



**Architectural Board of Review Minutes  
Monday, March 15, 2021  
8 A.M.  
Via Video and Audio Conference**

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 G. Braverman, Director of Planning  
David E. Weiss, Mayor

The meeting was called to order by Senior Planner, Daniel Feinstein at 8:14 a.m.

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Approval of the March 1, 2021 Meeting Minutes

Approved.

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**#20592 - 17111 Chagrin Boulevard - Signage: Burgers Ace Hardware.**

Jessica Ruff, Ruff Neon Sign, said these are channel letters illuminated with LED lights. The letters are 5 inches deep with aluminum returns.

Mr. Walter said there needs to be more space between the E and the H in hardware due to the downspout.

Ms. Madison agreed the sign looks crowded on the column.

Mr. Sullivan asked if the color portions would be illuminated at night.

Ms. Ruff said the film is perforated and will be white at night.

Approved with the condition that the sign be adjusted to allow space between the E in ACE and the

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H in Hardware to allow room for the downspout.

Revised plans will be submitted for Board review.

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**#20595 - 22462 Westchester Road - New Single 8 Inch Siding: White. Trim: White. Addition Only.**

Herb Schoen, The Home Corporation of Ohio, explained the rear addition is the only section of the house they will be working on. The new white siding will match the existing siding on the house instead of the current red vertical siding.

Approved.

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**#20596 - 3701 Sutherland Road - Window Alteration: Cottage to Double Hung Window.**

Shawn Liston, Infinity from Marvin, said they would like to put a true double hung window in place of the cottage style window over the front door. All of the other windows on the second floor of the house are true double hung windows.

Ms. Madison said a reverse cottage would work, but it should remain a cottage window. The cottage window is smaller and lines up with the grid pattern in the larger double hung windows.

There was agreement from all the board members that the window should remain a cottage design.

Denied.

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**#20593 - 3272 Braemar Road - New Double 4 Inch Vinyl Siding: Charcoal Smoke. Trim: White.**

Gary Martinis, Home Exteriors, said the new siding would be charcoal smoke color. The front entry and side bay will be replicated in Azek.

Ms. Madison said the shake details should be replicated at least at the front of the house.

Approved with the following conditions: 1) the second floor front facade will be shake siding in the same color; and 2) the new shutters will be 18 inches wide.

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**#20594 - 2555-57 Kendall Road - New Double 4 Inch Vinyl Siding: Savannah Wicker. Trim: White.**

Gary Martinis, Home Exteriors, explained they would be siding the house and garage. They will not be touching anything on the front porch or gable.

Approved.

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**#20597 - 17617 Scottsdale Boulevard - New Double 5 Inch Vinyl Siding: Beige. Trim: White.**

Frank Monachino, contractor, said they propose new double 5 inch siding in beige. The new shutters will be tuxedo black.

There was discussion regarding the color scheme and contrast with the white brick that remains

Tabled to determine a darker siding color than beige, along with confirmation of shutter color choice.

Submit pictures of the material color choices taken on site for Board review.

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**#20598 - 22199 Douglas Road - Landscape Elements.**

Bill Hance, New Vista Enterprises, said they propose an outdoor kitchen and bar, with a pergola over it. The pergola is a trex kit in white. There will be a low masonry seat wall around the gas fireplace.

Mr. Walter asked the paver color on the patio around the fireplace.

Mr. Hance said it would be a bluestone type paver in tan and blue tones.

Approved.

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**#20599 - 19110 Shelburne Road - Sunroom Alterations.**

Joseph Linek, Linekstudio, said they propose to demolish the greenhouse and create a new sunroom addition. The new will addition will match the color and material on the existing house.

The Board expressed a concern with the asphalt shingle match to the existing slate house roof. They requested to see the proposed shingle next to the existing slate.

Approved with the condition that the applicant provide a photo of the asphalt roofing material sample against the slate to confirm an appropriate color.

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**#20600 - 3333 Van Aken Boulevard - Window Alteration: Black Out Openings.**

Adrian Searight, New Image Properties, owner.

Approved prior to the meeting during COVID-19 as authorized by the Board at their March 16, 2020 meeting.

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**#20601 - 3320 Stockholm Road - Window Alterations.**

Todd Armfelt, Woodworks, representing Paul and Lorraine Drewa, homeowners.

Approved prior to the meeting during COVID-19 as authorized by the Board at their March 16, 2020 meeting with the condition that the single kitchen casement window be ordered to match the elevation drawing.

