



SHAKER HEIGHTS

Architectural Board of Review
Monday, December 3, 2018
8:00 A.M.
City Hall Council Chambers

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

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

The meeting was called to order by Mr. Feinstein at 8:05 a.m.

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Approval of minutes from the November 19, 2018 meeting.

Approved.

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#19807 - The Van Aken District - Resubmission: Local Sign District—Market Hall C-4 Building.

Mr. Feinstein recapped the submission. While a mural was once envisioned here, there are other areas where a mural or public art could be located in the Van Aken District. The City Planning Commission reviewed this sign and commented that more than a commercial message was envisioned for this façade. They required the applicant seek design approval from the Architectural Board of Review.

Mr. Neville said he has driven by the building several times. The graphics and size are fine. That the sign is painted is great. The stark contrast of the white background against the dark wall is what stands out to him.

Mr. Walter noted he envisioned the sign having a distressed paint look.

Jason Russell, RMS, said he can look into distressing the sign. Time will soften it, as well as dirt.

Mr. Walter said he noticed the downspout in the middle of the sign. It should be painted within the sign so that it disappears.

Mr. Neville noted landscaping will help define the wall in front of this façade and provide more interest to the façade.

Approved with the condition that the downspout be painted to match the wall color behind it.

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#20097 - 2920 Drummond Road - Garage Addition.

Chris Kontur, CPK Construction, said there is an existing attached garage that will be converted into kitchen space. They propose to add an attached 2 car garage, projecting out from the house. The exterior of the garage will be brick with Tudor elements.

Mr. Neville asked if there are other areas of the house where the Tudor details are found on the first floor.

Mr. Kontur said no, there are no other Tudor details on the first floor. The drawings show slate roofing, but he would like to see if an asphalt shingle would be appropriate.

The Board discussed the area where this garage would meet the other second floor patio.

Mr. Neville said the window should have a comfortable space around it, and not be jammed up against the opening. He would suggest at least 4 inches.

The Board discussed removing the first floor window and making the garage closer to the driveway. The interior hallway can then be widened as well.

The Board agreed as there is no other stucco details on the first floor, the brick should go all the way up. Windows must be introduced into the walls.

Mr. Feinstein noted the garage wall is encroaching into the required 40 foot setback. They will need a zoning variance.

Mr. Kontur asked about the asphalt shingles.

Mr. Neville said the roof is a dominant form, all the way around the house. Slate or metal are more appropriate.

Tabled for the following: 1) the garage wall to be extended toward the driveway; 2) submitted detailed plans of the new front garage wall and roof intersection at the house wall; 3) removal of the existing window and possibility of a smaller window in order to extend the garage wall forward; 4) the exterior walls of the new garage will be brick to match the house; 5) windows will be added to the garage walls; and 6) submit a roof plan

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

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#20098 - 23585 Duffield Road - Addition.

Charles Stusek, The Artisan Design Group, explained this is an existing 3 season room sitting on a masonry knee wall. The walls will be removed up from the sandstone cap and a two story addition will be constructed. Siding trim and windows will match the existing house. They will tie into the gutter board. The roof is proposed to be slate to match the house.

Mr. Walter asked about the door location.

Mr. Stusek said the drawing is incorrect. The door will be centered, as it is currently.

Mr. Walter said he would like the frieze board to be eliminated the siding should rise above the first floor window trim without interruption.

The Board asked the gable detail to be corrected to reflect lap siding. It should match the existing house detail.

Mr. Stusek said it will match the smooth aluminum siding on the house.

Approved with the following conditions: 1) the exterior door is shown correctly on the plans; 2) a frieze board is not implemented, with siding from the first floor window trim to the fascia board; and 3) gable detail is corrected to show aluminum siding to match the existing aluminum siding.

Plans will be submitted for administrative review.

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#20099 - 16600-14 Chagrin Boulevard - Façade and Cupola Alterations.

Mr. Feinstein explained this building is at the corner of Chagrin, Lee and Kenyon Roads. The city cited the owner to removal the cupola. The wood portion was removed and the cap was lowered to cover the opening. They will be presenting their proposal for replacement of the cupola, as well as to discuss façade alterations.

