



SHAKER HEIGHTS

Architectural Board of Review  
Monday, May 7, 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  
Joyce Braverman, Planning Director

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

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Approval of the April 16, 2018 Meeting Minutes

Approved.

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**#19836 - 3427 Tuttle Road - Resubmission: Storefront/Patio - Genuine Pizza. Signage.**

Mr. Feinstein said the Board had approved the storefront at a previous meeting. This review is specifically for the patio area and signage.

Gavin Farrell, City Architecture, explained the patio layout, furniture and the signage. He showed the furnishings as seen at other locations of this business. He showed an example of the planters.

Mr. Neville asked the planter location.

Mr. Farrell said there is a low concrete wall with stone cap by the developer. The planters will be inside this low wall.

Mr. Sullivan asked if the Architectural Board had reviewed the wall.

Mr. Feinstein said the City Planning Commission approved it. It is the same type of wall as is found in front of the Food Hall building in the kidney shaped seating areas.

Mr. Neville noted the grade changes explained the need for the wall.

Mr. Farrell said the sign is the same at their other two locations. He understands the sign could be re-sized slightly to allow more generous space above and below the lettering.

The Board agreed the height and size should be slightly reduced as suggested.

Approved the patio.

Approved the general sign design with the condition that the sign be resized to allow approximately 4 inches of space remains at both the top and bottom of the sign band when applied. Future determination of the size of the southern facing sign will be made after further discussion.

Revised plans to be submitted for administrative review.

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**#19948 - 20301 Meade Road - Storefront - Brassica.**

Mr. Feinstein said this restaurant will be located in the Food Hall. It will have 2 façades due to its location at Warrensville Center Road and Meade Road.

Andrew Rosenthal, GRA+D Architects, said there will be an awning of stainless mesh which becomes part of the sign. The sign itself will be applied for at a later date.

Mr. Neville asked what color the wall is behind the wire mesh.

Mr. Rosenthal said the doors and the fascia piece will likely be copper. Elsewhere, the storefront which is a clear anodized color will be seen through the mesh. The owner inquired if a black storefront would be possible. The building brick is to be painted a dark grey. He said the awning is metal tubing with mesh between.

Mr. Walter asked if it will be detailed like the photograph which was submitted, having black tubes with stainless mesh.

Mr. Neville said the landlord should be providing a mock-up of the colors including the building paint color for review by the Board.

Mr. Rosenthal said they are looking for consistency with other owner provided storefronts, which are dark, in the building.

Ms. Braverman asked about the height of the planter wall toward Warrensville Center Road.

Jason Russell, Van Aken District General Manager, said that a retaining wall is approximately 12 inches tall. Then the landscaping ramps up from the patio to the sidewalk level.

Mr. Rosenthal asked for any input regarding the signage. The “Brassica” lettering is halo lit. The lettering below will be pin mounted.

The Board agreed a stainless metal sign is appropriate. They agreed the general approach is acceptable.

Approved the storefront only with the condition that the storefront material is the same color as the landlord-provided storefronts on the building.

The Board noted that the sign design in general is appropriate. Final plans to receive formal review will be submitted at a later date.

The C-4 building paint color must be reviewed by the Board. A materials board or mock-up is to be provided by the landlord.

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**#19952 - 3407 Tuttle Road - Exhibition.**

Mr. Feinstein noted to the Board that a composite drawing of this complete elevation of the building was made available and is at their seats.

Sarah Krivanka, Dimit Architects, said this is in the C-2 building one storefront away from the break in the building with C-1. The façade is an ACM panel in charcoal color. The storefront will be painted darker than anodized and there will be tile below the windows. There is a steel beam proposed to integrate the sign, with a projecting sign on the left of the storefront.

Mr. Neville asked the plane of the storefront sign.

M.s Krivanka said the element spans the storefront without touching except for at the ends.

Mr. Neville asked about covering the base block. He said this detail still needs to be worked out with the landlord.

Approved the storefront.

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**#19953 - 20146 Walker Road - White Box Storefront.**

Mr. Feinstein explained the location of this storefront.

Mr. Neville said it would be nice to have the information to tie into the neighboring entrance at the apartment building. Is this storefront ADA accessible?

Mr. Walter said he would prefer to review this application when the information regarding the adjacent storefront is submitted. The tile could be altered to be lower at the base, but without the neighboring information, any comments would be useless.

Ms. Braverman asked if a full rendering of the A-1 building on the Meade Road elevation could be provided.

