



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

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

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

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:00 a.m.

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Approval of the April 3, 2023 Meeting Minutes

Approved with corrections.

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**#20607/20767 - 20005 Farnsleigh Road - Resubmission: Van Aken District Apartment Building.**

Mr. Feinstein summarized an update of the project design and construction since the last review in 2022.

James Michaels, SCB Architects, explained the project under construction. There are four design changes to review including the garage crash wall to change from concrete to a cable system on a portion of the parking garage, some spandrel changes to vision glass on exterior walls on the north facing elevation; a change from EIFS to a dark grey painted metal panel for the elevator overrun; and the removal of the screen wall on the roof for mechanical units. The eastern parking garage wall, along the dog run, is proposed to change from the concrete barrier walls to a cable system. They will use a dark metal panel at the elevator overrun and the mechanical screen is not necessary as the rooftop mechanical units have a small visual footprint. He explained that the garage crash wall change to the cable system will have only a small moment of visibility for passing automobiles due to the location, curve of the street, and location of the adjacent bank building. He showed the proposed landscaping that will grow to help screen this side of the garage.

Mr. Neville noted that during the winter, when there are no leaves on the trees, this area will be more visible. He likes the Van Aken District parking garage resolution better.

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Mr. Walter is concerned with the visibility of the cars and headlights at night.

Mr. Michaels said evergreen landscaping would help the car visibility. This could provide year-round coverage.

Jon Ratner, The Max Collaborative, owner, said they have looked at evergreen landscaping. The Van Aken District garage faces the main street and is different from this side yard view. The metal screening will remain facing Farnsleigh similar to the VAD garage facing Warrensville Center Road. He noted the cost savings on this area is substantial.

Joyce Braverman, Planning Director, asked if they had considered using the wall system facing the country club elevation and using the cable system in the rear.

Mr. Ratner said they had considered that and discussed it.

Mr. Neville asked if there is a curb under the cables.

Alex Colvin, SCB Architects, said there is not a curb, in order to allow water and air filtration.

Mr. Walter asked if there are any other perforated metal solutions with a more solid option.

Mr. Colvin said they would not be able to use the cable system on the north side due to the greater spans. A concrete barrier is the only resolution to the side facing the country club due to the building loads required.

Mr. Michaels said the cable barrier is the most cost effective and visually appealing in his opinion, as it is simple.

Mr. Colvin said there are three options: 1) the concrete barriers, 2) the cable system, and 3) a w rail, like on a highway.

Mr. Michaels noted the cable system is more sophisticated looking than a rail. Headlights in the evening is not really a concern as this is the side yard, and the office building next door has little visibility toward the garage.

Mr. Neville asked if there are windows in the bank building along this side.

Mr. Feinstein confirmed there are no windows on the west elevation of the adjacent bank office building.

Ms. Braverman said there is limited space for landscaping to screen this view, as there is a culvert immediately adjacent.

Mr. Michaels said they prefer to treat with landscaping to screen the angled view from the street.

Mr. Ratner said they were very selective on the areas to change on the project as they face continual cost factors driving construction and materials. They have worked to not detract from the exterior quality of design.

There was discussion regarding zoning regulations for the bank property if it were ever to be redeveloped.

Mr. Feinstein indicated if the bank property were redeveloped, a new building would be required at the street with a maximum 10 foot setback. This would block the view of the eastern garage wall.

Mr. Walter said that given the zoning regulations for future development and heartier landscaping he would approve.

Mr. Sullivan said he would like to see a revised landscape plan that incorporates evergreen landscaping.

Approved revisions with the condition that the applicant provide a revised landscape plan depicting the addition of evergreen species in the eastern side yard to help screen the east view from Farnsleigh Road.

Submit revised landscape plan for Board review.

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Mr. Neville recused himself and left the meeting.

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

Mr. Feinstein explained this building has been reviewed several times. The Board of Zoning Appeals and City Planning Commission have approved the plans since the last time the Architectural Board reviewed the plans.

Kevin Dreyfuss-Wells, RDL Architects, explained the site and design changes throughout the plans elevation by elevation.

Mr. Walter asked for an explanation of the north garage entry architecture.

Mr. Dreyfuss-Wells said this new entry to the garage emerged as an option to avoid traffic impacts on Helen Road. He described the rhythm of the north façade facing Farnsleigh and how the new garage entry fits. He explained the other changes and light studies for the “fins” on the Warrensville Center Road elevation. They opened the sides of the Farnsleigh Road balconies and are proposing metal railings throughout; this elevation would have perforated panels.

Mr. Walter noted this is a good change to this elevation. It is nicely textural.