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**#20602 - 3294 Maynard Road - New Deck.**

Michiel Wackers, homeowner, said the existing brick porch is breaking down. They would like a composite deck with a treated lumber structure. They will match the house trim as far as color for the deck. The skirt surround will be in the same composite material. The existing awning structure will be removed. There will be vertical pieces extending to grade as horizontal trim board. There will not be a step as the deck is not far from grade furthest from the house.

Approved with condition of a horizontal trim skirt board installed down to grade to cover the edge condition.

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**#20603 - 17350 South Park Boulevard - Second Story Addition.**

Stephen Ciciretto, architect, said this is a second bedroom addition above the garage. The existing guard structure will remain and the hip roof will be extended. They will match the cedar siding. They also plan to enlarge the double wide garage door opening to 18 feet wide.

Mr. Neville asked if the floor height of this room is lower than the existing house floor level.

Mr. Ciciretto said yes, the windows would be lower than the other second floor windows as the floor is lower.

Mr. Neville said retaining the guard roof element is appropriate and helps integrate the addition into the existing house architecture.

Approved.

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**#20604 - 20601 Shelburne Road - Window to Door Alteration.**

Lisa Yacoub representing Eleonora Demyda, homeowner.

Approved prior to the meeting during COVID-19 as authorized by the Board at their March 16, 2020 meeting.

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**#20587 - 3256 Grenway Road - Resubmission: Garage Addition.**

Mr. Feinstein reviewed the actions from the March 1, 2021 meeting.

Steven Stepp, The Rain Doctor, said the revised drawings have been altered after discussions with the Building Commissioner. The structure needs to be 3 feet from the property line. This limits the area for the addition. The roof material will be black in color. There will be new foundation brick to match the brick under the rear house addition. The remainder of the garage extension is siding like the house addition.

Mr. Neville asked if there is clearance for the overhead door.

Mr. Stepp said they need 12 inches to the header and they have exactly that much.

Mr. Neville said he is concerned with the overhead door being jammed against the roof corner. He likes the idea but given the limits, the man door could be more appropriate.

Mr. Sullivan said a 3 foot 6 inch door with narrow trim would be most appropriate and fit the space.

Brian Parris, homeowner, said this structure is just to have more “stuff” off the driveway and rear yard. They do have a shared driveway.

Approved the basic design the condition of revised plans with final detailing shown including: 1) final door size and front façade arrangement; 2) narrowed final door trim appropriate for the door size.

Revised plans must be submitted for Board review.

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**#20605 - 22412 Westchester Road - Window Alteration: Cottage to Double Hung Windows.**

T.J. Shark, Window World, said they would like to replace the front windows to the right with an additional horizontal grid on the picture window and double hung windows with single horizontals flanking the picture window.

Ms. Madison said this change makes the picture window grids have very horizontally shaped panes.

The Board agreed the square pattern of the windows must be replicated. They could also opt for a three lite casement flanking the picture window.

Denied.

Approved a nine lite center picture window with cottage style flanking windows to match existing or 3 lite casement flanking windows.

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**#20606 - 22626 Calverton Road - Porch Alteration.**

Jennifer Sickels, Renewal by Andersen, said the existing room has a door and operable windows. They propose to install double hung windows on the side and a set of sliding doors to the rear. They will keep the corner columns, trim and foundation.

Ms. Madison said the lower portion of the side elevation should have a panelized detail like on the front of the house.

Approved with the condition that a panelized system is used under the new windows to closely replicate the existing panelized details around the house windows.

Revised plans to be submitted for administrative review.

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**14606 Larchmere Boulevard - Preliminary Review: Addition.**

Steven Kordalski, Kordalski Architects, explained these changes will allow the owners to age in place.

Mr. Neville said the drawing of the gable end windows are tighter than the model. The model has much better spacing.

Mr. Walter said if the rear windows are lowered so the operable base is in line with the header of the door that would work better.

Mr. Neville asked about the siding detail.

Mr. Kordalski said it will be a 2 foot Hardi panel with a batten between to look like ship lap.

Ms. Madison said she would like to see a sample of the detailing.

Mr. Kordalski said the plan is for the verticals to align with the side or center of the windows.

Mr. Sullivan asked about the roof.

Mr. Kordalski said the garage is asphalt and the considered standing seam to align with the panels on the siding.

Discussion held. The Board suggested the following: 1) the rear window section be lowered to provide more room on the rear façade and possibly line up the bottom of the operable window with the head of the door; 2) the Hardi panel siding be detailed on the drawings to show the details of the siding.

