



**Architectural Board of Review Minutes  
Monday, July 15, 2019  
8 A.M.  
City Hall, 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 8:03 a.m.

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Approval of the Monday, July 15, 2019 Meeting Minutes

Approved.

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**#20243 - 3396 Tuttle Road - Signage: Sawyer Restaurant.**

Mr. Feinstein stated this application does not include the awnings. The signs have been seen as placeholders on previous versions of the building plans.

James Vacey, Signature Sign, said these are channel letters with halo lighting. The front is perforated vinyl to appear copper during the day. The interior LED lighting will be amber. There are two signs, one at each corner.

Mr. Walter asked if the company had examples of other installations of this type of lighting.

Mr. Vacey said yes, they can provide a photo, but he does not have one at this time.

Ms. Beck asked if the projecting sign at the corner would still be installed as shown on previous plans.

Sue Frankel, RMS, said projecting signs will not be used. It is not practical to install there, and not helpful to visibility.

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Mr. Walter asked about the awnings on the Farnsleigh façade of the building. How large are they?

Mr. Feinstein said the awnings cover the transom window seen on the existing condition photos.

Ms. Madison asked what color the awnings will be.

Ms. Frankel said that is unknown, but more than likely a charcoal color.

The Board agreed the colors should be shades darker than the wall color.

Mr. Walter asked the margin between the sign and the awning. There should be a generous space between them so as not to crowd the awning.

The Board agreed they like the copper color

Ms. Frankel noted these colors are echoed inside the restaurant space.

Approved conditioned on: 1) provision of illumination example(s); 2) the sign facing Tuttle is moved up the wall in order to not crowd the awning; 3) consider options of signage on the awning over the main entry door; and 4) provide the complete layout and dimensions of the sign relative to the wall space it will occupy.

Revised plans will be submitted for Board review.

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**#20246 - 3440 Tuttle Road - Signage: Manifest.**

Vince DiIonno, Blink Signs, said these are embedded LED lights on a gold face. The back-lighting is white.

Mr. Walter asked if the halo effect is the only lighting.

Mr. DiIonno said the sign will be gold during the day and halo lit at night only.

Approved.

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**#20239 - 18524 Lomond Boulevard - New Garage. Retaining Wall.**

Mr. Feinstein explained this garage structure will require a zoning variance as a second garage for the property.

Tatiana Tate, Levine Architecture, explained the existing garage for the house is an attached one-car garage. There is an existing trellis being used as a carport which will be removed and the new garage erected in that location. They also propose to re-build the retaining wall, which is in poor condition.

Mr. Feinstein explained the applicant would require a zoning variance in order to build a separate detached garage at the property.

Mr. Neville asked if there will be a cap on the wall. What material will be used?

Ms. Tate said there will be a cap in the same versalok material.

There was discussion regarding the fence.

Mr. Neville said they should consider installing the fence in the existing location, not on top of the wall material.

Approved with the following conditions: 1) confirmation of the jamb set in drawing format; 2) location of fence relative to retaining wall; and 3) provision of stone color sample.

Above information will be provide for Board review.

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**#20241 - 3589 Ludgate Road - Porch Lattice Material.**

Crystal Montgomery, owner, explained she would like to change the existing wood lattice at the front porch to brick lattice. This will improve the aesthetics of the house and eliminate housing violations.

Mr. Neville asked if the example photo is the exact pattern proposed. He is concerned that the touch points are too small.

Ms. Montgomery said the drawn plan has much more overlap.

Mr. Walter asked if the brick is set back at all.

Ms. Montgomery said it will sit behind the skirt of the porch floor.

Approved.

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**#20244 - 19615 Scottsdale Boulevard - New Garage.**

Mr. Feinstein explained this new garage was seen by the Board preliminarily, but in a different configuration. The existing garage is a side-facing garage.

Rena Dabney, homeowner, said the plan is to put the garage back in the exact same location. This will also change the location of the service door. Her first choice would be an Autumn Red vinyl siding, the second choice would be Colonial Ivory.

Ms. Madison asked if the red color is to match the house brick.

The Board agreed a photo of the siding against the brick wall for comparison is appropriate in this case.