Tabled the storefront for additional information to be provided. The Board suggested the following: 1) the door surround match the detailing of the storefront with a drip edge over the door; 2) the adjacent apartment building entrance must be submitted before final review of this storefront can be made to enable coordination with this storefront; and 3) determine if an ADA controller is needed for the current door location.

Final plans will be submitted for Board review at a meeting.

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**#19954 - 3444 Tuttle Road - White Box Storefront.**

There was discussion regarding maintenance of the ipe wood and the desired color.

Mr. Neville said a continuing dark wood finish is a welcome relief from the dark storefronts seen with regularity throughout the development. He noted the termination details show this storefront flush to the ACM. He would like it to be held back from the column.

Approved with the condition that the storefront be held back from the ACM column of the building; and 2) the ipe siding material must be maintained as dark wood.

Final plans will be submitted for administrative review.

**9:00 AM**

**#19931 - 2711 Chesterton Road - Addition.**

Steve Varelmann, architect, provided additional information regarding materials as well as context photos. The owners are creating a space for fitness. This space will require an 11 foot clearance ceiling. The owners want a lot of light and to take advantage of the rear yard. The south elevation is a nano wall and glass, the east and west walls will be created by concrete using formliners for texture. The 5 by 8 columns and the 8 inch ceiling timbers will be laminated wood. The roof deck is wood with a black standing seam aluminum roof. The windows will have an aluminum frame.

Mr. Feinstein asked how this room attaches to the rear of the house.

Mr. Varelmann said the roof structures connecting this room to the rear of the house qualifies it to be termed an addition instead of an accessory structure.

Mr. Neville asked what led to the conclusion that pre-cast concrete should be used.

Mr. Varelmann said the owners like the contrast of the grey and texture against the dark wood beams. The formliner texture elevates the material. Each opening is 1 piece. The concrete will have integral color in a dark grey.

Mr. Walter asked if it will have the same finish inside and out.

Mr. Varelmann said it is an 8 inch thick material with 3 inch rigid insulation inside.

Ms. Madison asked how the wood would be finished.

Mr. Varelmann said the wood will be stained dark and then 3 to 4 coats of polyurethane will be applied.

The Board expressed concern about the expansion and contraction of the wood and its effect on the concrete. What is the south elevation?

Mr. Varelmann showed the Board the sun studies that were done. There is a cantilever that blocks some of the sun, but in the winter it will be welcome.

Mr. Neville said he assumes the owners bought the house because they like the style of the home. He is not sold on the expanse of concrete. Were there other materials investigated?

Ms. Madison said she has concerns regarding maintenance of the exterior of the concrete areas.

Mr. Varelmann said they looked at corrugated CorTen material. The house itself is fairly non-descript.

Mr. Neville asked if the canopies are at differing height due to grade changes.

Mr. Varelmann said yes, as you move away from the house the site rises.

Mr. Neville suggested the canopies could be made larger with the one at the house secondary to the one at the form. He is not enthusiastic about the expanse of concrete material.

There was discussion regarding the form and intent behind the design.

Ms. Madison said the main form is elegant by itself. She would like to see an alternative material study. The openness is a departure from the house architecture.

The Board agreed that in another context, not attached to a traditional single family house, they would not be as averse to the concrete material.

Tabled for the following: 1) further investigate how the addition design and materials relate to the existing house design; 2) the applicant will study the materials for the non-glazing portions of the addition; 3) submit the design studies which led to this proposal; 4) study of the form connections to the house for scale and design; and 5) submit material samples and photos of the proposed material including adjacent to the existing house material.

Revised plans will be submitted for Board review at a meeting.

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**#19932 - 3570 Warrensville Center Road - Signage: Digital Forensics.**

Deborah Yannelli, Digital Forensics, said the sign is made up of individually lit letters.

Mr. Feinstein said the sign is 49 square feet in size when the maximum allowed by zoning is 50 square feet.

Mr. Neville said if the sign is reduced by 10 or 20 percent it would fit better on the wall section chosen on the building.

Approved the general design of the revised sign design submitted at the meeting. The applicant will provide further information regarding the width of the building where the sign will be placed in order to determine if the sign size is appropriate.

Revised plans will be submitted for Board review.

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**#19933 - 3592 Lee Road - Signage: Salon Place.**

Mr. Feinstein explained to the Board that the sign package proposed for this building would have to receive a zoning variance as both the sign on the building and the monument sign are considered primary signs. Only one primary sign is permitted.