Ms. Madison agreed that there is appropriate detailing throughout the building.

Mr. Dreyfuss-Wells described the materials, signage and lighting in detail.

Ryan Young, landscape architect, explained the pedestrian and bike-friendly changes in the paving along Warrensville Center Road. He explained the landscape plan throughout the project.

Mr. Walter said this is a good improvement to the design along Warrensville Center Road. He has minor concerns regarding the materials, specifically the possibility of using variegated color on the retaining wall at the south parking lot. The monolithic appearance of the single color seems harsh. He asked if there is a way to soften the curves of the ADA ramp facing Helen so that it does not have such hard turns.

Mr. Young said they have gone through many iterations of the ramps. The height and angle that needs to be covered for accessibility standards does not allow a softer curve without railings, which is something they do not want.

Mr. Walter agreed it is best to avoid railings.

Mr. Sullivan asked if they had confirmed the size of the transformer pad with the utility company. Do they need access to the transformers?

Jamie Oberschlake, Metropolitan Holdings, said they have opened the dialogue with the electric provider. They have left the required clearances for the largest required transformers, but they do hope for smaller boxes.

Mr. Walter said the southwest corner of the building seems like the upper corner is floating over the first floor. The proportion of the upper level also seems heavy. If they could add layers of texture and color at the top that may help. The bottom of that same corner should also be resolved and may be just connected visually.

Approved the design with the following comments: 1) study the ADA ramp; 2) study the south west corner element to lessen the heaviness of the top of the corner detail; 3) study the bottom of the south west corner element; and 4) consider adding windows to the north facing wall of the townhouse units on Helen Road.

Schedule an in-person material color review and submit revised plans for Board review.

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Mr. Neville returned to the meeting.

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**#21143 - 20304 Farnsleigh Road - Signage: The Skin Center.**

Amy Noble, Ellet Sign, representing The Skin Center, explained they propose an 18 inch high cabinet sign with cutouts. The exterior will be a graphite color with white LED cutouts. There is also a non-illuminated blade sign that is 18 x 18 inches in size.

Mr. Sullivan asked how high the blade sign is from grade.

Ms. Noble said it is 10 feet 8 inches to the bottom of the signs.

Mr. Walter asked if there are other blade signs on this elevation.

Mr. Feinstein said there are, but there is also a grade change along this elevation so the heights vary.

Approved.

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**#21144 - 3691 Sudbury Road - New House.**

Mr. Feinstein explained there are six houses proposed on Sudbury Road between Nicholas Road and Scottsdale Boulevard. There are three designs, with different color/material changes. There are two corner lots. They have shown the massing of the neighboring houses with their plans.

Ibrahim Hakki, architect, explained the first house, which is on a corner lot. The house is a 2-story colonial with 3 bedrooms and an attached garage. They propose a thin brick finish for the foundation with horizontal siding, 3 ½ inch trim on the windows and 4 inch door trim. They are also changing the material color in the front gable.

Ms. Madison said the gable material is drawn to look like shake siding.

Mr. Hakki said it is now to be lap siding, but in a different color.

The Board agreed dutchlap siding is not best for this house design. Straight lap siding is more appropriate and should be used. They agreed the rendered light grey color in the flat gable is preferred over white.

Mr. Neville asked the material for the steps/deck/porch. They should be detailed and enclosed in a similar fashion.

Mr. Hakki said it will be trex material.

Mr. Walter said the Nicholas elevation should be enhanced with additional windows in a pattern.

There was discussion regarding fenestration throughout including how the glass block basement windows should be moved to the other side yard.

Continued with the following suggestions: 1) research the placement of second floor windows on the Nicholas elevation; 2) study adding a first floor window on the Nicholas elevation; 3) investigate windows being added to the east elevation of the house; 4) use all straight lap siding, with a preference for grey in the front gable; 5) basement windows should not be glass block or be relocated to the south elevation; 6) corner boards must be the same color as the horizontal siding color; and 7) use a panelized garage door.

Submit revised plans, final color, and material choices for Board review.

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**#21145 - 3706 Sudbury Road - New House.**

Ibrahim Hakki, architect, said this location will have a 4 bedroom house. He described the design and materials.

Mr. Walter said this design is well conceived. The front porch gable should be higher and narrower to better fit on the front façade.

The Board noted a smaller vent/medallion in the front gable may seem more in-scale with the rest of the house.

Mr. Neville said the rear steps need to be similarly finished as the front steps.

Mr. Walter said there cannot be a façade without windows. Each elevation should be as balanced as possible. The garage doors should both be a panelized design.

