



**Architectural Board of Review Minutes
Monday, September 21, 2020
8 A.M.
Via Zoom Webinar**

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

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

The meeting was called to order by Senior Planner, Dan Feinstein at 8:10 a.m.

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Approval of Minutes from the August 17, 2020 meeting.

Approved.

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Approval of Minutes from the September 8, 2020 meeting.

Approved.

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1. 20508 20820 Chagrin Boulevard Garage/Storage Building. Parking Canopy.

Jill Brandt, Brandt Architecture, explained this is a workshop/machine shop/company vehicle garage. The garage is low level and the front materials will match the main building and pick up the architectural elements. The taller portions are glass and EIFS and there will be no signage. The metal roof is a pale green patina look. The rear is concrete block. The canopy is proposed to only cover the parking on the far west end.

Mr. Feinstein said the Board of Zoning appeals will review this request as an accessory structure. This type of structure is limited to 20 feet in height. The proposal for the tall portions of this structure are proposed at 25 feet 8 inches. The setback requirements are for a 3 foot setback. The applicant proposes no setback. They will also need a parking variance.

There was discussion regarding the parking.

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Ms. Brandt said moving the building forward from the property line affects the parking configuration.

Mr. Neville asked what the materials are at the sides of the building.

Ms. Brandt said concrete block and a brick return.

Mr. Neville said concrete block is not appropriate, especially for a commercial building.

Ms. Brand asked about textured concrete block.

Mr. Feinstein noted the Board had not approved concrete block or other split face block materials.

Ms. Brandt said she will take this back to the client and consider other materials.

Mr. Neville asked about the pitches of the various roof forms.

Mr. Walter said the roof looks awkward at the western end.

Ms. Brandt said she could refine how this roof area comes around the corner.

Mr. Walter said he appreciates the taller towers at the main pieces. The west end in massing looks more cohesive.

Ms. Brant said she could look at changing the roof pitch.

Mr. Neville noted a bookend look would be better.

Ms. Brant noted the line of the windowsills is nice now, but will look at changes.

Mr. Neville said he is not comfortable with the concrete block with the exception of the 4 foot return of brick. Accessory structures in a commercial district are held to an appropriate design standard in the city. The primary building on the site is all brick.

Mr. Feinstein said the CM Commercial Mixed Use zoning district across the street does not allow split face block at all.

The Board noted they had no opposition to a height variance due to the nature of the building and location.

Mr. Feinstein recapped the Board's direction as the west end roofline works better with the adjacent elements and massing of the center; the grey or colored block/split face materials are not appropriate; the rear elevation having EIFS above a water table band of masonry should be studied.

Mr. Walter asked if the long window on the rear of the building would intrude on the new entry element.

Ms. Madison asked the detail of the returns on the top of the new roof gable structure.

Ms. Brandt said they would drop the coping to create a flush façade.

Mr. Neville said he would like to see how the roof and chase element meet.

Tabled the accessory building for the applicant to investigate the following: 1) massing, roof form and pitch of the western element to complement the rest of the building; 2) alternative materials and color for the proposed cement block portions, with the option to study the use of EIFS above a water table of masonry; 3) investigate the post-support locations of the parking canopy; and 4) study and refine the gable roof form on the main building.

Discussion held regarding signage. The Board suggested the applicant investigate the option of primary signage on the front of the building as well as the rear, employee entry.

Revised plans will be submitted for Board review.

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2. 20507 2564 Kendall Road Window Alteration.

Christopher Bennett, Window Nation, said the owner wants to paint the rest of the windows white. The trim is currently a grey color. The replacement windows are white with no grids. Some of the windows chosen to be replaced are inoperable or deteriorated.

The Board agreed the new windows should match the existing grid patterns.

Lisa Hopps, homeowner, explained the trim on the windows would remain grey. Her wish is to have all of the windows white over time, but is willing to paint the ones that are not replaced now.