L. Reed Carpenter, architect, said they received administrative approval to replace the cupola to match the original. The manufacturing costs have come in high. He has researched alternatives and they have entered into a contract to construct a vinyl alternative.

Mr. Feinstein said the Board reviewed this proposal after a meeting. The Board liked the original design better, but the vinyl option is acceptable with the original cap and finial.

Mr. Carpenter said the details on the vinyl option are close to the original with small changes. They located a fabricator from Pennsylvania and will be working with a local contractor for installation. The cupola top is also damaged as the soldered seams are deteriorated and separating. They believe it is better to use a new copper cap with patina applied to the surface. The other difference is the 4 seams required are standing seams instead of soldered seams as there are now. Ultimately they are proposing a vinyl cupola with a new copper cap.

Mr. Walter asked the profile of the standing seam detail.

Mr. Carpenter said the metal seam will be approximately 1 inch high. There is a wood base with a copper sheath. He noted it is proposed to have lexan instead of the original glass.

Mr. Neville said the concern with this material would be weathering that would scour the material and make it cloudy. Glass is the preference. He asked about the original finial.

Mr. Carpenter said the original finial is loose. They may not be able to keep it, but will replicate this detail as closely as possible.

Mr. Neville noted that up close the cupola is different, but from the distance as it will be viewed, it will still make the architectural impression of the original.

Mr. Feinstein asked about the façade changes.

Mr. Carpenter said they propose to replace the deteriorated wood façade members. The Georgio's and tax service facades have already been modified and do not match the retail space to the east. They propose a simplified design for the eastern storefront. He said this is a concept and will require significant repair.

Mr. Walter asked what simplified means. Will the circular details be retained?

Mr. Carpenter said they plan to replace the wood materials of the storefront with vinyl trim details. There will be a simplified design.

Mr. Walter said if at all possible the circular detail should be maintained. This detail is important to the architecture.

Mr. Carpenter said he will commit to pursuing that concept. The design is a concept now. They are working to engage a contractor.

Ms. Madison said these details should be replicated.

Mr. Feinstein said the applicant should work with the selected contractor to help determine the final design and submit it for formal review.

Mr. Carpenter said there are also issues with the concealed copper gutter system. He has been up to inspect the areas three times.

Kyle Krewson, Building and Housing Director, said the diamond pattern below the sign band should be maintained.

The Board said the façade detail should be retained as much as possible.

Approved the cupola replacement with a copper roof profile and finial to match the existing as close as possible.

Plans will be submitted for administrative review.

Continued review of the façade renovations with the following comments: 1) the circle details in the La Belle Femme façade should be retained; 2) the diamond shapes should be replicated; 3) the column detail should match; 4) investigate stone bases for the columns.

Plans will be submitted for Board review at a future meeting.

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Other Business

C-2 Building – Van Aken District—Window to Door Alteration.

Mr. Russell said this is the C-2 building office space for RMS. The windows in question have had plywood on them during the entire time of construction. They propose garage doors that swing out from the wall and up into the building space. The doors will be designed to match the muntins on the neighboring windows. There is a handrail on the interior.

The Board discussed the detailing.

Mr. Walter asked about the edge, trim and frame details. He likes the idea, but needs more information.

Ms. Madison said because these are centered on the building she is less concerned about the trim and frame differences.

The Board discussed the need for additional information including: photos of the existing trim; details of the trim necessary for the door; and a section of the wall from the sidewalk up.

Tabled for additional information.

16850 Parkland Drive—Shed Window.
Match window on opposite elevation.

3629 Townley Road—Shutters.
Retain shutters, including missing shutters on front façade.

Andrews Colour—Foundation.
Parge foundation in order to make joints disappear. Flash over from sill of storefront. Paint to match storefront color.

2536 Cheshire Road—Glass Block.
Denied glass block windows on street-facing façades, including façade facing Northwood Road.

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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be.



James Neville, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review