Approved with the following conditions: 1) photograph of a sample of the proposed autumn red color vinyl siding against the brick of the house; and 2) new plans showing the correct garage structure and service door locations.

Revised plans will be submitted for administrative review.

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**2552 Warwick Road - Preliminary Review: New House.**

John C. Williams, architect, said they are designing a new house on this lot where the previous house was destroyed in 2015. There are site photos showing the context of the street and examples of inspiration images. The design is a more abstract Western Reserve home style with a minimalist approach. The footprint is approximately 2,000 square feet and the front façade will align with the others on the street. The site plan meets the zoning setbacks. The primary house is two stories, there is a one story garage, a connector walkway and a one story master suite. They will avoid cutting trees down as much as possible and the current layout only loses two 10 inch caliper trees. There is a recessed front entrance for weather protection and a horizontal element on the exterior. The floor plan is open concept. The exterior materials will most likely be Hardi material and/or cedar wood with low-profile windows without muntins. They also would like to get the Board's input on a standing seam metal roof material.

The Board agreed, for this home style and design, a standing seam metal roof could be appropriate. The preference is for any metal with a low reflective surface.

Ms. Madison said she likes the simplicity of the house. It sits quietly and is different, but not in a bad way.

Mr. Walter said the front entry and front elevation should be explored and developed further. He likes the design direction.

The Board agreed it would be good to understand the contextual height of the neighboring homes. They would like to see the canopy form transitions and chimney elevations.

Mr. Williams also noted that each of the three building forms that create the house will be slightly different colors to differentiate each.

Discussion held. The Board was generally in favor of the design direction.

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**#20242 - 3014 Huntington Road - Rear Addition. Window Replacement. New Garage.**

Mike Khmelnitsky, 6075 Penfield Ln, LLC, explained this is an addition at the rear of the house. An existing addition will be demolished. They are also replacing all of the windows on the house and would like to use a white exterior material. The entire roof will be replaced with asphalt shingles in weathered wood color. The previous slate roof was vandalized during transfer of ownership. They propose Wicker color vinyl siding for the new addition.

Mr. Neville said the existing house has rich brick detailing. The addition is very stark in comparison to the rich house architecture. He is not sure vinyl siding is an appropriate exterior option for the addition in this case.

The Board said the new addition will be under the same main house roof, not separate and should relate to the house design. They would like the architect to provide sketches of alternative designs and exterior materials including brick on at least the first floor. The architecture and brick are unusually detailed on this house.

Tabled for the following: 1) consideration of the use of brick for the first floor of the addition; 2) provide alternative designs and detailing, taking into consideration the architectural details of the existing house; and 3) additional windows on the proposed addition.

The Board determined white is not an appropriate color for the windows and trim. New windows will be a warmer color than white.

Revised plans will be submitted for Board review.

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**#20245 - 22462 Westchester Road - New Double 5 Inch Vinyl Siding: White. Window Alterations.**

Rebecca Fertel, architect, explained the house sustained significant water damage and is being gutted. The owners propose new vinyl siding and to modify the front bay window to raise the glass off the floor. Wood panels would be applied below the new windows. They propose removing the bay window at the rear addition and installing new double hung windows.

The Board said the owner should take the opportunity to put grids in the rear addition windows, in order to match the rest of the house. This is also the chance to remove the T-111 siding from the addition.

Mr. Walter said he does not like the idea of raising the front bay window glass. This bay window is a design feature on the house and has significant architectural detailing.

There was discussion regarding the front window detailing.

Approved with the following conditions: 1) grids will be added to the new windows in the rear

addition; 2) 5 inch vinyl siding is acceptable with straight lap detailing only; and 3) the front feature window to the right of the entry door will maintain its current appearance, even if new windows are installed.

Confirmation of the above details will be provided for administrative review.

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**#20247 - 21600 Shaker Boulevard - Signage: Unitarian Universalist Congregation.**

Bob Kunzen, Brilliant Electric Sign, said the existing sign is a single face sign, parallel to the street. The new sign will have two sides and be perpendicular to the street. They propose faux brick columns. This sign is located 25 feet from the sidewalk.

Mr. Walter asked the material of the cap, as well as the columns. Can they withstand contact with the ground?

