



SHAKER HEIGHTS

Architectural Board of Review  
Tuesday, February 19, 2019  
8:00 A.M.  
City Hall Council Chambers

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

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

The meeting was called to order by Ms. Madison, Chair at 8:00 a.m.

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Approval of minutes from the February 4, 2019 meeting.

Approved.

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**#20132 - 20085 Chagrin Boulevard - Sign: Around the Table Yarns.**

Mr. Feinstein noted that the needle graphic on the sign makes the sign larger than allowed. The applicant has applied for a zoning variance.

James Vacey, Signature Sign, said these are front lit channel letters using low-voltage LED lighting.

Mr. Neville said the Board supports the requested zoning variance noting the proportional size of the sign on the building and the distance to the street.

Approved.

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**#20141 - B-1 Building - Storefront.**

Mr. Feinstein said the exterior building design was approved at prior meetings. This new façade is the rooftop patio entry and patio layout for the second floor cocktail lounge space.

Sarah Krivanka, Dimit Architects, said they are using interior design with lighting and plantings to enhance the view through the existing façade on the Farnsleigh side. The new storefront doors open wide for an indoor/outdoor experience to the rooftop patio.

The Board asked about the floor system, planters and shade umbrellas.

Ms. Krivanka said the outdoor floor system will be wood and tile. The planters are a large size to accommodate significant plantings. The umbrellas will be rectangular and more than likely green, although the branding and signage for the space is not yet complete.

Approved.

The Board requested the applicant work with staff and the Board to coordinate the color of the shade units on the second floor with the awnings required by the Board for the first floor restaurant tenant.

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**#20130 - 16610 Fernway Road - As-Built Step Unit.**

Mr. Feinstein explained this is the duplex home at the southeast corner of Fernway and Lee Roads. It is an 80's infill home. The two units have rear doors that face south and are not visible inside the fenced yard. One set of possibly original steps was painted and the other replaced, along with the sliding glass doors.

Ms. Madison asked about the railing on the existing step.

Mr. Feinstein said there is no evidence that the existing step ever had railings. Current Building Code requires the new step unit to have railings.

Reza Abbasi, owner, said he did not notice the original step has an enclosed base. He can add an enclosure below this step unit and install a railing.

Mr. Walter asked the material of the new step.

Mr. Feinstein said it is treated lumber. The Board has not approved treated lumber for a step unit in the past. Normally in a location like this a step unit is made of brick and stone. There is no evidence that there has ever been anything but these wood step units at this house.

Denied the as-built step unit.

Approved a new wood step unit with the following conditions: 1) the unit must have a stoop, 3 feet in depth; 2) the unit must have all vertical members constructed of a composite material of the same color as the other rear steps, or of cedar wood painted to match the other rear steps; 3) the unit must have a skirt to reach grade; and 4) the unit must have code conforming railings, constructed of cedar or composite material in a color to match the other step unit of an appropriate design as approved by staff.

Plans detailing the new step unit will be submitted for administrative review.

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**#20131 - 16951 Chagrin Boulevard - Sign: Young America Insurance.**

David Detar, Sign Erectors, said the new sign has red letters on a raceway that will be painted to match the wall.

Approved.

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**#20134 - 3376 Dorchester Road - Window Alterations.**

Steve Frye, Innovative Development, said there is an interior renovation that is creating the window changes. The windows are both above the counter and the sills on both windows are the same height from the counter.

Approved.

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**#20133 - 3527 Norwood Road - Exterior Spiral Stair.**

Charles White, homeowner, said this spiral step unit is at the rear of an attached garage and will be constructed of steel. It is all black.

Ms. Madison asked if portions of the parapet will be removed.

Mr. Walter asked if a roofer will be flashing the new opening.

Mr. White said yes, the sandstone and parapet will be cut out and will be used as the step at the new opening. It will be flashed to under the sandstone.

Approved.

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**#20129 - 20500 Shelburne Road - Resubmission: Addition.**

Mr. Feinstein explained the previous meeting requirements and revisions. The plans have been revised as was required.

The Board said the rear step must have the same composite material for the vertical riser portions.

Approved.

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**#20138 - 22300 McCauley Road - Window/Door Alterations.**

Heather Davies, Clemens Pantuso Architecture, said this is primarily a kitchen renovation. The owners want an entry near the kitchen, as the only other rear yard entry is off the family room. They will be altering a double casement window opening to maintain one casement window and accommodate an entry door.

The Board asked about the step unit at the new entry.

Ms. Davies said there are plans for more extensive patio work in the near future. The proposed wood steps would only be in place until that patio work occurs.

Approved with the condition that the wood steps are painted to match the house trim, and are only temporary, until the patio is redesigned.

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**#20139 - 16720 Chagrin Boulevard - Sign: Master Marr's Taekwon-do.**

Mr. Feinstein said this is an existing business, that is moving to a new location.

Bob Kunzen, Brilliant Electric Sign, said they will be removing two of the three existing first floor signs and installing the existing sign from the other location over the main entry doors.

Approved.

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**#20140 - 18000 Parkland Drive - Window Alteration.**

Amanda Fort, Dane Street Studio, said they are moving the kitchen to the rear of the house.

Abby England, homeowner, said because of this relocation, they want to be able to open the front windows to their original full height. They were altered at some point in the past to accommodate a counter on the inside. They are also proposing a new front entry design in order to allow more light to the interior of the entryway.

Approved.

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**Other Business**

**3427 Tuttle Road—Michael's Genuine Food and Drink**

The Board requested information about how much brick will be replaced in order to attach the sign to the building.

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There being no further business, the meeting was adjourned at 9:45 a.m. The next meeting will be Monday, March 4, 2019.



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Sandra Madison, Chair  
Architectural Board of Review



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Hans Walter, Vice Chair  
Architectural Board of Review