



SHAKER HEIGHTS

Architectural Board of Review
Tuesday, January 16, 2018
8:00 A.M.
City Hall Council Chambers

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

* * * *

Approval of the January 2, 2018 Meeting Minutes

Approved.

* * * *

#19870 - 2994 Courtland Boulevard - New Garage.

Kevin Cieszykowski, JP Compass, said this new detached garage for an existing house with an attached garage will require a variance by the Board of Zoning Appeals. The style and character of the garage matches the house, including shutters on the simulated divided light windows with 2 ½ inch brickmold trim.

Mr. Sullivan asked what color the door will be. Will there be a service door?

Mr. Cieszykowski said the door is white. They are not planning on a service door, as the garage is just to hold the extra cars for the household.

The Board suggested investigating the Ohio Building Code regulation regarding the service door. They deemed it acceptable for the plans to be altered, replacing one of the proposed windows, if it is the case that one is required.

Approved.

* * * *

#19871 - 18205 Shelburne Road - New House.

Michael Caito, Payne & Payne,

Mr. Caito said the site plan may change with a front setback change.

Mr. Walter suggested the right portion of the home move forward and the left move back slightly in order to bridge the frontage changes between the adjoining properties.

Mr. Caito said the owners plan to have extensive landscaping. He showed color and stone samples. Copper panels will be installed at the overhang at the front entry. There is a stone element that wraps the side of the house at the driveway.

Mr. Neville said the overall window opening in the stone element at the corner feels too large.

There was discussion regarding the planes of the house façade at the front elevation.

The Board agreed the basic form and scale of the house is headed in a good direction.

Mr. Sullivan asked if there will be a chimney.

Mr. Caito said not at this time. There will be high-efficiency HVAC systems used.

The Board suggested playing up the formality of the center section of the façade. The porch columns seem too rustic for the rest of the façade.

Tabled for the applicant to work out the following issues: 1) formal design drawings; 2) extend the front porch element to be more prominent; 3) final front setback; 4) master bathroom form and window at driveway side; 5) front porch columns to be more sleek like the rest of the front façade.

A complete set of revised plans will be submitted for formal review.

* * * *

#19869 - 20134 Van Aken Boulevard - Resubmission: Sign.

Vince Dilonno, Blink Signs,

There was discussion regarding the horizontal line above and/or below the letters.

The Board suggested use of lines will connect the sign as the use of 3 fonts is visually busy.

Tabled for the applicant to provide the following for Board review, either: 1) center the word “chiropractic” vertically on the larger “Core Life” letters without top or bottom lines; or 2) extend only a lower line to continue unbroken after the letter “f” in Core Life to provide continuity of the sign.

Revisions will be submitted for Board review.

* * * *

Other Business

Wendy's—3516 Warrensville Center Road

Irma Reiner, Linear Architecture, showed renderings revising the plans based on previous review, showing night renderings, warm grey spandrel, dark ACM, salt-resistant plants and reflecting the removal of the access from Lomond Alley. She showed site accessory and awning details, explaining everything is dark bronze in color.

Discussion held regarding specifics on "clearance" bars at the drive-through and suggestions for refining the façades.

The Board suggested the following: 1) widen the north walkway to be more generous from the west parking lot; 2) make the rear service door dark like the surrounding brick; 3) add a light sconce on the east end of the south façade to enhance the rhythm of lighting; 4) drive through lane "clearance" bars will be two single units, painted the same darker red as the blade element; and 5) Warrensville yard termination fence posts will be lowered by 8 inches to be more in scale with the wall and open fence height.

Revised plans will be submitted for final review.

*

*

*

*

There being no further business, the meeting was adjourned at 9:30 a.m. The next meeting will be February 5, 2018.



James Neville, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review