



**Architectural Board of Review Minutes**  
**Tuesday, January 17, 2023**  
**8 A.M.**  
**Via Conference - Zoom**

Members Present: Robert Sullivan, Chair  
Sandra Madison, Vice-Chair  
Hans Walter, Member  
Kevin Kennedy, Alternate 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 January 3, 2023 meeting.

Approved.

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**#21094 - 3388 Glencairn Road - Window Alteration.**

Shawn Liston, Infinity from Marvin, explained this is a sunroom addition with existing gliding windows. They propose to install a set of three sliding windows with colonial grids. He noted they will match the kitchen window on the adjacent wall.

Mr. Feinstein asked about the side elevations.

Mr. Liston said a large picture window will remain that may be changed later for a deck project.

Mr. Walter asked how the kitchen window operates.

Mr. Liston said it is a casement window.

Mr. Sullivan asked if this is a sunroom or part of the house.

Mr. Liston said it is a 4 season living space, and much colder than the rest of the house.

Ms. Madison asked if there is change in elevation into this room.

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Mr. Liston said there is a step down to enter. The landscape area near the windows is part of the planned deck area. The owner is concerned casement windows will stick out into their space availability on the future deck.

Mr. Sullivan said generally they do not allow slider windows as part of a room addition, but this room still looks more like the porch it was originally.

Mr. Feinstein said when a former porch still looks like a porch, then a more porch like window design can be acceptable. When it looks like part of the rest of the house, it should match the house details.

Mr. Sullivan said changing to the divided lites helps integrate this change into the house details. He believes it is acceptable in this instance.

Mr. Walter agreed the area still looks like a porch and the large sliding windows are appropriate.

Approved.

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**#21092 - 17617 Van Aken Boulevard - Resubmission Addition.**

Mr. Feinstein recapped the actions from the last meeting.

Mikhail Sudniskyn, architect, explained they added a window on the rear elevation, changed the size of the windows, adjusted the bedroom window size for egress and made them all the same size on this side. On the left elevation they have the same size bedroom windows, redesigned the entry door opening and confirmed they can match the 7 1/2 inch aluminum siding with new vinyl siding of the same size. The vinyl siding will go from the chimney back, across the rear of the addition and die into the house at the original rear wall at the driveway side.

Mr. Kennedy said the windows on the right elevation are 24 inches wide. Can they be 30 inches wide?

Mr. Sudniskyn said they are 24 by 42 and he agrees they should be 30 inches wide.

Mohamed Ramadan, homeowner, noted the rear elevation windows are also 24 inches wide.

Mr. Kennedy said the living room windows should be larger. The previous windows were tiny and very high for privacy. He appreciates the bedroom windows are larger for egress, but larger windows in the living room will bring light from the outside.

Mr. Walter said the windows should match the proportion and scale of the existing windows on this side of the house.

Mr. Sullivan asked if the new windows will have the same trim detail as the existing windows. The four (4) living room windows should match the size of the existing house windows.

Ms. Madison asked about the sill heights. It is acceptable to have differently sized windows like on the right side.

Mr. Sudniskyn said the head heights match.

Mr. Walter said the all of the windows in the living room should be 30 inches wide with matching head heights.

Approved with the following conditions: 1) windows on the left side living room reduced to 30 inches wide; 2) windows on the right side in the living room increased to 30 inches wide; 3) living room windows on the right elevation living room to be aligned and paired to the left side living room; 4) the left side bedroom windows can remain or be enlarged to match the living room windows; and 5) the window grid pattern may need to be 3 lites wide.

Submit revised plans for Board review.

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**#21095 - 15725 Shaker Boulevard - Retaining Wall.**

Eric Flyckt, homeowner, said the previous retaining wall was falling down. They installed a natural sandstone dry-laid wall.

Mr. Feinstein said this installation does not need a permit, but it does require design review.

Mr. Sullivan said the piled natural stones look out of place at either end of the new wall. The new wall is large and looks very formal.

Mr. Kennedy commended the owner for coming to them after the fact, but based on the original view the wall is much higher and larger than was needed to hold back the original slope. The area is now infilled behind the wall. This large new wall is out of character on the street.

Mr. Sullivan said the landscape plantings need to work with the wall to lessen the impact of the view of the very large hard wall.

Richard Chilson, landscaper, said there is more work to be done with the landscaping. They can redo the stones on either side or re-grade and replace with ground cover.

Approved with the following conditions: 1) the jumble of rocks at the sidewalk be removed or straightened and landscape added; and 2) a landscape plan is submitted which softens the street view of the wall.

Submit a landscape plan for administrative review.

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Mr. Walter left the meeting

\* \* \* \*

**#21096 - 20106 Chagrin Boulevard - Sign: BarNone.**

Mr. Feinstein explained a sign was approved for this location with the storefront renovation, but the sign company is now presenting a slightly different design.

Laura Higgins-Woyma, Brilliant Sign, said this is a double sided non-illuminated sign on the existing hanger.

Approved.