Approved with the following conditions: 1) the grids in the top sash will remain where they are currently present but for the dining room bump out window.; 2) the rest of the window frames and grids will be painted white by the end of 2021; and 3) the applicant will submit additional photos of the house to better determine original window grid pattern for review of the dining room bump out window grids.

Additional photographs of the house windows will be submitted for Board review.

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3. 20511 16600 Chagrin Boulevard Signage: Upper Crust Chicken + Pizza.

Shadi Almikdad, Neon & Signs, said they would remove the existing signage. The new signs will be LED channel letters with white faces, with white and orange vinyl over the face, set on 1x1 inch tubing. The tubing will be painted to match the building. They would also like to change the color from red to black for the awnings.

Patrick Chamoun, Upper Crust Pizza, asked if the awnings on the Kenyon façade could be removed.

Ms. Madison asked if the windows behind are also arched.

Mr. Chamoun said yes, they are arched.

Mr. Walter said he is in favor of removing the awnings.

Mr. Feinstein noted the set of three windows along Kenyon are proposed to have white film. The owner has been advised this is not compliant with the zoning ordinances.

Mr. Chamoun said they currently have red curtains over the openings.

Mr. Neville said he is against the installation of film. An interior window treatment is most appropriate.

Mr. Walter said it helps if the interior treatment is a darker color, but the façade will be nice without awnings.

Mr. Neville said the three on the side elevation are easily removed. He would prefer the one on the corner remain as this provides protection at the entrance door.

Mr. Walter asked the new signage be sized to not interfere with the keystone above the arch element.

Mr. Almikdad said it could be moved or made smaller.

Mr. Chamoun suggested it could be horizontal like the Chagrin Boulevard side.

The Board agreed that would be the better solution.

Mr. Neville noted the holes from the removal of the existing sign and any awnings must be repaired.

Approved with the following conditions 1) storefront awning remains and is black; 2) Kenyon Road awnings can be removed and the awning and/or holes repaired or replaced with black awnings; 3) the storefront signage must not interfere with the trim or keystone over the entry door.

A revised signage design over the entry door will be submitted for Board review.

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4. 20512 2854 Manchester Road New Detached Garage.

Chelsea Braden, Christopher Architecture and Interiors, explained the new garage would match the house architecture. The owner needs additional covered parking, as there is no way to extend the existing garage. The new garage is 19 by 24 feet in size.

Mr. Neville asked if the roof matches the existing house.

Ms. Braden said it is 20 feet to the peak with a 10-foot interior ceiling. There are covered light fixtures at the overhead door and matching slate to the house roof. The brick will match the house.

Mr. Neville said it is very nicely detailed and very handsome.

Mr. Walter asked about the French door area. He asked if the exterior is landscaping or paving.

Ms. Brandt said it would connect to the patio by a path.

Mr. Walter suggested a frost pad where the doors open out so there is no interference from heaving of the pad.

Approved.

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5. 20498 2974 Montgomery Road Resubmission: Window Alteration.

Mr. Feinstein explained the background and that this was a continuation from the previous meeting.

Molly Machmer-Wessels, Woodland Design, showed the previous meeting plans. They have moved the vent to the rear façade. They are not able to get a brick match to the house with other options. She provided samples of other homes in the neighborhood where the windows are symmetrical and the kitchen/rear windows on the side elevations are at differing heights.

Mr. Neville said he appreciated the effort of the applicant. The panel option is very clunky. The raised head is the best option.

Approved the full windows moved upward as revised.

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Other Business

16808 Scottsdale Boulevard—Half Roof.

Approved the rear roof to be re-roofed due to the roof form and need the front to be replaced in the near future.

20497 – 20000 Fairmount Boulevard—Siding.

Approved white corner boards.

22150 Rye Road—Windows.

Approved the revised family room window configuration.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be October 5, 2020.



Hans Walter, Chair
Architectural Board of Review



James Neville, Vice Chair
Architectural Board of Review