yes. He will check into how the porch and pergola posts connect and may be combined.

Continued for the applicant to investigate the following: 1) study eliminating the pergola post at the porch; 2) maintain the second story window over the front entry door; 3) soften and lower the cover over the entry door so as not to impact the second story window; and 4) design trim details around the new doors under the pergola area.

Submit revised plans for Board review.

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#20905 - 20600 Chagrin Boulevard - Cellular Antennae.

Bryan Brawner, Crown Castle.

Approved with the condition that any unused antennae mounts be removed.

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#20911 - 18000 Parkland Drive - Outdoor Kitchen.

Brooke Slater or Anthony Farinacci, Farinacci Landscape, representing Mr. & Mrs. England, homeowners.

Tabled at the request of the applicant.

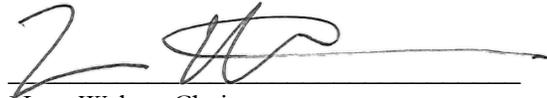
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There being no further business, the meeting was adjourned at 2:00 p.m. The next meeting will be May 2, 2022.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review