



**Architectural Board of Review Minutes  
Monday, March 7, 2022  
8 A.M.  
Via Conference - Zoom**

Members Present: Hans Walter, Chair  
James Neville, Vice-Chair  
Robert Sullivan, Member

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

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:01 a.m.

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Approval of minutes from the February 9, 2022 meeting.

Approved.

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Approval of minutes from the February 22, 2022 meeting.

Approved.

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**#20862 - 3627 Lytle Road - Window Alteration.**

Herb Schoen, The Home Corporation, explained the customer would like to replace their windows and they are able to match the existing with the exception of the leaded glass windows. The closest they can do is an etched glass. The existing windows have metal storms. They are also looking into storm windows for the leaded glass windows. Mr. Feinstein provided information regarding a leaded tape option, but the owner is not interested.

Mr. Feinstein said they had discussed the possibilities. Staff provided information on the leaded tape which has been used at other locations.

Mr. Sullivan asked if the etch option would match the existing pattern.

Mr. Schoen said he does not know if it would be an exact match.

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Mr. Neville said they saw a house at a recent meeting where the etched glass was installed. The appearance is very different from the inside than from the outside. The etching does not read well from the outside.

Mr. Walter asked why the owner is not interested in the lead tape.

Mr. Schoen said it is possible he did not explain it well.

Mr. Walter said they have had nice results with that option. He would move to explain better to the owner or use storm windows, but the etched glass is not a viable option.

Mr. Feinstein noted the leaded glass windows are a prominent architectural feature for this specific house's design.

Denied proposal of etched windows to replace the leaded glass.

Suggested storm windows or study the leaded tape option.

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**#20863 - 3612 Lee Road - Exterior Alterations.**

Elicia Gibbon, Gibbon Architecture, explained this is new space for LaunchArts Media, a video corporation, which has outgrown the Launchhouse space. They former kennel area at the rear is being renovated for a SYZ room. The existing garage door will be refurbished and the entry door and two new awning windows will be replaced. The new door will be a black color and look industrial. They are re-painting the brick. A mini split AC unit will be added to the roof. On the front façade they will add a new sign panel. The yellow portion will be opaque and white letters will glow. There will be a new storefront door.

Mr. Feinstein reminded the Board members that they had decided on shutters on the upper floor only as the windows are not symmetrical at prior review of this building. Any approval would be based on the new sign being submitted for zoning review.

Approved with the condition that the sign face is submitted for zoning review.

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**#20864 - 15600 Chagrin Boulevard - Public Works Building- Windows and Doors.**

James Carroll, Project/Construction Manager, said there are three entry doors and windows which will be removed and replaced. The new doors are hollow metal frame doors and the new windows will have insulated glass. The colors will match the existing. Three of the windows will be replaced with spandrel glass.

Mr. Walter asked if the brick infill will remain in the second location. He would advocate for spandrel panels in this location as well.

Mr. Sullivan asked if there is a stair landing in both locations of window replacements.

Mr. Carroll said no, only one is in a stair landing. The existing glass is frosted and the new will have safety fill glazing and be clear.

The Board agreed the brick area seems to have been a window and the brick was installed within that metal frame. If able, the brick should be replaced with spandrel glass to match other similar windows.

Approved with the condition that all of the existing entry door is painted to match.

The Board suggested the brick infill section be replaced with a spandrel panel.

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**#20865 - 2684 Claythorne Road - Solar Panels.**

Zach Lalkowski, Yellowlite, said the proposal is for 16 solar panels in two rows of 8 on the upper front roof which faces south. The exterior conduit will run from the top left to the northwest roof down to the inverter on the side of the house. This has been changed to run onto the back facing roof rather than down the side.

The Board asked if the roof shingles will be replaced in conjunction with this project. The color of the roof seems very light and will contrast with the black panels, especially on the front.

Mr. Lalkowski said he is not aware of those plans.

The Board asked that other roof locations not facing the front be investigated. The front location is very visible.

Mr. Feinstein asked the loss in power if the panels were moved to the garage or the rear of the house.

Mr. Lalkowski said the garage location would be approximately 60% less than the front. They would need more panels.