The Board agreed the red color of the sign on the wall is hard to see through the trees. The size

of the wall sign should be reduced to fit better on this section of wall. The monument sign advertising such as “now leasing” and “private salons” complicates and muddies the design. The sign should be simplified.

Deborah Yannelli, Digital Forensics, explained they will be using the existing box for the monument sign.

Tabled to redesign the monument sign face, the location of the wall sign, appropriate sizing of the wall sign and determination as to if both monument and building signs are proposed.

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**#19934 - 3626 Pennington Road - New Double 4 Inch Vinyl Siding: Adobe Cream.**

Robert Rotert, BDL General Contracting, explained the homeowner installed the siding on the rear elevation of the house themselves. They are now part of a County lead abatement program which will allow them to side the other three elevations at this time.

There was discussion regarding the installation of the vinyl siding on the rear elevation.

Mr. Rotert said there will be a j-channel in the gables which will be capped with white metal.

Mr. Feinstein asked the corner board color.

Mr. Rotert said it will be the same color as the body of the house.

Approved with the following conditions: 1) all 4 sides of the house will be sided as part of this project; and 2) there will be a white metal edge added to the gables on either side of the house as well as the front dormer gables.

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**#19935 - 19700 Shelburne Road - Masonry Fireplace and Grill.**

James Delauro, Delauro Brothers, explained there will be a fireplace and grill island as part of the new patio configuration. He showed a brick sample.

Mr. Neville asked if the rear of the fireplace will be on a single plane or if it will step back like the front.

Mr. Delauro said it will be a flush surface.

Approved.

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**#19936 - 21861 Rye Road - Porch Conversion.**

Robert Altshuler, contractor, explained the owner would like to make this area a three season room. They propose slider windows between posts with vinyl siding to match the house in the knee walls below.

There was discussion regarding the siding areas.

Robert Shafron, homeowner, said he would prefer the siding as drawn, but it is acceptable for the siding to run from corner to door jamb.

Mr. Neville said slider windows are typically discouraged, particularly when the house has casement windows.

There was discussion regarding the window operation.

Approved with the following conditions: the entry door has a casing of aluminum coil; 2) the trim is proud of the j-mold by 3/8 of an inch; 3) the siding portions of the alteration continue from corner post to door casing; and 4) casement windows are used in the newly created openings.

Revised plans submitted for administrative review.

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**#19937 - 2676 Eaton Road - Playhouse.**

Vanessa Coppa, homeowner, explained they wish to build a playhouse which will match some of the elements of the house. The playhouse will have a gabled roof and be 10 feet 8 inches by 8 feet 3 inches in size. There will be arched windows and sconces. The windows and door will have a 15 inch space from the upper edge of the walls throughout.

Approved.

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**#19938 - 2926 Green Road - Deck.**

Don Andersen, contractor, said the owners have a small, L-shaped concrete patio, where they would like to install a deck. The top of the deck will be at the bottom edge of the sliding doors. They will use pressure treated lumber for the framing and the deck, treads and skirt will be composite materials. The railing is vinyl in a dark brown color.

Mr. Neville asked if the side of the stringer will also be enclosed.

Mr. Andersen confirmed that the side of the stringer will also be enclosed.

Approved with the condition that the railing dies into the house on either side inside the corner trim of the house.

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**#19909 - 3657 Lee Road - Resubmission: Signage – Fatu.**

Mr. Feinstein explained the box sign was removed from the front of the building. The new sign will be flat on the building face. He asked the width of the storefront.

Ndeye Wade, tenant, said the store is 12 feet wide.

Mr. Feinstein said the sign is then limited to 12 square feet in size.

Ms. Wade said there are at least 2 other nearby tenants with signs larger than hers.

Mr. Feinstein said he would check into those other signs.

Mr. Walter said the sign seems to have spacing issues.

Ms. Wade said she had this sign at a shop several years ago, so she installed it here.

Mr. Feinstein said it looks like a banner. Those types of signs are not permanent and can only be temporary, installed for no more than 30 days. The proposed sign is too large for zoning.

Tabled in order for the applicant to have the sign redesigned to be in compliance with: 1) zoning size regulations according to the zoning ordinances 2) redesign the sign to not include the address, nor phone number; 3) redesign the spacing and letter sizes to make the name more legible.

Final plans will be submitted for Board review at a future meeting.

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**#19939 - 16606 Chagrin Boulevard - Sign: Jackson Hewitt.**

Vince Dilonno, Blink Signs, explained the business is changing their logo. There are already other installations of the new sign throughout northeast Ohio.