Continued with the following comments: 1) raise the height and reduce the width of the front porch; 2) make sure the medallion is proportional; 3) add panelized garage doors for overhead and service doors; 4) add windows in a balanced manner to the sides of the house; 5) finish under the rear step unit sides, risers, and along with under the stoop; 6) confirm the rear porch posts are 6x6 inch posts; and 7) corner boards should be the same color as the horizontal siding color.

Submit revised plans, final color, and material choices for Board review.

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**#21146 - 3709 Sudbury Road - New House.**

Ibrahim Hakki, architect, said this is similar to the other house with 3 bedrooms and 2.5 baths.

Mr. Sullivan asked about the plans versus the renderings. They do not match. The door is on the wrong side.

Mr. Hakki said for this one the front door should be on the left side. They will revised and coordinate.

Mr. Walter asked about the corner boards of the siding. He would prefer to have the same color of the body of the house. Moreover, that goes for all the designs.

There was general discussion that the same design comments be made for this house.

Continued with the following comments: 1) windows on second floor, left side, balanced with the first floor windows; 2) gang the first floor, left side, windows together with trim between instead of siding; 3) coordinate and revise the drawings/elevations to reflect the front door left configuration; 4) use 6x6 inch post at porch posts; 5) add base and top trim on the porch posts; 6) enclose the rear step unit to grade; 7) the corner boards need to be the same color as the horizontal siding; 8)

panelized overhead and service door must be used for the garage doors.

Submit revised plans, final color, and material choices for Board review.

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**#21147 - 3728 Sudbury Road - New House.**

Ibrahim Hakki, architect, said the color scheme is different, but it is basically like the house at 3706 Sudbury Road.

The Board discussed the same design comments for this version.

Continued with the following comments: 1) raise the height and reduce the width of the front porch; 2) make sure the medallion is proportional; 3) add panelized garage doors for overhead and service doors; 4) add windows in a balanced manner to the sides of the house; 5) finish under the rear step unit sides, risers, and along with under the stoop; 6) confirm the rear porch posts are 6x6 inch posts; and 7) corner boards should be the same color as the horizontal siding color.

Submit revised plans, final color, and material choices for Board review.

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**#21148 - 3738 Sudbury Road - New House.**

Ibrahim Hakki, architect, said this house is much like 3709 Sudbury Road. The color scheme is different and the front door is on the opposite side of the house. This particular house will have a grey body and buckskin color front gable material.

Continued with the following comments: 1) windows on second floor, left side, balanced with the first floor windows; 2) gang the first floor, left side, windows together with trim between instead of siding; 3) use 6x6 inch post at porch posts; 4) add post base and top trim at the porch posts; 5) enclose the rear step unit to grade; 6) the corner boards need to be the same color as the horizontal siding; 7) panelized overhead and service door must be used for the garage doors.

Submit revised plans and final color and material choices for Board review.

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**#21149 - 3740 Sudbury Road - New House.**

Ibrahim Hakki, architect, said this corner is like the first house on the corner. They will change the color scheme. It will not be all white.

The Board agreed that the white body color needs to be changed. The same design comments as the other corner lot house are applicable.

Continued with the following suggestions: 1) research the placement of second floor windows on

the Scottsdale Road elevation; 2) study adding first floor window on the Scottsdale Road elevation; 3) investigate windows being added to the east elevation of the house; 4) use all straight lap siding in different colors; 5) basement windows should not be glass block or be relocated to the north elevation; 6) corner boards must be the same color as the horizontal siding color; and 7) use a panelized garage door.

Submit revised plans, final color, and material choices for Board review.

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**#21150 - 2854 Sedgewick Road - Solar.**

Zach Lalkowsky, Yellowlite, said he is aware of the comments from the mid-week email from staff. It is possible to move the panels, but there are many trees in the location that they would have to move the one panel, so the preference is to keep it where it is for optimal solar gain. He said the roof is parallel to the street and that last panel will not be noticeable behind the dormer.

Kathy Smachlo, homeowner, explained there are a couple of trees in the way, one is a hemlock that will be removed. Moving the panel would not be helpful, as it will get less sun.

Mr. Neville said he is accepting of the way it is, but would have preferred it revised.

Approved.

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**#21151 - 3603 Hildana Road - New House.**

Matt Porter, Wayne Homes, said this is a single family house with 3 bedrooms and 2.5 baths. The exterior is proposed with double 4 inch dutchlap siding. He showed the color palette. The windows have grids in the top sash. The front door has a side lite.

