



**Architectural Board of Review Minutes  
Monday, June 5, 2023  
8 A.M.  
Via Conference - Zoom**

Members Present: Robert Sullivan, Chair  
Sandra Madison, Vice-Chair  
Kevin Kennedy, Alternate Member  
Vincent Leskosky, Alternate Member

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

The meeting was called to order by Daniel Feinstein, Senior Planner at 8:05 a.m.

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Approval of minutes from the May 15, 2023 meeting.

Approved.

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**#21175 - 3722 Sutherland Road - New Vinyl Siding. Rear Porch Alteration.**

Herb Schoen, The Home Corporation, explained changes at the rear porch. There are currently aluminum patio doors all the way around. They will be adding knee walls and double hung windows along with a new sliding door. The new windows do not have grids and the siding is painted hardi board with 8 inches to weather.

Mr. Sullivan asked for clarification of the window size.

Mr. Schoen said the windows will be sized as shown on the elevations. The corner posts remain and the siding runs up to the posts.

Approved.

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**#21177 - 17032 Scottsdale Boulevard - Window Alteration.**

Mr. Feinstein said the renovations have been completed. There are window alterations that have already been made including the rear of the house and removal of a side bathroom window.

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Igor Abramovsky, contractor, explained this is a full house remodel. The rear window was in bad shape and falling out. The side bathroom window is part of a bathroom where the shower ended up on this wall. They did not want a window in the shower so the window was removed. The awning at the side door was also removed.

Ms. Madison asked if the second floor bath window could have remained.

Mr. Abramovsky said the window ended up inside the shower. The plans changed after submission to the Building Department.

Mr. Sullivan said the plans they have do not match what is being described. The shower location shows the window remaining.

Approved the removal of the awning.

Approved revised second floor rear window.

Continued the second floor bathroom window removal in order for the applicant to provide as-built plans in order to correctly show the current condition.

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**#21178 - 22600 Douglas Road - Chimney Removal.**

Robert Corrin, QPS Ohio, said the owners would like to remove both chimneys above the gutter line. The chimneys are not functional and all utilities are now direct vent. The fireplaces are also not functional. There is water damage due to leaks through the chimneys.

Mr. Sullivan asked why they are requested to be removed.

Mr. Corrin said they are leaking. The bricks have spalled and the paint is off in many areas.

Mr. Kennedy asked if the chimneys could be removed further down below the gutter line. The roof shingles could be brought to the edge to match the rest of the roof. The resolution should be at the top of the now much lower chimney to match the house trim, fascia and gutter.

Ms. Madison asked if this will create any issue with the roof framing.

Mr. Corrin said no. They will actually be able to get in to see if there are any repairs necessary.

Continued. The Board asked that the chimneys are removed low enough so that the roofline finishes cleanly and the gutter line and trim detail is continued to terminate the masonry at the upper end.

Submit detailed drawings for Board review.

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**#21169 - 16600 Chagrin Boulevard - Resubmission: Signs - Irie Jamaican Kitchen.**

Mr. Feinstein detailed the results of the previous meeting when the Chagrin Boulevard sign was approved, but not the corner sign over the entry.

Shadi Al Mikdad, Shadi Neon Signs, said the changes have been made to meet zoning code requirements. This leaves just Irie over the entry door with a new green awning that says “Jamaican Kitchen” on the valance.

Mr. Feinstein said this resolution meets zoning requirements.

Approved.

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**#21076 - 20701 Brantley Road - Resubmission: Middle School Addition.**

Robert Carroll, Annum Architects, noted value engineering has slowed down their redesign. Most of the view of the new addition is hidden from the front circle. The parapet hides the mechanicals and the tower building is large enough to obscure most of the view. They will use painted metal panels to bridge the old and new buildings. The rear of the building was not as organized architecturally as the front. This new addition is more organized and the changes also move the parking away from the building. The window proportions are important and they are paying particular attention to this detail.

Steve Gerrard, Annum Architects, The metal panels will be the same color as the metal used for the soffit and fascia color. The thermal break has 5 inches of insulation.

Mr. Carroll said the ripples of the metal panels repeat every 12 inches. The panels are also staggered as they rise through the three stories.

Mr. Sullivan asked that they pay attention to the sill details at the third story windows where it meets the 2 story roof. The sills could be raised to the parapet height.

Mr. Kennedy noted the plans are very nice. The respect to the rest of the campus buildings is appreciated.

Approved.

