



SHAKER HEIGHTS

Architectural Board of Review  
Monday, March 19, 2018  
8:00 A.M.

Stephanie Tubbs Jones Community Building

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, Director of Planning

The meeting was called to order by Mr. Feinstein at 8:02 a.m.

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Approval of the March 5, 2018 Meeting Minutes

Approved.

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**#19876 - 20220 Farnsleigh Road - Resubmission: Storefront - Suburban Pediatrics.**

Mr. Feinstein summarized the previous meeting. There have been design changes to the window detail, façade material and color.

Ben Gingrich, HSB Architects, said they met with staff and went through the issues. A mecho shade has been chosen with a privacy track at the jamb to provide the needed patient privacy. The façade material has been redesigned to be simpler, in order to retain the sign design originally proposed. The Nichiha sandstone proposed for the façade has a relief and texture.

Ms. Braverman asked the mounting height of the mecho shade.

Mr. Gingrich said it will be either the header height or at 10 feet.

The Board agreed 10 feet is appropriate, retains natural light and retains the required privacy.

Steve Scheer, RMS, asked if the shades are at all of the windows.

Mr. Gingrich confirmed shades will be used at all of the windows.

Mr. Walter asked that the louver be extended across the opening where it is located, so that it infills the space horizontally. It could be painted if desired to match the sandstone.

Ms. Madison asked if the base material provided by the developer is darker than the header as is depicted in the rendering.

AJ Suever, HSB Architects said it matches the pier color provided by the developer.

The Board agreed a sample of the façade material should be compared to the sample of the base material at the development construction trailer in order to confirm coloration. A photo should be provided for the Board to review.

Approved the storefront with the following conditions: 1) louver detail at the side elevation is extended across the storefront section and painted to match; and 2) submit a photo of the Nichiha façade material compared to the base material used in the development to assure an appropriate color.

Revised storefront plans will be submitted for administrative review.

Preliminarily discussed signage.

John Richards, sign designer, said this sign is a brand standard. There is a UH/Rainbow graphic for this practice. The pediatrics group is then included below the UH/Rainbow signage. He said the sign does look better on the neutral background material.

Ms. Madison asked if the sign is lit.

Mr. Richards said they use a day/night film which glows white at night. There are no raceways.

Mr. Neville said this is the first duality condition. He asked if the size is a problem.

Ms. Braverman said the sign has not been evaluated for size yet. She explained the Board should only be discussing design considering issues like if it is too complicated or busy, and does it make sense.

Mr. Feinstein said the design guidelines for tenant signage provides for a variety of signage types within the district.

Ms. Braverman said the design guidelines include allowance for 1 primary and 2 secondary signs, as well as a great variety of types including window signs, projecting signs and blade signs.

Mr. Walter said there does not seem to be a hierarchy to the signage. All information appears to be equal.

Mr. Richards said they know Suburban Pediatrics practice is already branded in this area. The logos for UH/Rainbow lead and are always positioned the same on other buildings.

Ms. Braverman asked if the signage could be placed in the window.

Mr. Richards said they would not be able to illuminate a sign in the windows. The layout design is purposeful.

Mr. Scheer said ownership has not yet approved the sign. There were early concerns with the Suburban Pediatrics information being minimized.

Mr. Walter said he appreciates and understands the branding, but the Board has to uphold a standard of sign design for the community.

Mr. Gingrich said they are steadfast in the logo and sign designs for this owner of the business. The pediatrician practices are only co-branded in specific locations.

Formal Board submission of the sign will be made at a future meeting, once approval has been granted by the landlord.

The Board suggested options to improve the sign's design be presented at a future meeting.

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**#19896 - 3393 Tuttle Road - Storefront: GrooveRyde.**

AJ Suever, HSB Architects, said this is a fitness studio adjacent the drive through between the buildings of C-1 and C-2. There is a charcoal band pier on either side that wraps to the top for the sign band. There is an 8 inch base to lift the storefront from the sidewalk. They are using a matte black storefront system, with a merchandising wall behind the glass. There is a garage door section that opens directly into the studio and connects it to the sidewalk. They are also looking for approval on the signage, which is channel letters with black returns and white face. The sign is internally illuminated.

Kate Csontos, HSB Architects, said the merchandising may become a graphic wall with digital display, or a merchandise wall. The client is open to either option.

Ms. Braverman asked how far this wall is behind the storefront.