The Board agreed dutchlap siding is not appropriate for this style of home. They agree the porch overhang should be recessed from the side of the house. The porch should be pulled in so it is not even with the side of the house and the porch side should be trimmed and finished.

Mr. Walter said these houses are adjacent to each other and they are very similar in design. They need to be more different than each other. There needs to be more architectural detailing to mitigate the large expanses of siding in the front gable. The surrounding houses do not have such large empty gable areas. Maybe the introduction of a smaller porch could differentiate from one house to the other.

Mr. Neville noted the pitch of the main roof and the porch roof could be reduced to lower the gable expanse and allow the second floor windows to get larger like the rest of the house. The windows all around the house should relate to each other in size, location and arrangement.

Mr. Porter said they can move the front porch in a bit from each side.



There was discussion regarding the front porch details.

Mr. Sullivan said the rear stoop and canopy should be expanded and a window added if it fits. The front door needs something around it as additional trim.

Continued with the following comments: 1) reduce the pitch of the house roof to reduce the size of the front gable; 2) study shortening the width of the front porch so it is inset from the sides of the main house; 3) reconcile window sizes throughout so they are appropriate sizes. 4) raise the front porch floor to meet the threshold and utilize colored concrete; 5) define wider front door trim and add more detail; 6) add a first floor window near the kitchen on the rear elevation; 7) raise rear steps to meet the threshold; 8) enlarge the bathroom windows to full size matching double hung windows; 9) include fascia trim at the soffit areas; 10) provide color rendering of the front elevation and show the houses between the adjacent houses to show size and mass; 11) utilize regular lap vinyl siding; 12) study a wood frame front porch design; 13) lower the front porch roof pitch to allow larger windows on the second floor; 14) increase the width of rear stoop and canopy to cover a possible new kitchen window next to the door.

Submit revised plans, colors, and materials for Board review.

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**#21152 - 3607 Hildana Road - New House.**

Matt Porter, Wayne Homes, said this house is proposed with coastal sage color vinyl siding. The first floor front has board and batten style vertical siding in the same color. He explained the remaining materials and colors.

Mr. Walter said it needs another layer of detail and to be different from the other home. The current plan is a mirror of the adjacent house.

There was general agreement the same comments are appropriate for this house design.

Continued with the following comments: 1) the house needs to be more different than the adjacent house; 2) the front elevation needs to be redesigned; 3) reduce the pitch of the house roof to reduce the size of the front gable; 4) shorten the width of the front porch to inset from sides of main house; 5) reconcile window sizes throughout; 6) raise porch floor to meet threshold; 7) define trim around front door to be wider or more detailed; 8) add first floor window near the kitchen on rear elevation; 9) raise rear steps to meet the threshold; 10) enlarge bathroom windows to full size double hung windows; 11) include fascia trim at the soffit areas; 12) provide a color rendering of the front elevation and show the houses between the adjacent houses to enable review of size and mass.

Submit revised plans for Board review.

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**#21106 - 2744 Green Road - Resubmission: Exterior Alterations.**

Denisson Barreto, architect, explained that many of the changes to the house were due to damage

and the need for immediate repair.

Mr. Feinstein noted the previous paint scheme was monotone and many small details were not as evident. The new color scheme highlights the trim and detailing since it is grey with white trim.

Mr. Sullivan said the dropped trim detail around the windows made more sense when the balconies were present.

Mr. Walter said if a new color scheme were monochromatic, the trim may make more sense.

There was discussion regarding the proposed new windows and the siding that is now in place.

Judy Ellis, Howard Hanna, explained the existing house is reverse Board and Batten. The exterior material is not made any more. She has gone to two lumberyards trying to find the matching material.

Ms. Madison suggested any picture windows should have a mull down the middle to look more like the sliding operation of the original windows and doors.

Mr. Neville noted that even if the trim were painted the body color, a future owner could easily paint the trim any other color, highlighting the lack of base trim on some of the windows.

Mr. Sullivan suggested the smaller windows be different and there be base window trim added at the bottom of the larger window openings.

Continued in order for the applicant to address the following: 1) incorporate larger windows where the balconies were removed; 2) enclose the middle sliding glass door on the rear elevation; 3) add matching bottom trim to all of the larger windows to meet the dropped side trim; 4) maintain sill height on large windows; 5) paint all trim to be the same as the grey body color; and 6) infill exterior vertical siding needs to match the existing house cladding as approved by staff.

Submit revised plans for Board review.

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There being no further business, the meeting was adjourned at 1:15 p.m. The next meeting will be May 1, 2023.



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Robert Sullivan, Chair  
Architectural Board of Review



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Sandra Madison, Vice Chair  
Architectural Board of Review