Approved.

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**#19940 - 2668 Sulgrave Road - Deck.**

David Goldberg, homeowner, said his concern is that the rear yard is sloped and a deck is the best solution. Because of the yard shape he needs a variance.

Mr. Feinstein confirmed the existing deck had never received a permit. Any deck that conforms to the rear yard setback would be very small. He asked the materials proposed for the deck.

Mr. Goldberg said he just wants the design approved. The material can be anything that would be required by the Board.

Ms. Madison asked if there is a railing on both levels of the deck.

Mr. Goldberg said the upper portion has a normal railing. The lower portion has a lower height railing.

The Board noted the skirt board needs to extend to the lower portion of the deck in order to screen the entire bottom opening. A railing is probably required on the stairs from the upper to lower decks.

Approved with the following conditions: 1) the vertical, visible members of the deck are a cedar or composite material; 2) the skirt board extends to the lower portion of the deck; and 3) the steps between the upper and lower levels of the deck will have a handrail.

Revised plans will be submitted for administrative review.

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**#19941 - 3002 Huntington Road - New Garage.**

Jon Keeney, The Great Garage Company, said they are proposing the garage as drawn with the exception of the hardware on the overhead door. The door will still have the detailing shown, just not the hardware. They will use SmartSide for siding and the homeowner will paint the garage.

Mr. Walter asked the colors for the new garage.

Laura Rayburn, homeowner, said they will be painting the garage to match the house.

Approved.

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**#19942 - 2860 Fontenay Road - Window Alteration.**

Cara Berg, homeowner, said most of the house windows were replaced 2 years ago. At this time they are doing a kitchen renovation. She said she would prefer the casement window option as this type of window is easier to operate across a countertop.

Mr. Neville said he prefers the casement option for appearance.

Ms. Madison and Mr. Walter said they prefer the double hung window option for the replacements in the kitchen.

Approved with the condition that the new windows are double hung windows.

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**#19943 - 3610 Tolland Road - Roof Alteration.**

Vic Perri, Great Day Improvements, explained the existing flat roof at this bay is causing water damage in the house. They will be removing the flat roof and installing a pitched roof with shingles to match the house roof.

Ms. Beck noted the windows in the bay have already been approved for an exact match replacement.

Approved.

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**#19945 - 2730 Landon Road - Steps. Perimeter Railing.**

Alan Zarembo, contractor, said they propose to change the railing on the deck at the second floor porch as well as the entry step and railings. This is a fairly contemporary house. The owner would like to keep the higher railing height, which is currently 56 inches, on the garage roof.

The Board agreed the style of the new rail does not lend itself to a height of 56 inches. The railing must be limited to 42 inches in height.

Mr. Zarembo said they will use a composite material in "Tiki Torch" color, which is close to a

walnut color. They will remove the left side stairway as it is never used. They will have matching boards to grade on both the right and left sides.

Mr. Neville said he would like the drawing to accurately detail the double corner posts.

Approved with the following conditions: 1) The second story railing will be no more than 42 inches high; 2) revise the drawing to show the double corner posts spaced accurately; 3) match the left side of the stair skirt to the right side and extend the landscaping after the excess steps are removed; and 4) define the post location at the step/stair

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**#19947 - 3378 Kenmore Road - Porch Alteration.**

William Mason, Judah Enterprise, explained the proposal is to remove the existing rear porch. The new addition will have double hung windows with a grid pattern in the top sash only. There will be a 3 foot high railing. They have found a match for the aluminum siding as is found on the rest of the house.

Mr. Walter asked how the posts will connect to the roof.

Mr. Mason said the post will run straight through from the footer through the roof.

Mr. Neville said a gutter board trim should be added. The railing detail should be clarified. The spindles on the rail cannot extend to the roofline and need a bottom rail. The space between spindles cannot have over 4 inch spacing and should be a 2 x 2 material. He asked what is between each window.

The Board agreed the broad idea is fine but there are details that need to be cleared up.

Tabled in order for the applicant to provide plans which accurately detail the work to be done including railing detail, window trim and section views of the construction details.

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**#19949 - 2700 Landon Road - Window Alteration.**

Sally Mathew, homeowner, explained the windows in question are at the side of the house on the driveway. The new windows will be provided by Marvin. Both windows will now have a wood panel with trim detail below the window in each opening. Both of the headers on the windows will be raised as well, as this facilitates a kitchen renovation on the interior. The new windows will be casements, but there is plenty of room outside on the driveway in order to have them open. The azek panels below will be painted to match.