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### **20521 Chagrin Boulevard - Preliminary Review: Building Addition.**

Mr. Feinstein explained this is the main CTL building on Chagrin Boulevard.

Jill Brandt, Brandt Architecture, said this is an entry lobby addition to the building that will now house predominantly lab functions. Shipping would deliver off Helen Road and have access to the building through this lobby. This new 1 ½ story matches the banding on the elevator addition. An angle was added at the front like the elevator.

Mr. Feinstein said for zoning this would need a variance to be so close to the sidewalk. The elevator tower received a variance and is further away from the sidewalk.

Mr. Neville asked if the interior is an open volume. How does it tie into the existing tower?

Ms. Brandt said the addition connects in front of the point of the elevator addition.

Mr. Neville said it seems like a lot of curtain wall. He suggested the addition of brick or other elements be added to bring more verticality to the design.

Mr. Walter said he is uncomfortable with the height of the wall, the proportions of the detailing, and how the addition hits the second story windows.

Ms. Brandt said the top of the wall is railing height so that perhaps in the future employees can access the roof area for an outdoor lounge.

Mr. Walter said the height breaks into the nice horizontal details of the windows.

Ms. Madison said it seems as if the addition does not fit. It seems foreign to the existing building.

Mr. Neville noted the addition does not need to be a slave to the existing vertical elements. Compared to the Van Aken District where visibility is everywhere when you walk by, and where the

Board spent a lot of time helping to refine the plans, this is very dense and has no visibility into the lobby space because of the blacked out windows.

Mr. Walter suggested looking at how the addition hits the existing building and differentiate the connections.

Mr. Sullivan noted the areas between the existing windows are smooth. This could be an element that is brought into the new addition.

Discussion held. The Board suggested the following: 1) more space from the addition to the Helen Road sidewalk; 2) introduction of other materials and detailing to add interest and texture to the addition curtain wall; 3) work to connect the design to the existing building architecture; 4) study the intersections with the existing building.

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### **Farnsleigh Road - Preliminary Review: Residential Building.**

Mr. Feinstein reviewed the previous Work Session comments.

Devon Patterson, SCB Architects, said they have made refinements based on the comments from the Board. They added contrast between the frame and glass with differing projections. Balconies have been added to the southwestern and other facades as was discussed at prior reviews. The bridges are slimmer than before. The bridges were reduced in height from 4 stories to 3 stories in order to accentuate the apertures through the buildings. The height of the west building was reduced and the east building was increased. The penthouse roof details was altered to be less dense. Additional balconies were placed at the southwest corner and various locations around the building. The base vertical proportions are thicker than the floors above and still contain vertical elements in a wood like color and texture. The interior of the windows will have mecco type shades that roll down on the inside. The eroded corners carry through to the rear elevations.

Mr. Neville said the introduction of balconies on the west corner improves the design overall. The reduction in the west building height to differentiate between the two buildings is also well done.

Mr. Walter said the design refinements are progressing in a good direction. The bridge height reductions are an improvement change to the overall design.

Ms. Madison said she was excited when she saw the changes. These revisions improve the design.

Mr. Sullivan asked about the wood tone on the operable windows.

Mr. Patterson said those were removed and the joint expression highlighted to reduce the competition between the architectural hierarchy of the two elements.

Mr. Walter asked if black gaskets on the windows are the only choice. He asked if the wood colored material detail could be expressed on other portions of the building.

James Michaels, SCB Architects, said there are other colors, but the others turn black over time and

can look dirty.

Mr. Patterson said the same color material is proposed on the underside of the bridges. They could also consider treatment of the balcony concrete in order to add the same color tone.

Mr. Walters is supports those material color choices.

Mr. Neville said he likes the proposed change to the kind and color of the glass and the added richness to the rear elevation balconies. The design changes are positive.

Ms. Madison said the different touches of detail in this revised design are executed well. The new balconies are a good addition and help it relate to the rest of the district architecture across the street.

The Board generally agreed that the design has progressed positively and they like the design of the building.

Mackenzie Makepeace, RMS, said they would like to thank the Board for encouraging redesign of elements on the southwest corner. The design changes due to that discussion have made positive differences to the building.

Discussion held with the comments that the varying heights of the buildings, the additional balconies, the narrower bridges, and the wall details improve the overall design of the project.

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**Other Business**

Roof Color—IKO Majestic Shake  
Approved for this one specific instance.

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There being no further business, the meeting was adjourned at 11:45 a.m. The next meeting will be April 6, 2021.

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James Neville, Chair  
Architectural Board of Review

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Sandra Madison, Vice Chair  
Architectural Board of Review