



SHAKER HEIGHTS

Architectural Board of Review  
Tuesday, January 2, 2018  
8:00 A.M.  
City Hall Council Chambers

Members Present: Sandra Madison, Vice Chair  
Hans Walter, Member  
William Oeflein, Alternate Member

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

The meeting was called to order by Mr. Feinstein at 8:00 a.m.

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Approval of the December 18, 2017 Meeting Minutes

Approved.

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**#19808/19865 - 20405 Chagrin Boulevard - Resubmission: Signs.**

Mr. Feinstein reviewed the information from the previous meeting where the signs were reviewed. The Board is reviewing the awning and ground signs only at this meeting, not the window clings.

Joseph Craven, Sign Art, said they are going to refresh the awning appearance by using the same color canopy material as is there, but changing some of the copy. The square footage of the new signage on the awnings is the same as the existing awning sign information. The monument signs are the same as were previously submitted and are within code guidelines.

Mr. Feinstein reiterated to the Board that there are revisions to the CM District sign design guidelines underway. This submission substantially meets the new guidelines, but the base is not masonry.

Mr. Craven said the corner awning will have updated copy within the existing square footage allowance. They are using the existing frames for all of the new fabric awnings. This accomplishes a freshened look for the store.

The Board agreed that the green awning material is appropriate and looks good.

Approved.

The Board encourages the owner to change the vinyl window cling color to a dark grey in order to have those openings look more like real windows.

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**#19869 - 20134 Van Aken Boulevard - Sign.**

Mr. Feinstein gave the Board some history of the local sign district in place at this shopping center. The original local sign district had the signs in green with a specific font and height allowance. The new owners revised the district to be all red and use the tenant choice of font. There was no discussion of changing the original district requirements for a single line of copy, individual lettering and the logo location at the end of the business name.

Vince Dilonno, Blink Signs, said the owner is using their logo. The owner of the center offered the tenant the option of using a colored "O" as shown in the second option. They can stack the Core Life name over chiropractic or they can extend chiropractic after the Core Life name. Deleting the word chiropractor would defeat the purpose of the sign as this is not a chain-type business and it is a new business. The owner would ideally like the sign as it is submitted.

Mr. Feinstein said the sign district is a hold-over from the previous center owner. He asked the length of this tenant's storefront.

Mr. Dilonno said the storefront is 20 feet wide. They could make the copy smaller in order to have it fit in one line.

Mr. Feinstein said the sign cannot be wider than the 20 feet, but they could have a total of 30 square feet in size with the 18 inch height limit, specific to this center.

Mr. Walter said the sign should be balanced in appearance.

Ms. Madison said the lines above and below Core Life may be acceptable, but they should explore how to tie the two areas of information together.

Continued for the applicant to explore the following: 1) a sign comprised of a single line of text; and 2) the visual balance of the sign appearance once the text is in a single line.

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**#19867 - 17702 Berwyn Road - Door to Window Alteration.**

Brian Gingerich, contractor, explained they are proposing to alter the French doors on the front of this house, which lead to nowhere.

Mr. Feinstein said he suggested to the contractor when the plans were dropped off that a cottage style window would be more appropriate.

Mr. Gingerich said the owner specifically wants double hung windows so as to get as much air flow as possible.

The Board agreed the drawings showing the replacement window is well-proportioned, but they would like to see what is happening around the side elevations directly adjacent these French doors.

Continued for the applicant to provide photographs of the front corner of the house which include both the long existing French doors on the front elevation and the window adjacent on the side elevation. The photos will be submitted for Board review.

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**#19866 - 2886 Glengary Road - Window Alterations.**

Joseph Park, J.P. Compass, explained this is a renovation to a kitchen. This leads to changes on the exterior of the house. The windows over the new sink facing the driveway will be in place of the existing door and window. There are doors and a window added across the kitchen facing the interior yard. There will be real stucco infilled to match the existing stucco.

Mr. Feinstein asked if the new windows will have the same casing and sill detail.

Mr. Park said yes, the new windows will match the casing and sill detail of the existing original windows.

Mr. Oeflein asked if the windows adjacent the sliding door should be a 6/6 lite pattern to match the window above.

Mr. Walter noted the new bank of kitchen sink windows should also be altered to be 4/4 6/6 and 4/4.

The Board noted the new step at the entry doors should be of sandstone and a masonry material to match the house foundation.

Approved with the following conditions: 1) the courtyard elevation will have a 6/6 muntin pattern window adjacent the new sliding glass doors; 2) the driveway elevation will have 4/4 6/6 4/4 pattern for the new windows; and 3) the entry step at the new sliding doors will be masonry throughout; either stone and brick or stone and stone to match the house foundation.

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**#19868 - 3546 Hildana Road - New Double 5 Inch Vinyl Siding: Smoke. Trim: Storm.**

Sean Kadilak, Weatherseal Home Services, said they have been contracted to install new vinyl siding on the house and the garage. They will be removing the awning above the second floor porch. The new siding is a dark grey charcoal color with medium grey window coil trim. The corners will match the siding color. The gutters will be re-done in the same color as the window coil.

Mr. Feinstein asked about the window and door casing. The Board wishes to have these details re-created. This house has original windows fairly even with the original wood siding.

Mr. Kadilak said the j-channel will be just behind the new coil, with the sill remaining ½ inch proud of the siding.

Approved with the following conditions: 1) the front door surround, railings throughout, and

lattice at the rear porch must be painted to match the new trim coil; and 2) the leading edge of the j-channel is permitted to be even with the new window trim coil in this specific instance due to existing original window trim conditions.

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**Other Business**

**3615 Stoer Road—Door Alteration**

Board suggested wood steps, painted brown to match the wood siding of the house, or removal of the door and installation of a window to match the window immediately adjacent. Any other options would need to be submitted on a formal basis to a future Board meeting.

**3027 Van Aken Boulevard—New Entry Door**

Approved conditioned on the new door being painted to match the house trim color.

**2927 Warrington Road—As-Built Front Elevation Glass Block Windows**

Approved with the condition that mulch hides the window well edge and bushes are planted to screen the window.

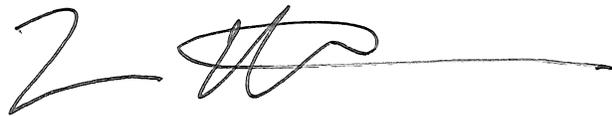
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There being no further business, the meeting was adjourned at time a.m. The next meeting will be.



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Sandra Madison, Vice Chair  
Architectural Board of Review



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Hans Walter, Member  
Architectural Board of Review