Ms. Csontos said it is 4 feet behind the window.

Ms. Braverman said the Board will need to review any application to the wall as a sign as it is within 6 feet of the window.

Mr. Neville said he would like to see the north transition to the next storefront in the plan. An outside corner would need to be created.

Mr. Sullivan asked about the Nichiha material near the sidewalk.

Ms. Seuver said this will be held off 2 inches. They need to study the transition in more detail.

Approved the storefront with the following conditions: 1) the storefront termination detail will be refined; and 2) the detail of the façade will be refined where it meets the sidewalk.

Final storefront plans will be submitted for administrative review.

Approved the façade sign package and door logo with the condition that the interior wall design within 4 feet of the windows, which is considered a sign, will be submitted for Board review.

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**#19897 - 3448 Tuttle Road - Storefront: Andrews Colour.**

Mr. Feinstein explained this is the A1 building on the south end farthest from the Suburban Pediatrics application seen earlier.

Bob Bajko, HSB Architects, said as the end cap there is a lot of exposure. All of the glass is clear. There are grilles on the exterior for air intake/and exhaust. The style is minimalist. There

is an 8 ½ inch base at the bottom of the storefront.

AJ Suever, HSB Architects, said they seek direction on the signage as it is not yet approved by the landlord. There is also a blade sign for the tenant.

The Board agreed this storefront is simple and elegant.

Mr. Neville asked about the coating on the rear elevation windows.

Mr. Feinstein noted this film would be acceptable for zoning as this elevation does not face a street.

Ms. Suever said they are just trying to get a frosted glass feel to hide sinks and counters behind the glass.

Mr. Neville asked if spandrel glass was considered.

Mr. Walter noted a toned grey appearance instead of white would be better.

Mr. Neville noted he would not approve a window proposal where the condition was white.

Approved the storefront with the condition that the rear elevation glazing in the lower windows, intended to be opaque, is studied. A grey tone film or spandrel material will be submitted to staff for Board review.

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**#19898 - 20150 Walker Road - Storefront: Bonobos.**

Thom Nester, Dimit Architects, said this is a storefront in the A-1 Building at the corner next to and just north of See Eyewear. The east façade is pushed out to the edge of the building piers. There is a cover over the north end. The sign lettering hangs from the loggia. The stone base at the store front is 6 inches high with a 2 inch sill above.

Mr. Walter asked what happens at the demising wall.

Mr. Nester said it will be an aluminum break metal at the pier.

Mr. Scheer said there are questions regarding the sign. The landlord likes and wants the sign, but there is a question regarding the structure of the loggia. Bonobos has a strong design for the interior of the space.

Approved the storefront.

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**#19899 - 3411 Tuttle Road - Storefront: Eddy's Barber Shop.**

Brandon Young, Dimit Architects, explained this is the center of the C-2 building. The exterior is a solid 2 panel door with simulated divided light windows flanking the door. The door has the only sign with a hand painted logo in gold leaf. There will be a black fabric awning and 3 gooseneck lights above. The grey brick at the side pier will have one illuminated barber pole sign.

Mr. Scheer noted almost the entire C-2 building has been leased. Several storefronts will be reviewed in the next 45 days.

Approved the storefront.

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**#19904 - 3425 Tuttle Road - Storefront: Double Rainbow.**

Mr. Feinstein explained this storefront is immediately north of the Genuine Pizza location in the C-2 building.

Anthony Asimou, Asimou Architects, said this tenant is a boutique children's store specifically aimed at girls. The storefront consists of distressed/tumbled brick painted off white. The sign band includes a shallow awning of 12 inches deep. The storefront is smooth cement board panels painted the color of the storefront system. There is a concrete tile base using a clip system. The structural column will be left inside the store and will be painted white. The sign will be submitted for separate approval. The hope is they are metal powder coated letters and a blade sign.

Mr. Neville asked the plane of the brick versus the pilaster of the Genuine Pizza storefront.

Mr. Asimou showed the detail with the Genuine Pizza storefront material covering both sides of the demising wall.

The Board agreed they like the conceptual sign as a 'box' rather than having it cover the entire façade.

Approved the storefront with the condition that the north storefront termination replicates the details of the south termination.

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**#19893 - 3401 Tuttle Road - Signage: McGlinchey Stafford.**

Mr. Feinstein explained this is an office in the C-1 building. The signage will be at the top of the building façade. The sign does need a variance for the size.