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**#21164 - 3136 Warrington Road - Resubmission: Window Alteration.**

Mr. Feinstein said the Board reviewed this request at their last meeting. He noted the house previously had slider windows with no permit or approval that replaced the original casement windows with grids at least 15 years prior.

Amanda Mayan, Stop Working LLC, said there were existing slider windows on the house. The

contractor applied for but did not receive a permit before installing new windows. They do not want to have to throw out new windows. They have found grids that could be added to the existing windows. On the side and the rear while new windows are proposed for the front elevation.

Mr. Feinstein noted the rear and sides of the house are mostly slider windows, but there are two double hung windows on the rear.

Ms. Mayan said there are three options for after market grids. One is raised on the outside, one is raised on the inside and outside, and one is a flat material.

Mr. Feinstein said the idea from the last meeting was that the front windows are replaced with casement windows with grids. He summarized the Architectural Board of Review Design Guidelines for windows. The Board needs to determine if slider windows are appropriate for the rear and side elevations in this specific house design and situation. The house had existing slider windows installed for more than 15 years without any permit or design review.

Ms. Mayan said the submitted window quote shows double casement windows on the second floor and triple opening casement windows on the first floor of the front elevation. There is a second quote showing double casement windows for the wider first floor windows on the front elevation.

Mr. Sullivan said there should be no slider windows on the front elevation. The larger first floor openings should have the three new window proposal.

Mr. Kennedy said the triple casement windows for the first floor window openings are appropriate.

Ms. Madison said the grid resolution with inside and outside the glass grids is not going to work on a slider window due to their operation. The inside glass grid is the option that seems most appropriate for the side and rear windows.

Mr. Sullivan said the grid orientation on the inside of the glass for all of the windows should be similar for the new front windows and the existing side and rear windows.

The Board approved two new double casement windows on the second floor front elevation and the two new casement/picture/casement windows on the larger first floor front elevation window openings.

The Board approved interior grids for the other existing windows with revisions to the grid patterns.

Submit revised plans for administrative review.

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**#21159 - 3666 Hildana Road - Resubmission: New House.**

Mr. Feinstein summarized the last review and history of the lots.

W. Daniel Bickerstaff, Ubiquitous Design, showed the context of the neighboring houses. The existing houses are now represented at a more accurate size and mass. They spent time on the color

relationships between the two new homes. The owners like the more compatible color schemes. They will use indigo for the southernmost house and midnight surf for the northernmost house. Masonry surrounds the foundations on both. The southern home has a lighter trim for the windows, with the dark framed windows on the northern house. Both homes have solar panels planned for the south-facing roofline. They are still working on window opening sizes for sustainability reasons. They have worked on the window divisions to reduce the visual size of the windows.

Mr. Leskosky said the windows now look better. They are more unified in their design.

Mr. Sullivan asked if they are still working on the landscaping in the rear yard and the final window layout, or is a decision being asked of the Board today.

Mr. Bickerstaff said they will be coming back to the Board with the final details and window design. They are working on a possible passive house, energy efficient design, which may affect the window layout. They will return with landscape plans and completed fenestration details.

Mr. Sullivan noted the two story height windows on the southern house seem like they would add solar energy and heat gain to the house. The existing adjacent house is low in height on that side which is similar to the proposed lower roof on that side.

Nathan Beachy, homeowner, said they are very happy with how the house designs are progressing.

Kojo Beachy-Owusu, said they are working with other professionals on passive house design adaptations and benefits that may be integrated into the design.

The Board was supportive of the design progress and approved the conceptual design.

Final plans to be submitted to the Board for review at a future meeting.

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**#21160 - 3670 Hildana Road - Resubmission: New House.**

See minutes from item 21159.

The Board was supportive of the design progress and approved the conceptual design.

Final plans to be submitted to the Board for review at a future meeting.

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Mr. Sullivan left the meeting.

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**#21171 - 3350 Warrensville Center Road - Resubmission: Nest School Exterior Alterations.**

Jose Guevara, Daniel Scott Turner, said they will paint the window and door trim the “Black Fox” color. This is much softer than the previous black color they were proposing. The awnings will be removed.

Approved.

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**#21180 - 2744 Green Road - Deck.**

Denisson Barretto, contractor, said they are replacing the deck at the rear of the house. There is a new layout. They will enclose the lower portion of the deck with horizontal boards.

Mr. Feinstein said there had been a deck there, but it was demolished. What will be the finished color of the new deck?

Mr. Barretto said they are using natural redwood that will be left to age.