Continued for the applicant to investigate alternate rear and side roof locations for the panels. The applicant will study options of power production in other roof locations.

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**#20861 - 17370 South Park Boulevard - Roof Shingle Color.**

TJ Szydowski, Next Gen Restoration, said this shingle color is new for this year. The owner fell in love with it.

Mr. Walter said the existing house roof is very monotone. The new shingle has a lot of variation. Is it possible to get a photo of the new shingle on the house?

Mr. Sullivan added that the distance to the street may also make a difference.

Tabled for the applicant to provide additional photos showing the roof shingle material on the house roof, including views of the front façade and from the sidewalk.

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**#20866 - 16500 South Park Boulevard - Window Alterations.**

Mr. Feinstein explained this house is at the corner of South Park Boulevard and Lee Road up on a hill.

James Mormino, Lyndhurst Lumber, said they are working with the owners, who requested to replace all 48 windows. They would like to convert four operating windows to picture window units. Anderson cannot replicate the operating window sizes. Some of the windows to be changed are not used, and some are too big to operate. The cottage windows with the French door between is located in a family room. They can get air flow through the door. They can add a check rail in the grid pattern to more closely approximate the grid pattern. The rear elevation location is on a landing above the solarium and cannot be reached to operate on the interior. The dining room is two double hung windows with a picture window between.

Approved.

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**#20867 - 20310-14 Chagrin Boulevard - Storefront.**

Elicia Gibbon, Gibbon Architecture, said the architect of record is Waddell Architects in Lakewood. This is a storefront renovation across from the Van Aken District. These changes would activate this end of the block. They propose overhead doors, which stop 2 feet from grade. This way they can have tables up to the low wall. This would completely change the inward-facing feel of the building. They will use a dark palette to draw the eye to the area. The signage is placeholders for scale. The new trim will provide shadow lines and allow for the sign placement. There will be outdoor patios for both tenants and a privacy screen to the Wendy's property. This screen will be a 6 foot tall privacy fence. The spaces have new street facing entries with Hardi v-groove panels to look like siding.

Mr. Walter asked if they are really moving the brick pier and if it is the original appearance of the building.

Ms. Gibbon said yes, and the building has been this way a very long time. This was a grocery store and the existing façade hinders life on the streetscape.

Mr. Sullivan said this was the rear interior wall of Chandler and Rudd. Their main entry was from the parking lot.

Mr. Walter said he appreciates the design. It is going to be better for the building.

Mr. Sullivan asked about the festoon lighting.

Mr. Feinstein said there is a planter in city right-of-way. A few poles could be installed with lights back to the building.

The Board agreed that this is an appropriate look with the new doors and outdoor seating.

Mr. Sullivan said this area needs to feed off of the activity at the Van Aken District. The lights would bring attention.

Mr. Sullivan asked if there is on-street parking.

Mr. Feinstein confirmed there is not on-street parking on this end of the strip of shops.

Mr. Walter asked about the garage doors. Are they only going down to table height?

Ms. Gibbon said that is correct. This is meant to allow tables at the exterior wall.

Design approved.

Signage to be designed and reviewed at a future meeting.

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**#20811 - 3212-3246 Van Aken Boulevard - Resubmission: Van Aken Mews.**

Mr. Feinstein said the Architectural Board had last seen plans in December of 2021. He reviewed the comments from the last meeting. The Board of Zoning Appeals has approved the site plan. There will be entry landscape beds on both sides of the walk through the site with new trees that mimic the adjacent building's site plan. The applicants have been working with the homeowners association from the first phase. The entire landscape plan has been revised, with the front patios removed and the air conditioning condensing units moved to the rear of the buildings.

Arne Goldman, architect, said he has incorporated all of the changes suggested by the Board. He has spent a lot of time on the "C" building as it is the closest to the first phase. Building E at the end has a second floor porch. The stone from the first phase is no longer available, but they will match the shape and blend two lines of stone to approximate the appearance of the first two buildings. The trim is white or beige Azek, depending on the location. This trim will be between 4 and 8 inches in width, also depending on location. They will be using Andersen fibrex casement windows. He is still developing the construction details.