O'Neal Furr, Gensler, said RMS has approved the font and height of the sign. The sign complies with zoning with the exception of the height. The largest of the letters are 26 inches high and the entire sign will be halo lit.

Mr. Sullivan asked the height of the smaller letters.

Mr. Furr said those letters are approximately 18 inches tall. This sign is about 40 feet from grade.

The Board asked the color of the sign.

Mr. Furr said it has a white face and black returns to comply with the tenant sign requirements established by the developer. He noted the original proposal to the developer was stainless steel colored signage.

Ms. Madison said the layout and proportions are pleasing. The stainless finish would also be very nice.

Mr. Neville agreed the stainless look would be worthy of a second look.

Approved the proposed sign. The Board agreed a metal looking sign is also appropriate in this instance.

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**#19894 - 3377 Warrensville Center Road - Signage: Shaker Rocks.**

Joel Frezel, JF Signs, said there are two signs lit from the interior with LED lighting. There is also a tag line for the sign, which was not included in the conceptual drawings for the building. The signs are located in the west and south elevations. They will be using a dual color film. The signs will be red and black during the day and red and white at night.

The Board asked if the back side of the letters will be on the same plane. This is pertinent due to the ribbed nature of the siding of the new building.

Mr. Frezel confirmed the back side of the letters on the new sign would be on the same plane.

Approved the sign package.

Updated sign specifications including added language will be submitted for administrative review.

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**#19890 - 3538 Daleford Road - Window Alteration: Casement to Double Hung Window.**

Sam Steinacker, Window Universe, noted there had been other window replacements on this home, but their current request is for the one kitchen window. They propose to alter the steel casement with a transom to a double hung window in order to match the other windows on the house.

Mr. Sullivan asked why the proposed window has grids in the top and bottom sashes when the entirety of the house has grids in the top sash only.

Ms. Dargue said she prefers the grids in the top sash only.

Approved an 8 lite over single lite window. Revised detail will be submitted for administrative review.

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**#19884 - 20001 South Park Boulevard - Porch Alteration.**

Charles Fazio, Charles Fazio & Associates, explained a kitchen renovation is driving this exterior alteration. The propose to enclose the existing rear open porch. There will be a new pediment at the entrance and brick infill for the side walls. They will re-use the beams as much as possible.

Mr. Sullivan asked if the new windows with be casement style windows.

Mr. Fazio said yes, the new windows will match existing replacement windows by Pella that are already in the kitchen.

Approved.

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**#19892 - 18417 Scottsdale Boulevard - Solar Panels.**

Mr. Feinstein said the Board has seen other solar panel requests both on new homes, specifically on Shaker Boulevard, and existing homes. He showed photos of the post installation front façade of a home on Byron Road. The Board would prefer a rear or side installation, but all panels should be low-profile with black framing and returns.

Candice Brothers, Yellowlite, said they have provided a production comparison between panels on the front and rear elevations. The panels will be black on black with black racking. They also have a “skirt” option, used in Bexley, Ohio, to further mask the panels. The information needs to be updated to allow for the requirement that they be installed leaving 3 feet to the edge of the roof.

Mr. Neville said he is concerned with the 3 foot edge. This would more than likely change the pattern of the panels.

Mr. Feinstein said if there are less panels available for the front due to this requirement, it could be possible a rear roof installation would yield the same power.

Mr. Neville asked the existing roof material.

Mr. Oakley, homeowner, said it is slate. They are working with a slate roof company in order to retain the slate roof.

Tabled for the applicant to determine an alternate panel layout, accounting for a three foot offset from the edge of the roof, and to study the kw power comparison of a rear roof installation.

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**#19895 - 2832 Weybridge Road - Window Alteration: Muntin Pattern.**

Jonathan Kontur, CPK, said this is a kitchen renovation and they would like to replace casement/transom windows with double hung windows on two sides. There is a very unique prairie pattern on the existing double hung windows.

Ms. Beck asked why a gliding window was chosen for the one opening and double hung windows for the other openings.

Mr. Kontur said the gliding window is over a sink. It is currently a casement window.

Mr. Sullivan said he would like to see the applicant research what is available in prairie grid patterns from other manufacturers. Will the opening sizes remain the same?

Mr. Kontur said the openings will not be changed at all.

Mr. Neville noted the rest of the windows on the house, including the rectangular window in the pediment at the front of the house, are the same prairie pattern.