There was discussion regarding the details of the new construction.

Approved with the following conditions: 1) the new windows are double casement windows with a standard 8 lite pattern; and 2) the trim around the new windows will match other windows in brick openings.

Revised window detail will be submitted for administrative review.

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**#19951 - 3359 Elsmere Road - Window Alteration.**

Andy Erker, designer, explained an interior renovation is driving this alteration. There will be a door infill, a window sill will be raised and new double sliding doors will create access.

Mr. Neville sked about the trim around the window and doors.

Mr. Erker said they will match the existing 1 ½ inch casing around all of the windows.

Approved.

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Ms. Madison recused herself and left the meeting.

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**#19955 - 3007 Courtland Boulevard - Porch Alteration.**

Tony Puts, Kesselman Group, said they will be removing the porch and building new. There will be new wood siding and a metal roof. The owner would like more windows and doors to allow light into the space.

Mr. Neville said the sliding doors are appropriate. The sliding windows are not.

There was discussion regarding the difference between casement and slider windows.

The Board asked if the openings could be made taller for double hung windows. Even a slimmer profile with a mull between in order to get the appropriate muntin pattern will help. The sill should be dropped to match the others on the rear elevation.

Approved with the following conditions: 1) that the sills of the new windows are lowered to match the sill height of the house windows; and 2) the new windows are double hung windows.

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Ms. Madison returned to the meeting.

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**#19956 - 23325 Wimbledon Road - Sign: Mercer School.**

Mr. Feinstein said this is a new sign for Mercer School, located at the northeast corner of Green and Wimbledon Roads, directly adjacent to South Woodland Road intersection.

Catherine Middleton, architect, said the school Principal and PTA were inspired by other school’s monument signs. This is a curved sign with a curved top. The sign face color will be very close to the stone color.

Mr. Feinstein noted that the PTA has funded this new sign. The height meets zoning requirements.

There was agreement that the monument and brick structure is appropriate. The general design and layout of the sign face is also appropriate, but needs further definition of materials and color.

Approved the monument portion of the sign and general design idea of the sign face.

The final sign face details and materials will be submitted for Board review at a future meeting.

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**19619 Scottsdale Boulevard - Preliminary Review: Door Alteration.**

John Addison, representing Marvin McMickle, said this door is an existing condition and the owner has received a citation. They were hoping to leave the existing condition with the removal of the metal vent and installing a metal plate in the opening.

The Board suggested removal of the existing vent from the transom area and installation of a wood panel. The new wood panel and existing wood panel below the window will receive half-round trim for detail.

Plans will be submitted for administrative review along with additional photographs of the condition of the transom area trim.

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**#19944 - 18523 Van Aken Boulevard - New House.**

Mr. Feinstein explained that this design was reviewed last fall on a preliminary basis.

Vince Leskosky, property owner, described the house design has not changed. Its form follows the massing of the neighbors but with a modern skin and details. He described the roof and siding material as a composite material made in Canada. It does not try to emulate a natural material like slate or wood. It is clean and straight and will be the dominant material other than the windows. The windows are aluminum framed like a storefront system. The garage is in the front due to the angled rear property line. The garage does not look like a garage from the street and is disguised by a wall in the front yard. He showed the material samples.

The Board concluded the roof and siding material is appropriate for this modern house design. The material is durable and of high quality. The installation details are very clear.

There was general discussion of installation details at the corners, gutters and roof forms.

Mr. Feinstein said the material on the roof is not typical in the Single Family Infill Design Guidelines. The windows are metal in this modern design unlike wood windows in a revival style anticipated in the design guidelines.

The Board clarified that this home design is different from the typical new home and allows for varied materials. The design and the materials are not trying to emulate a revival style home, so they are somewhat outside of the intent of the design guideline material preferences.

The design of the home is effective and carried through from the outside to the interior space. Other modern homes in Shaker are also highly designed and have been integrated into the diversity of architecture in the city.

Approved.

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**#19946 - 17650 Parkland Drive - Roof Skylight.**

Sharon Sanders, designer, representing Jason Buss and Gabrielle Yeane, homeowners

Approved per May 2, 2018 emails.

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There being no further business, the meeting was adjourned at time 2:00 p.m. The next meeting will be May 21, 2018.



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James Neville, Chair  
Architectural Board of Review



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Sandra Madison, Vice Chair  
Architectural Board of Review