



**Architectural Board of Review Minutes
Monday, April 19, 2021
8 A.M.
Via Video and Audio Conference**

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 Title/Name at Time.

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Approval of the April 5, 2021 Meeting Minutes

Approved.

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#20623 - 3396 Tuttle Road - Resubmission: Entry Awning.

Mr. Feinstein summarized the comments from the previous meeting where this item was reviewed.

Susan Frankel, representing Kindred Spirit, explained the patio area is on hold with the current operator. They are proposing an awning over the front door which has been extended from the previous application. The wall sign will be centered over the new awning. The owner would like a black awning, but they could also do a charcoal color. The door has been painted black, and a photo can be provided later today. They left the silver panel to the left of the door in order to tie in with the patio area. The new operator would also like to leave off the awnings from the Tuttle Road elevation which were previously proposed but never installed.

Mr. Walter said he looks forward to seeing the painted door.

There was discussion regarding the silver panel adjacent the door.

The Board agreed the silver panel should have a black finish in order to frame the doorway.

Ms. Madison asked if the frame of the awning is black.

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Ms. Frankel said they have not ordered, so it could be.

Mr. Neville said black would be preferred.

Approved with the condition of the applicant providing the following for Board review: 1) color samples of the awning fabric; 2) awning frame in black; 3) photo of the existing black entry door; and 4) silver panel adjacent the left of the door to be finished in black.

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#20624 - B-1 Building Van Aken District - Mural.

Susan Frankel, representing RMS, owner, explained this mural area dresses up the park area, covering an unoccupied storefront. This is hoped to be changed out seasonally until the storefront is leased.

Approved.

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#20571 - 20310 Farnsleigh Road - Storefront.

Andrew Rosenthal, GRA+D Architects, said they have worked with this company for the last 18 years. North Star is the parent of Brassica, and they are thrilled with the success of Brassica at the southern corner of this section of the District. The glass pattern on the windows relates to the stories above. The entry is on the east elevation under a canopy. There is a delivery door to the left of the entry. There is a masonry curb under the glass storefront of black brick. The dining wall will be the same material. They have been in discussions with the property owner about changes to the Farnsleigh Road elevation in order to have the termination of their black brick be adjusted to be under the second story “column” of brick.

There was discussion regarding the brick size and finish.

The Board agreed they like what was originally internal space being activated as exterior space at the dining patio.

Revised drawings to be submitted with the western edge of the Farnsleigh façade revised in order to have the termination of the brick line up with the upper story column detailing.

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#20616 - 3606 Lindholm Road - New Garage.

Jesse Caver, Level Ground Contracting, said they will demolish the existing garage and build a new 20 x 20 foot garage. The roof is proposed as sierra grey with siding to match the house and white trim.

Ms. Beck noted the roof shingle color is not a pre-approved color and there is no record of the

house roof color in their files.

Ms. Madison said she would ask that they remove the foundation forms early and rub the foundation smooth.

Mr. Caver said that is their practice and will happen here.

Approved with the following conditions: 1) confirmation of color match for vinyl siding; 2) darker grey roof shingle color to be confirmed by the applicant.

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#20618 - 2825 Coventry Road - Landscape Elements.

Michael Beightol, landscape architect, explained this house shares their driveway with the adjacent neighbor and detailed the various elements of the plans.

Mr. Feinstein noted this pergola will be on the next Board of Zoning Appeals agenda for a variance to the distance to the garage.

Approved.

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#20619 - 3388 Glencairn Road - Window Alteration.

Shawn Liston, Infinity from Marvin, said the owner would like to bring in more light. They propose changing the existing triple casement to a double casement.

Mr. Alter asked how the new windows relate to the windows on the second floor.

Ms. Madison asked about the sill height.

Mr. Liston said the sill will be lowered 1 foot, and is 24 inches wider.

Mr. NEeville asked how the proposed grid pattern relates to the existing house.

Tabled for the applicant to provide: 1) a to-scale drawing showing the new size of the window on the rear elevation and showing the relation to the door and windows above.

Revised plans to be submitted for Board review.

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#20621 - 2724 Claythorne Road - Landscape Elements.

Mr. Feinstein reviewed the list of items to be done at this location. The existing greenhouse on the side will be removed. Patio and landscaping will be added, as well as two bar units for an outdoor

kitchen.

Higinio Soto, H Creative Landscaping, said they will remove the greenhouse as it is never used, and is not in good condition. The brick will be repaired on the house wall. The fence will remain and evergreen landscaping will be added to shield it. The patio will be limestone to match the existing patio for the extension. He described the par materials and size. The countertop will also be matching stone and the bar itself will be faced with a manufactured stone.