Mr. Walter said he appreciates the attention to the stone blend. It is evident the buildings will look lovely. The white windows are fine, but other white trim seems too much. The other trim should be beige to be less stark.

Mr. Goldman said he appreciates the comment and agrees. He also thought it was busier than it needs to be. Beige would be great for all of the trim besides the windows.

There was general agreement that beige trim will quiet the rest of the architecture.

Mr. Walter asked if the windows should have texture with the addition of grids.

Mr. Neville said he would prefer no grids. There is enough going on.

Mr. Goldman said the first phase was built without grids.

Mr. Neville said the plans have progressed in a good direction throughout the review process.

Mr. Walter asked the color of the roof shingle.

Mr. Goldman said they will be using weathered wood color asphalt shingles.

Approved with the following conditions: 1) all of the trim is beige with white windows; 2) weathered wood color for the roof shingle throughout; and 3) 70/30 mix of the cultured stone sample and colors indicated.

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**22276 Shelburne Road - Preliminary Review: New House.**

Mr. Feinstein showed photos of the neighborhood and the existing house.

Rebecca Pantuso, Pantuso Architecture, said the proposed new house is in French eclectic inspired design. Preliminary materials are limestone cladding and slate roof with copper gutters. They are acknowledging the lot curve by allowing the house to meander.

Mr. Neville said the grades on the site seem to change more than they do now. Do they anticipate major grade changes?

Ms. Pantuso said yes. The owners want a bit of a walk out basement. They will have retaining walls. They are working to involve a landscape architect soon to coordinate with the house design.

Mr. Sullivan asked why the existing house is being replaced.

Ms. Pantuso said the detailed program for this family does not fit the existing house at all.

Mr. Walter said he loves the design with the French touches. He asked about the siting. Could the plan be mirrored so the garage is on the other side?

Ms. Pantuso said they had not considered that. The existing driveway is there and they are repeating the pattern of the existing.

Mr. Feinstein said the City Planning Commission will consider the site plan.

The Board suggested site plan study for the walkout basement and location of garage/house on this wide lot.

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**3606 and 3608 Lytle Road - Preliminary Review: New Houses.**

Mr. Feinstein explained the history of the site.

Igor Abramovsuy, Genesis Construction Group, said they are two homes with more modern design of approximately 2,800 square feet in size. They are two story homes, with one attached and one detached garage due to the site conditions. The entries are off the front porch with dormers and use of cultured stone and brick. The windows are black. The design inspiration is English Tudor.

Mr. Mikal, architect, said the casement windows are on the front elevation with asphalt roofs and standing seam metal on the porches. The areas that are not masonry are Hardi board siding.

Mr. Walter said the surrounding homes are more masonry with simplistic colors. These homes seem to be a mix of too many materials. The large windows do not work with the other forms. The general front façade designs do not go well together. The porches appear to be tacked on.

Mr. Sullivan said the finishes and porch designs do not quite work in the context of this street. They work with each other, but not in the wider neighborhood.

Mr. Neville said the house to the north looks like stone below with brick above. The mix of materials seems strange with odd transitions between the materials and elements.

Ms. Walter said the major forms of the house designs need to be fewer materials.

Mr. Neville said the proportions on the left house seem to be better than on the right in terms of basic design.

The Board suggested the applicant: 1) investigate the neighborhood for context of materials; 2) study and redesign the design elements and forms of each house, and consider the possibility of having the stone or brick materials extend throughout the front facade forms with fewer overall materials; 4) study how the materials and forms come together cohesively on the building façades; and 5) study the front entries and porches to better integrate them into the house design.

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**#20859 - 3601 Lee Road - Resubmission: Storefront.**

Gayle Lewin, Lewin and Associates, representing Craig Stout, owner.

Approved by the Board between meetings based on the unique conditions of this building including the existing metal windows, window opening size and proportion, and side elevation location, which may not be applicable on other commercial buildings.

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**#20849 - 2963 Montgomery Road - Resubmission: Landscape Elements.**

Jessica Powell, architect, representing Katherine and Michael Weller, homeowners.

Approved administratively between meetings.

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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be March 21, 2022.



Hans Walter, Chair  
Architectural Board of Review



James Neville, Vice Chair  
Architectural Board of Review