



Architectural Board of Review Minutes
Date in this format: Monday, June 17, 2019
8 A.M.
Council Chambers

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

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

The meeting was called to order by Senior Planner Dan Feinstein at 8 A.M.

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Approval of the June 3, 2019 Meeting Minutes

Approved as submitted.

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#20217 - 3698 Gridley Road - New Garage.

Ms. Beck said the Board had approved new vinyl siding in Adobe Cream color at their last meeting for the house.

Diane Bija, New Creation Builders, said the roof will be Driftwood color and the raised panel doors and trim will be white. She suggested a reverse gable roof to match the house, instead of the standard gable roof as is shown in the submitted drawings.

Approved with a reverse gable design.

Revised plans are to be submitted for administrative review.

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#20216 - 20156 Van Aken Boulevard - Sign: Candy Lady & Kids.

Mr. Feinstein explained this location is at Shaker Plaza, next to the Walgreen's drive-through opening. There is a Local Sign District for the Plaza designating color for the signs.

CITY OF SHAKER HEIGHTS

3400 Lee Road Shaker Heights, Ohio 44120 P 216.491.1400 F 216.491.1465 Ohio Relay Service 711
shakeronline.com www.shaker.life

James Vacey, Signature Sign, said this sign will be individual red letters with low voltage LED lights.

The Board said the sign should be moved to the left as far as possible to give room to the sign on the right.

Approved.

The Board suggested the sign be moved as far left as possible.

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#20218 - 20100 Chagrin Boulevard - Roof Material.

Tama's Hegyi, Above and Beyond Roofing, said he is proposing a composite slate material. Some of the roof is completely separate from the front elevation. The proposal is to replace only the rear roof portion, facing south.

Mr. Feinstein said the south elevation roof is failing and is beyond repair. The Chagrin Boulevard elevation will remain slate.

Mr. Hegyi clarified the two rooflines. They have chosen Onyx color for this installation as the roof at the front is very dark and monotone.

The Board discussed the lower roof and ridge cap. The brick parapet and chimney masks the transition from eastbound traffic and the higher building to the east masks it from westbound traffic.

Approved the Onyx color material.

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#20219 - 3051 Van Aken Boulevard - Window Alteration: Color.

Brian Norris, owner, said they propose to change the color scheme. The whole house, including siding and trim will be white. Only the door and windows will be black. They propose to lime wash the brick with a product specifically for brick.

The Board discussed the longevity of the lime wash solution. They agree the color scheme works on this modern house design.

Approved.

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#20220 - 19 Lyman Circle - Window and Door Alteration.

Cory Brady, Brady 3, explained that due to a kitchen renovation they propose to remove a small

door to the side and increase the rear window size. The new window will be casement windows.

Mr. Neville asked if the window opening will interfere with the exterior flow.

The Board asked if the step and shutters will be removed. What about the siding?

Mr. Brady said the owners had worked out all of the logistics before he became involved. They are aware of the casement window operating to the exterior of the house. The step and shutters will be permanently removed and the new siding will exactly match that already on the house.

Approved.

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#20227 - 15808 Chagrin Boulevard - Sign: Buckeye State Credit Union.

Thomas Yankovich, Ellet Sign Company, explained the credit union has several branches and is re-branding. The ground sign will have the same look but different proportions. The red and blue are darker than the existing sign. The background will be white during the day and dark at night. New plantings of low-growth evergreens will be installed.

Ms. Madison asked how far the new sign will be from the sidewalk.

Mr. Yankovich said it will be located 5 feet from the sidewalk. It is currently 20 feet from the sidewalk. They also propose a new wall sign of internally illuminated channel letters in the peak of the building. The existing wall sign on the first floor will be removed.

The Board agreed the new wall sign looks crowded in the proposed space.

Mr. Yankovich said it is difficult architecture and a long business name.

The Board agreed one line of text would be better. The addition of more negative space is also needed.

Approved the monument sign.

Tabled the wall sign in order for it to: 1) have smaller letters to allow for more negative space around the sign; or 2) create a single line of text.

Revised wall sign design will be submitted for Board review.