Mr. Feinstein asked if the awning will remain.

Mr. Soto said he is not touching the awning structure, but will be repairing a drainage issue near the one leg at the edge of the pool.

Mr. Neville said he would like to see the countertop be an alternative material as any food dropped on the sandstone will stain it permanently.

Mr. Soto said granite was also an option and will match the grey color.

Mr. Walter said the existing electrical in the greenhouse will need to be updated to be weatherproof.

Approved with the suggestion that the sandstone top to the outdoor bar areas be replaced with a more dense stone like granite to repel food stains.

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#20622 - 2904 Huntington Road - Window Alteration.

Jeff Vasicek, Gunton Corp., explained the windows on the right and rear of the “wing” of this house are currently a 4 wide casement. They would like to make them all 2 wide double hung windows. They have added grids to the top sash, but that is not shown on the rendering. They can provide a revised sample. The opening size for all remain the same.

Ms. Madison said the proportions seem off.

Mr. Walter noted the proportions may be better if they are 3 double hung windows together instead of 2.

The Board asked the timeframe for the work on the whole house to be finished.

Ms. Beck noted staff approved 9 windows in this same color in 2004.

Tabled for additional information including color photos and revised plan for 3 wide double hung windows with grids in the top sash.

Detailed drawing to be submitted for Board review.

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#20625 - 17050 South Park Boulevard - Window/Door Alterations.

Christine Medvedev, homeowner, explained they propose to change two windows on the front elevation. The new will be symmetrical and aligned using the existing windows from the back of the house. They will re-use the sandstone sills. On the rear elevations, they propose to remove windows and install doors. Simulated divided light windows will be used on the rear and be black on the exterior.

Approved.

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#16500 Chagrin Boulevard - Resubmission: Preliminary Review - Bank of America.

Mr. Feinstein reviewed the outcome from the last meeting.

Andrew Wehler, Nelson Architects, said they incorporated the suggested changes. They add stone across the front office between the columns, replacing the glass that was previously proposed. The masonry is a 36 x 49 cast stone with a 1 inch projection at the foundation. The new drawing shows the proximity and height with Walgreens and the building directly adjacent. The datum is approximate with the adjacent buildings, minus the hip roof detail.

Mr. Walter said the height of the corner piece being higher to “pop” the corner for more verticality will highlight the entry.

Ms. Madison suggested looking at extending the masonry at the corner to emphasize the corner. It currently looks a lot like a showroom. The change would give the corner of the building more presence.

Mr. Wehler said they are still working on a sample board. He asked for comments as shown on the screen.

Mr. Walter noted the white color is very stark. A warmer color would be helpful.

Mr. Wehler said the arctic white color is a branding color for the bank.

Ms. Madison asked the color of the mullions between the window panes.

Mr. Wehler said they are white.

Mr. Walter said he would like to see a prototype sample for the bank.

Mr. Wehler said they can use a clear anodized color for the canopies. The first floor windows all have clear glass and they will use shades on the interior.

Ms. Madison said care with the corner should be made and consideration of the tension points with the rest of the building.

Mr. Neville said he would like to see a rendering of the whole entry corner as brick. It could solidify the entry.

Ms. Beck asked the color of Bank of America’s signage.

Mr. Wehler said it is red and blue, but there is an option to use all white.

The Board suggested the following for further review: 1) study raising the brick in the corner element to give more presence to the entry; 2) study adjusting the height of the corner element with the relative height of the remaining building; 3) use less white material, possibly using anodized for the canopy elements; 4) show sample of typical bank architecture materials and colors.

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#20617 - 3265 Grenway Road - New Double 5 Inch Vinyl Siding: Red Brick. Trim: White.

Tom Dinardi, Cleveland Door, representing Tina Anzo, homeowner.

No formal action as the applicant was not present. The Board looked at the plans and had the following questions: 1) how will the arch top windows on the front façade be handled, including the panels below the windows; 2) where is the proposed slider window located; 3) what are the soffit/trim/fascia details; 4) will the existing shutters be re-installed.

Additional information to be submitted for review at a future meeting.

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Other Business

20601 Shelburne Road—Window Color

The Board did not approve white windows. They suggested a darker frame than the surrounding brick.

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There being no further business, the meeting was adjourned at 1030 a.m. The next meeting will be May 3, 2021.



James Neville, Chair
Architectural Board of Review



Sandra Madison, Vice Chair
Architectural Board of Review