Mr. Sullivan also noted the casement/transom windows in the openings in question already do not match the rest of the house.

Tabled for the applicant to determine if an alternate supplier can provide a more accurate match to the existing prairie style grid pattern throughout the house. If that match cannot be found, a revised proposal must be submitted for Board review.

Denied the request for a glider window. A casement window was approved for this opening.

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**#19900 - 3326 Glencairn Road - Door to Window Alteration.**

Scott Herceg, Kitchen Design Center, said they are renovating a kitchen and as part of that renovation will remove a window and vent and infill the openings with matching shake siding. At the rear elevation they will remove an entry door and move the opening slightly to create a new window over the sink. They will remove the overhang from the rear entry, but will pitch the flat roof area over this small bump-out.

Ms. Beck asked if the newly pitched roof will meet the railing over the adjacent addition.

Mr. Herceg said the roof will be just short of the railing. He said they can investigate the best solution for the termination.

There was discussion regarding the termination of the roof pitch and the railing location. There was discussion regarding the configuration of the new window muntins.

Approved with the condition that the new window over the sink will have vertical muntins only in both sashes.

Revised window detail will be submitted for administrative review.

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**#19901 - 3155 Somerset Drive - Siding. Deck. Front Porch Alteration.**

Mark Bednash, Design Visions, said the changes are to address existing violations. They propose to remove a front porch and re-build it, just slightly deeper. There will be new siding and roofing on the entire house. The rear second story porch will have a new surface and railing. There is stone at the front of the house on a small portion which will be removed and new siding will be installed over this area.

Jeff Yeager, homeowner, said it will be Hardi siding material in "woodland cream" color with white trim. The existing house lacks visual interest and they are taking this opportunity to improve.

Mr. Sullivan asked the size of the new siding.

Mr. Bednash said the new siding will have a 5 inch reveal. There will be vertical siding portions under the porch overhang and in the front dormer.

Mr. Neville asked if the pilasters at the house match the post detailing.

Mr. Bednash said yes, the pilasters will have the same detail as the posts.

The Board discussed colors. They require that in this case the corner boards for the siding match the siding color, not the trim.

Approved with the condition that the corner boards match the new field color of the siding.

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**#19902 - 3265 Chadbourne Road - Rear Addition.**

Michael Khmelnitsky, 3007 Brighton Road LLC, said they will be enclosing a small porch, which becomes a mud room. The door entry will match the existing house siding. The steps are brick and sandstone.

There was discussion regarding the step detail.

Mr. Khmelnitsky said there is a mistake on the plans. They will revise and resubmit. There is supposed to be a 3 foot landing and then steps.

Approved with the condition that the new step unit will have a 4 foot 6 inch landing and 4 foot wide steps.

Revised drawings will be submitted for administrative review.

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**#19903 - 3270 Chadbourne Road - Addition. Window Alteration: Color. Chimney Removal.**

Michael Khmelnitsky, 6075 Penfield Ln. LLC, said they propose to remove a chimney from the rear of the house, build an addition and change the color of the windows throughout to beige.

Mr. Feinstein asked the siding material on the addition.

Mr. Khmelnitsky said it will be a double 5 inch vinyl in Khaki color.

Mr. Sullivan asked if the addition windows are really proposed with grids in the top sash.

Mr. Khmelnitsky said they should be top and bottom grids. The second story door may also need to be removed to make way for the addition.

The Board discussed the color palette on the house.

Approved with the following conditions: 1) beige windows and brown trim; 2) khaki color double 5 inch siding on the addition; and 3) muntins in both the top and bottom sashes of the new windows.

Revised plans will be submitted for administrative review.

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**#19905 - 22499 Douglas Road - Window Alteration: Leaded Glass Removal.**

Matt Everett, Lyndhurst Lumber, said this is a small window next to the front door that has leaded glass. The exterior of the leading has been painted, so it is hard to tell.

Approved.

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**Other Business**

2709 Southington Road—Window Alteration

The Board agreed the existing condition is appropriate to be replicated with the whole-house window replacement.

24187 Wimbledon Road—Window Alteration

More information is needed for a determination.

Information provided. Approved via email on March 21, 2018.

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There being no further business, the meeting was adjourned at 12 p.m. The next meeting will be April 2, 2018.



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James Neville, Chair  
Architectural Board of Review



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Sandra Madison, Vice Chair  
Architectural Board of Review