



**Architectural Board of Review Minutes  
Monday, July 3, 2023  
8 A.M.  
Via Conference - Zoom**

Members Present: Sandra Madison, Vice-Chair  
Hans Walter, 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 June 20, 2023 meeting.

Approved.

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**#20629 - 20521 Chagrin Boulevard - Resubmission: Building Additions.**

Mr. Feinstein explained this building is at the corner of Chagrin Boulevard and Helen Road. The Board reviewed these alterations a year ago. The alterations include both a rooftop and a first floor addition. There were several conditions that needed review from last year and the architect will be presenting the detailed drawings.

Jill Brandt, architect, explained the materials and colors. She reviewed the railing details and the landscaping including the new landscaping for the first floor addition.

Mr. Feinstein noted the additional landscaping was required by the Board of Zoning Appeals.

There was discussion regarding the rooftop addition skylights as to size and arrangement.

Mr. Walter said he is still concerned about the connection of the first floor addition at the corner closest to Chagrin Boulevard. The railing should only meet brick. The plans and elevations should clearly show this location.

Ms. Brandt noted the detail drawing does show the railing returning to the brick portion of the façade.

**CITY OF SHAKER HEIGHTS**

3400 Lee Road Shaker Heights, Ohio 44120 P 216.491.1400 F 216.491.1465 Ohio Relay Service 711  
**shakeronline.com www.shaker.life**

Approved with the condition that the skylight windows are a uniform size across the third floor addition.

Submit revised documents for administrative review for the following: 1) plans to show the third floor skylights to the east sized and combined to match the smaller skylights to the west; and 2) correct elevation to detail the new entry addition railing attaching to the western wall between the existing windows.

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**#21198 - 3049 Warrington Road - Entry Alteration.**

Jessica Powell, architect, explained they propose to re-build the entry structure. The existing wood materials are deteriorated. They are looking for a little more refinement with a deeper stoop and detailing under a new copper roof that will be left to patina.

Ms. Madison asked if the new columns are round or square.

Ms. Powell said the new columns are square.

There was discussion regarding the column design and details.

Approved the design direction with the condition that the applicant provide a plan view of the columns, with an alternative round column, to determine the appropriateness of the column design.

Submit revised plan for Board review.

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**#21195 - 3554 Ludgate Road - New Garage.**

Mr. Feinstein explained the proposed new garage location and design.

Michael Wojtalik, Platinum Construction, said the owner chose the blue siding and they will be painting the wood siding on the house to match the new garage vinyl siding. The trim will be painted white. The overhead and service doors have raised panels and they are white. The siding is double 4 inch straight lap siding.

Mr. Walter asked if the roof color will match the house.

Mr. Wojtalik said they will match as closely as possible. The photos were taken on a rainy day, so the existing roofing is a bit lighter than is shown.

Approved.

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**#21200 - 3255 Chalfant Road - Entry Alteration.**

Bryan Black, B. Legrand Design, explained these will be changes to the front entry. He included other inspiration photos of other homes in Shaker Heights. A new entry door will be built specifically for this entry.

Mr. Leskosky asked if they will be using leaded glass.

Mr. Black said the new windows have leaded tape sandwiched between the panes. He said the new rear entry is simply an infill of a wall so the owners will get a real mud room.

Approved.

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**#21202 - 3280 Daleford Road - Addition.**

Andrew Susick, homeowner, said they are removing an existing enclosed porch and building a new bonus room with a lavatory. The exterior will be cedar shingle siding.

There was discussion regarding the fascia trim detail on the rest of the house. They asked that the fascia board continue on this addition and the top of the windows should die into the trim like the other windows on the house.

Sally Levine, architect, said the end gable areas will have cedar shake infill.

Approved with the following conditions: 1) the fascia band be illustrated around the addition and the gable ends above the fascia band be infilled with shake siding to match; and 2) the step material color is white.

Submit revised plans for administrative review.

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**#21203 - 18707 Lomond Boulevard - Addition.**

Charles Lownes, homeowner, explained this is simply a roof off of the garage to cover his head while the grill is in use. The roof will cover the existing patio area and have white posts detailed like the front porch posts.

Ms. Madison asked if there is a built-in kitchen planned for the future.

Mr. Lownes said he has a mobile grill and smoker now. He may treat himself to a new mobile grill, but his plan is just a roof to keep dry while using both.

Approved.

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**#21196 - 3192 Chadbourne Road - Window Alteration.**

Omar Suleiman contractor, said they are replacing all of the windows on just the house. Not the attached sunroom. The new windows have a white exterior and grids in all of the top sashes.

Mr. Feinstein noted the quote states the new windows will be black. He also noted the existing windows on the front of the house have colonial grid leaded glass.

Mr. Suleiman said the intent is for them to be white. He has a corrected order.

Mr. Walter said the colonial grid leaded glass is not a particularly defining element or characteristic of the architecture of the house. He is accepting of the leaded glass being changed to white grids in this colonial house, as that is common in many other homes of this style.

Approved. Submit corrected quote showing white exterior.

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**#21197 - 2909 Warrington Road - Solar.**

Zach Lalkowski, Yellowlite, representing Daniel Seinberg, homeowner.

Approved administratively.

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**#21199 - 19070 Fairmount Boulevard - Solar.**

Zach Lalkowski, Yellowlite, representing Susan Aviram, homeowner.

Approved administratively.

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**#21201 - 16625 Aldersyde Drive - Pool House.**

Jonas Pattie and Josh Tooker, The Pattie Group, representing Michele Connell, homeowner.

Continued at the request of the applicant

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**#21177 - 17032 Scottsdale Boulevard - Resubmission: As-Built Exterior Alterations.**

Igor Abramovsky, contractor, representing TS Investments, owner.

Continued at the request of the applicant.

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**Other Business**

**3355 Lee—Generator.**


Suggested a new screen wall to match the screen wall on the roof of the main building.

**3688 Rolliston—Rear Porch Alterations.**

Approved with the conditions that the window trim on the new windows matches the new door trim and the vinyl corner boards match the color of the wall siding.

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There being no further business, the meeting was adjourned at 10:00 a.m. The next meeting will be July 17, 2023.

  
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Sandra Madison, Vice Chair  
Architectural Board of Review

  
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Hans Walter, Member  
Architectural Board of Review