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#20228 - 3385 Tuttle Road - Sign: Nature's Oasis.

Susan Frankel, RMS, said the owner of this grocery store wishes to open very soon. There is a canopy over the entrance which is dark like the storefront trim, and only 2 feet deep. The letters above the canopy are lit at night. There is a leaf logo which hangs from the canopy. The interior

signs along Farnsleigh Road are within 12 inches of the glass. They hang from the top and are illuminated.

Mr. Neville suggested the word “Oasis” be moved further left to hug the column.

Ms. Frankel said there is one projecting sign from the building corner in a font to match the canopy sign.

Approved with the following conditions: 1) the “Oasis” language is moved further left toward the pillar; 2) the font is revised on the projecting sign; and 3) the logo hanging from the canopy has a white background.

Revised plans will be submitted for administrative review.

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#20185 - 3272 Lee Road - Resubmission: Double 4 Inch Dutchlap Vinyl Siding: White. Trim: White. Deck.

Steve Colopy, The Third Estimate, said a tree had struck the house and damaged the roof, walls and deck. The roof has already been replaced. The existing siding on the house is 3 inch vinyl siding, which is not made any longer. They propose to install double 4 inch siding throughout the entire house in white. The trim around the windows will be built out appropriately and wrapped in aluminum. The soffit and fascia will be white. The shutters will be replaced. They propose a trex deck in Ipe color with a white railing. Vinyl lattice in dark brown will be installed below the deck.

Approved.

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#20224 - 3672 Traynham Road - Window and Entry Alteration. Garage.

Michael Khmelnitsky, 6075 Penfield Ln. LLC, said they will construct a new 20 by 20 foot garage with white siding to match the house. They propose a new window and gable over the front entry. The window layout on the rear of the house will also be altered slightly.

Ms. Madison said the front entry gable should have a flat panel with trim detail, not the siding as proposed.

Mr. Neville said the rendering of the posts looks better than the drawing. The posts need more trim at the cap.

Approved with the condition that the new front entry overhang be revised as follows: 1) more significant post capital and horizontal trim board; and 2) a panelized infill with trim is used in the gable end.

Revised plans will be submitted for administrative review.

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#20226 - 3327 Maynard Road - Porch Alteration. Deck.

Martin Johannessen, architect, explained the changes are at the rear of the house. There is an existing screened porch which will be removed in its entirety. A new screen porch and breakfast room will be constructed. The breakfast room will be 2 feet deeper than the existing porch. There is a kitchen remodel driving the proposed changes. The first option keeps the second story airing porch. The second option extends the new breakfast room roofline and removes the second story door. The door would be replaced by a window. He noted stucco panels are called out on the infill portions of this new work. There are stucco areas around the front entry as inspiration. They could also use shake siding to match the walls of the house for this infill detail.

Approved with the condition that the paneled areas on the new exterior façade have siding detailing to match the house.

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#20229 - 3265 Chadbourne Road - Deck.

Heather Erman said they propose a Trex deck in Toasted Sand color. The railing will be white. The generator will be re-located.

The Board suggested the deck be open to the existing step landing.

Ms. Erman said dark lattice will be used to wrap the area under the deck.

Approved with the following condition: 1) white Trex railing; and 2) Toasted Sand color Trex and dark lattice underneath. With the suggestion that the deck have an opening to the existing porch stoop.

Revised plans to be submitted for administrative review.

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#20231 - 22001 Fairmount Boulevard - Banners.

Beth Pollack, Bellefaire JCB, said it is Bellefaire’s 150th anniversary. They are proposing six (6) two-sided banners on Fairmount Boulevard mounted on existing poles. They are working with the sign company for the brackets.

Approved.

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#3715 Normandy Road - Preliminary Review: As-Built Garage Window.

Waymon Crump, homeowner.

Approved.

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Other Business

18710 South Woodland Road—Shutters.

Approved the permanent removal of the shutters from the side elevations of the home.

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There being no further business, the meeting was adjourned at 10:15 A.M. The next meeting will be July 1, 2019.



Sandra Madison, Chair
Architectural Board of Review



Has Walter, Vice Chair
Architectural Board of Review