



# SHAKER HEIGHTS

**Architectural Board of Review Minutes  
Tuesday, February 16, 2021  
8 A.M.  
Via Video and Audio Conference**

Members Present: James Neville, Chair  
Sandra Madison, Vice Chair  
Hans Walter, Member  
Kevin Kennedy, Alternate Member

Others Present: Daniel Feinstein, Senior Planner  
Kelly Beck, Planning Specialist  
Joyce Braverman, Director of Planning

The meeting was called to order by Daniel Feinstein, Senior Planner, at 8:01 a.m.

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Approval of the February 1, 2021 Meeting Minutes

Approved.

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**#20575 - 2761 Inverness Road - Window Color Change.**

Shawn Liston, Infinity Windows, said the owners would like all of their windows to be black on the inside and the outside. This will upgrade the look of the home.

Mr. Feinstein asked the color of the window trim. He noted one other black window design was approved on Shaker Boulevard in a new house designed to have this style.

Ms. Beck noted there is a farmhouse near City Hall, which had the windows replaced with black. The only grids on those windows are on the front façade, a single window, with a single vertical muntin.

Mr. Walter said black windows with grids read as one pane, without grids. He is not opposed to the color, but it is not appropriate for this house, as it makes the windows disappear. This a traditionally designed home with a stone front façade. That is different from the design of the new home on Shaker.

Mr. Neville said the windows and grid pattern are part of the overall architecture on this house, even with the differences in grids throughout the house.

**CITY OF SHAKER HEIGHTS**

Mr. Liston asked about black windows with white grids.

Ms. Madison asked the reasoning behind the black color.

Mr. Liston said the owners painted the interiors of their current windows black and fell in love with the look. They cannot make black interior and white exterior windows.

Denied.

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**#20574 - 20405 Chagrin Boulevard - Monument and Awning Signs.**

Mr. Feinstein noted the applicant is only proposing changes to the monument signs. Another company will do the awning signs. He has been in touch with that company and received their mock-ups for the awnings. The front awning as submitted does not meet zoning requirements, but they are working to revise that design.

Cione Belknap, Agile Sign, said this is a national re-branding. There is a new logo and font. Only the faces of the existing signs will be replaced.

Mr. Walter asked about the size of the margins. He said the sign is too large for the sign face now.

Ms. Belknap said the information is centered and proportional on the sign face.

Ms. Madison said the letters look larger in this font.

Mr. Walter said the logo is now larger and looks cramped on the sign. He said if the information on the sign face should be reduced slightly to fit better and feel more comfortable.

Approved with the condition that the lettering/logo are reduced slightly to give a wider frame on the sign face.

Revised plans to be submitted for Board review.

Approved the replacement awnings and signage with the condition that the signage on the corner awning matches the layout and size of the existing awning.

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**#20576 - 17930 Chagrin Boulevard - New Garage.**

Nilsa Carrero, Platinum Construction, said they would be demolishing the existing garage and erecting a new 20x20 foot garage. The new garage will have a reverse gable, grey siding, and a charcoal asphalt shingle roof. The doors, gutters, and trim will be white. The doors will both have raised panels.

Mr. Neville said an outswing door would protect the contents from damage when the door is

opened.

Approved with the condition that the service door swing out from the garage façade.

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**#20577 - 3616 Rawnsdale Road - New Double 4 Inch Vinyl Siding: Alloy. Trim: White.**

David Korz, Landmark Remodelers, said the existing wood siding is 7 inches. They will be replacing three pairs of shutters and painting the brick a darker grey color. The new vinyl siding in the stonecrest color is only available in 4 inch straight lap or 5 inch Dutch lap. The windows will be built out to match the existing profile. The surround on the front door will be painted.

The Board said the paint for the brick should be a specific paint for masonry, not just exterior paint.

Approved with the condition that the paint is formulated for use on brick and the final color combination is approved by the Board.

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**#20578 - 19733 Fairmount Boulevard - As-Built Porch Alteration.**

Ruslan Mukhitov, owner, explained they removed some windows and installed a single window on each side of the porch to convert it into more of an addition. They infilled with wood siding to match the rest of the house.

Mr. Walter noted he would have liked the new siding align with the main house, but it is in the rear corner and is already built. It is not an obvious issue that affects the overall house.

Approved.

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**#20579 - 20820 Chagrin Boulevard - Resubmission: Accessory Structure.**

Mr. Feinstein reviewed the previous meeting actions concerning the review by the Architectural Board and by the Board of Zoning Appeals.

Jill Brandt, Brandt Architecture, said there is no longer any split face material, it will all be brick. The generator enclosure has been changed to more closely match the dumpster enclosure.

Mr. Neville asked about the header area above the bank of five overhead doors. With brick, this area looks busy. Have you considered stone or another material to warp the door headers?

Ms. Brandt said they had not discussed that, but can do so with the owner.

There was discussion regarding the rear of the main building including the area of EIFS and the existing roof and new gable detailing. There was concern regarding the horizontal line of the EIFS.

Approved with the following conditions: 1) No horizontal lines in the EIFS material on the rear elevation of the accessory building and 2) consider the option for an alternative material above the four overhead doors in the center of the accessory structure.

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**#20580 - 19600 North Park Boulevard - Landscape Elements.**

Mr. Feinstein said this change is located at the southern half of the property. The tennis courts are approved to be moved and a new field will be added.

Richard Washington, CT Consultants explained the location and the work that will be done with the new landscaping. It replicates an existing entry at the northern tennis court with matching materials.

Approved.

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**#20581 - 3366 Avalon Road - Window Removal.**

Dr. Skyler Dalley, homeowner, said this alteration is driven by interior concerns. They wish to remove the window and infill the area with wood siding. It is possible the entire house will need to be re-sided in the near future.

Approved.

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Mr. Kennedy left the meeting.

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**#20570 - 17420 Van Aken Boulevard - Resubmission: Vinyl Siding Color.**

Greg Helman, Property Masters, said he will do whatever the Board wishes, but he would like to get consensus on the house colors.

The Board agreed the Sunny Maize color is the best option based on the color of the existing brick area on the front of the house.

Approved “Sunny Maize” siding color and black shutters.

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**Other Business**

**2878 Chadbourne Road—Glass Block Window**

Glass block windows are not appropriate for the front elevation basement windows on this house.

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## WORK SESSION

### 1. RTA – End of the Line Improvements

Discussion Held.

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There being no further business, the meeting was adjourned at 11:30 a.m. The next meeting will be March 1, 2021.



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James Neville, Chair  
Architectural Board of Review



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Sandra Madison, Vice Chair  
Architectural Board of Review