Mr. Kunzen said the cap is faux stone. The material is foam and is meant to touch the ground.

Ms. Madison asked how it is protected from damage.

Mr. Kunzen said there is a landscape bed proposed with evergreen shrubs and mulch. This will keep it from being hit by landscape machinery.

Mr. Walter asked the material of the sign face.

Mr. Kunzen said it is painted aluminum. The faces are on either side of an approximately 8 inch wide box.

Approved.

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**#20249 - 3245 Van Aken Boulevard - New Double 5 Inch Vinyl Siding: Coastal Sage. Trim: White. Window Alterations.**

Dale Perkowski, F1 Contractors, said this house is being renovated. The existing wood shake siding will be removed and replaced with new vinyl siding. They propose 5 inch wide dutchlap vinyl siding. He presented a revised window order form.

There was discussion regarding the windows.

Ms. Madison noted the siding should not be dutchlap. It should be a straight lap siding.

Approved with the following conditions: 1) the large awning window above the garage door will have 4 vertical muntins added; and 2) straight lap vinyl siding is utilized.

Revised quote to be submitted for administrative review.

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**#20252 - 22640 Fairmount Boulevard - Deck, Screened Porch.**

Jeffrey Bogart, Bogart Architecture, explained they would like a portion of a new deck to be a screened porch. There will be a low wall with textured panels on the exterior. All of the exterior will be white and a mocha Timbertech material for the floor. The railing will be the same material in white. They are replacing the cement tile roof material while this is happening and a new Driftwood color asphalt shingle will be used.

Mr. Neville asked if there is treated lumber it will be covered with the composite material.

Mr. Bogart said yes, there will not be any visible treated lumber material.

Approved.

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**3171 Warrington Road - Preliminary Review: Entry Steps.**

Adam Mullen, Cleveland Yardscapes, explained they are removing the existing wood steps and proposing new steps of a composite material. The new steps will be a red color and the step unit will be enclosed.

Mr. Feinstein explained there are also 18 inch garden walls and patio work happening at the home.

Mr. Mullen said there is a sandstone patio being installed banded by red brick.

The Board asked about the landing and how it relates and returns to the house and door.

There was discussion regarding the existing detailing of the step unit and what type of steps were there previously.

Approved composite material steps with the following conditions: 1) confirm landing depth; 2) infill the side of the stairs with the same material; 3) enclose side area back to the wall above the existing brick; and 4) use a reddish color material with white railings.

Drawings must be submitted for administrative review.

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**#20248 - 20609 Fairmount Boulevard - Storefront: Biggby Coffee.**

The applicants were not present. The Board preliminarily reviewed the plans in their absence.

There was general discussion of the proposed work.

Approved the design with the following conditions: 1) provide a color sample of the paint to be used; 2) awning color, size, and design must be provided; 3) the sill must also be removed from the center upper level window on the front façade; 4) reinstall or replace the shutters on the upper windows; and 5) show detail of storefront installation facing John Carroll Boulevard.

Information requested above must be submitted for final Board review.

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**#20238 - 17027 Kenyon Road Window and Door Removal.**

Brad Kessler, Kessler Realty Holdings, owner.

Approved.

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**#20250 - 3564 Strathavon Road - New Double 5 Inch Vinyl Siding: Harbor Blue. Trim: White.**

Mark Viny, Apollo Builders, representing Kevin Hall, homeowner.

Continued at the request of the applicant.

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**#20240 - 16650 South Woodland Road - Garage Addition.**

George Clemens, Clemens Pantuso Architecture, representing Rich and Halle Moore, homeowners.

Continued at the request of the applicant.

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**Other Business**

**15805 Chagrin Boulevard—Signage.**

The Board did not approve the wall sign in the gable end of the front façade as an appropriate location for building signage. They suggested a revised sign design in the area where the existing building sign is located.

**3685 Lytle Road—Glass Block Window.**

Approved the as-built glass block window on the south face of the detached garage.

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There being no further business, the meeting was adjourned at 11:15 a.m. The next meeting will be August 5, 2019.



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Sandra Madison, Chair  
Architectural Board of Review



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Hans Walter, Vice Chair  
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