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**#21097 - 3161 Sebor Road - Door Removal.**

Adam Metz, property owner, explained they want to remove the kitchen door. There are three other doors to the kitchen. The brick will be toothed-in to match the brick and mortar. They will removed the step.

Ms. Madison asked about the small overhang.

Mr. Metz said the canopy is part of the garage roof. It is intended to remain.

Mr. Sullivan said an inset of the brick by 1/2 inch will give reason to the canopy and allude to the door that was previously there.

The Board agreed that the brick in the milk chute and the room fan should also be recessed.

Approved with the condition that the brick infill will have a 1/2' recess, along with milk chute and room fan openings.

Submit revised plans for administrative review.

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**#21098 - 18305 Lomond Boulevard - Porch. Garage Wall.**

Mr. Feinstein showed photos of this corner lot house and explained work had already been done on the porch.

Ronald Burrell said he kept the integrity of the existing posts and they have been wrapped with cedar.

Mr. Sullivan asked if there were bases or capitals on the previous posts. Close review appears to show a flare or detail at the roof.

Mr. Feinstein asked what finish will be on the posts.

Mr. Burrell said he would like to keep it natural.

Mr. Sullivan said this is a trim element and painting the posts white is appropriate. He notes there was some very discreet flared trim on the previous posts. He would like to see a flare put back along with a simple base detail.

Approved with the following conditions: 1) that a flare trim is added to each post top at the corner; 2) the posts and trim are painted white; and 3) a 1 x 8 inch bevel topped trim is added to each post at the base.

Submit plans for administrative review.

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**#21079 - 3393 Warrensville Center Road - Resubmission: Arcadia Development.**

Mr. Feinstein gave background on the project and reviewed past Architectural Board of Review meetings and comments from the Board of Zoning Appeals and City Planning Commission from their January 2023 meeting.

Kevin Dreyfuss-Wells, RDL Architects, said they continue developing the design. They have addressed the Architectural Board of Review comments from the last meeting. They have moved both Helen Road building corners back from the street. They have created a consistent “base” element for the building while keeping the entrance at the connection/center of the Warrensville Center Road façade. He described each façade including the first floor commercial space on Warrensville Center Road and at the corner of Farnsleigh Road. He explained the materials in general and the preliminary color scheme.

Ryan Young, landscape designer, reviewed the retail frontage and pedestrian areas on the Warrensville frontage to the Farnsleigh corner. There is space beyond the 10 foot wide multi-purpose path where a tenant could have tables, or seating. This façade includes plantings and vehicular drop-off spaces. The Farnsleigh Road area is a transitional streetscape from retail at the corner, moving into the residential area with 4 foot wide tree lawns. The Helen/Farnsleigh Road corner has a public-oriented pocket park with ramped sidewalks for ADA access to the building. The large locust tree remains at the corner. The interior courtyard space is an amenity space with access for building tenants, including the office space.

Mr. Walter supports this design, which has certainly improved, and he looks forward to the final plans and design.

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Mr. Walter left the meeting

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Ms. Madison said the plans and design have certainly improved. The applicant has addressed

comments like massing, height and cohesiveness from previous reviews. The Helen Road elevation has also improved and all sides of the building relate to each other.

Mr. Sullivan commented on the balcony design, railing and drainage.

Mr. Dreyfuss-Wells said they are still working out all the details of the balcony design.

Joyce Braverman, Planning Director, asked about the material for the “fins” on the Warrensville Center Road elevation.

Mr. Dreyfuss-Wells said they anticipate extruded aluminum for the fins with a 20 inch projection. This allows them to be spaced far enough apart while controlling glare and light into the office space.

Mr. Kennedy said he likes the fins as they add interest to the Warrensville façade, while remaining practical. All sides of the building relate to adjacent spaces.

Ms. Madison asked if there will be bicycle parking.

Mr. Young said the tenant bike parking is within the apartment structure. They are looking at amenities for public bike parking.

Mr. Sullivan asked about exterior lighting for the building.

Mr. Dreyfuss-Wells said they do not have those specifics yet, but they are important. They will be showing photometrics at the next Planning Commission meeting.

Mr. Sullivan asked about tenant criteria for signs.

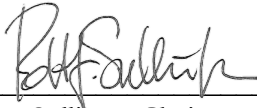
Ms. Braverman noted a Local Sign District is an available option for a commercial developer. The Architectural Board of Review as well as the City Planning Commission must review a local sign district.

Continued with the following comments: 1) the design has progressed nicely and addresses prior comments; 2) additional design and details are needed on the following elements: balcony railings, side openings and drainage, Warrensville elevation office fin elements, brick and other details, building lighting, signage and concrete mural surface and design; 3) study the Warrensville elevation multi-purpose path interaction with the building and ground floor tenant streetscape; and 4) submit final material selection, locations and color scheme.

Submit revised plans and additional information for Board review at a meeting.

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There being no further business, the meeting was adjourned at 10:30 a.m. The next meeting will be February 6, 2023.



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Robert Sullivan, Chair  
Architectural Board of Review



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Sandra Madison, Vice Chair  
Architectural Board of Review