Mr. Leskosky said this cleans up the rear yard nicely.

Mr. Kennedy asked why they are only going 7 feet deep with the deck.

Mr. Barretto said they have to hold back from the property line for zoning reasons.

Mr. Kennedy suggested they extend the deck in the ‘U’ shape created by the house near the entry for more usable space.

Approved.

The Board suggested increasing the depth of the deck near the step unit. Administrative review required for any revised plans.

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**#21181 - 15700 South Park Boulevard - Landscape Elements.**

Mr. Feinstein clarified for the Board that this home is at the corner of South Park and South Park. The new owners have been extensively renovating the home.

Michael Beightol, Populus Studio, said because the yard is expansive and unique the owners want to make more spaces usable outside. They propose a wall surrounding a stone patio space with two masonry benches. This will be a focal point, a centerpiece, to the walkway area on this side of the house leading to a fenced-in area. The materials will be sandstone throughout. The wall will be 36 inches high.

Approved.

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**#21182 - 16301 Chagrin Boulevard - Signage - Library Court Apartments.**

Mark Bailin, Diamond Signs, explained this is proposed as a non-illuminated 4 foot tall, 6 foot wide monument sign. The letters will be dimensional with vinyl lettering for the other information. The cabinet has a black surround.

Mr. Kennedy said he likes it all but the white background. He asked if the color could be toned down to be as elegant as the rest of the sign.

Approved with the following conditions: 1) the sign face color is changed from white to a tonal tan/beige color; and 2) the size of the address digits should be increased and centered horizontally on the accessibility logo, further away from the bottom of the sign face.

Submit revised plans for administrative review.

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

Mr. Feinstein gave background and history for the house submission.

Ron Carson, GLH LLC, said they are here to present updated plans based on the comments from the previous meeting.

Tiffany LoCoco, Wayne Homes, explained the changes that had been made.

Mr. Leskosky said the house design is better now.

There was a general discussion regarding the front windows and the relationship to the front porch posts.

Mr. Leskosky asked that the rear entry door and the window above be centered on each other.

Ms. LoCoco said they anticipated that comment and can move the window.

Mr. Feinstein also noted the window and door on the rear are very close. There should not be any siding between them, the trim could extend between.

Mr. Kennedy asked if there could be more windows. The rear elevation is plain.

Ms. LoCoco said the rear wall on the first floor is completely cabinets.

Continued in order for the applicant to submit revised plans including the following comments: 1) consider additional windows on the side and rear elevations; 2) submit color options for the two homes; 3) study moving the front porch post; 4) shift the second floor window on the rear to be

over the first floor window next to the door; 5) remove siding from between the rear door and window and trim between them instead; 6) add a medallion vent to the house side gables; and 7) add two aligned windows to the left elevation.

Submit revised plans for Board review including a rendering or other drawing of the heights and mass context of the adjacent neighboring homes.

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

Tiffany LoCoco, Wayne Homes, said they reduced the roof pitch and then explained all of the other changes made.

There was a general discussion regarding the front bay to be more than an add-on to the house. Enlarging the width, separating the windows, changing the siding choice, and making the roof of the bay slightly less obtrusive are all ways to improve the design.

Ms. Madison said the front window element needs to be studied and redesigned.

Continued in order for the applicant to provide the following: 1) study the proportion, design, location and width of the bump-out and research other materials or alternatives to the vertical siding and the band; 2) study changing the roof pitch of the bump out; 3) move the second floor front window to align with the front entry door, or move the door over to align with the window and be centered between the posts; 4) show samples of the color palette and materials; and 5) align the windows on the left side rear elevation.

Submit revised plans for Board review including a rendering or other drawing of the heights and mass context of the adjacent neighboring homes.

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**#21179 - 3108 Woodbury Road - Deck.**

Steve Mort, homeowner.

Item not reviewed due to lack of information.

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**Other Business**

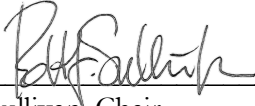
**2940 Eaton Road—Retaining Wall.**

Approved the Crestline Straight Autumn Blend color as provided in the sample photos with a cap stone.

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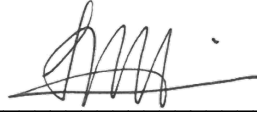


There being no further business, the meeting was adjourned at 11:30 a.m. The next meeting will be June 20, 2023.



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Robert Sullivan, Chair  
Architectural Board of Review



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Sandra Madison, Vice Chair  
Architectural Board of Review