



**Architectural Board of Review Minutes  
Monday, May 3, 2021  
8 A.M.  
Via Video and Audio Conference**

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

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

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

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Approval of the April 19, 2021 Meeting Minutes

Approved with corrections.

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**#20626 - 2677 Coventry Road - Window Alteration: Operation.**

Jennifer Sickels, Renewal by Andersen, said they are replacing 16 windows that are currently casement windows. They propose slider windows due to physical limitations of the owner. The owner has physical disabilities which restrict their ability to operate the casement crank mechanism. They request an accommodation for the new windows.

Mr. Feinstein asked what color is proposed.

Ms. Sickels said they had originally proposed white, but they are now proposing their canvas color as it is a very close match to the house trim color.

The Board agreed it would be more appropriate to keep a picture window in the center portion of the set of front windows.

Mr. Neville noted that this is a very specific circumstance to accommodate a homeowner's disability. He would like it noted that when replacement windows are made in future years they must be returned to casement windows.

Approved with the following conditions: 1) when these windows are replaced in the future all

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windows will be returned to casement or awning windows; 2) documentation of the request for ADA accommodation; 3) the set of 5 front windows on the first floor will be two double gliders with a picture window between; 4) the set of 3 rear awning over fixed windows will be two double glider windows; and 5) the color is canvas.

New documentation to be submitted for administrative review.

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**#20628 - 3690 Avalon Road - New Garage.**

Diane Bija, New Creation Builders, said they will be constructing a detached garage. The roof will be black shingles with white siding and white doors. The service door should be on the other side, facing the rear yard.

Approved with the following conditions: 1) rub foundation to be smooth; 2) move service door to the yard side of the garage.

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**#20629 - 20521 Chagrin Boulevard - Lobby Addition.**

Mr. Feinstein reviewed the notes from the previous meeting.

Jill Brandt, Brandt Architecture, the changes made to the design. There should be sliding doors noted at the entry. The wood element at the entry transitions to the interior. There is more translucent glass at street level.

Mr. Walter said the top level of glass guard should be changed to give a lighter appearance to the massing of the addition.

Mr. Neville said the architecture looks forced onto the side of the building. The north side should be more broken up. He suggested perhaps changing up the vernacular of glass to emphasize the entry. An open or partially open railing could be used at the parapet to complete the guard and reduce the amount of opaque, solid wall.

Ms. Brandt said Dr. Lehmann wants the interior to be open and light. He is not a large proponent of the existing building.

Ms. Madison said the wood at the entry seems out of place for the overall building and addition design.

Mr. Walter said both the wood and the vertical dryvit element seem out of place in the design.

Ms. Brandt said they wanted to bring texture and warmth to the existing building with the wood.

Mr. Neville said the vernacular of the glass band could be another material instead of spandrel. The massing and relation to the rest of the building needs to be reworked.

There was general discussion of different architectural elements that might be beneficial and should be studied in the design.

Continued for the applicant to investigate the following: 1) study and redesign the entry to reduce the massing in relation to the existing tower entry and canopy; 2) study the massing at the Chagrin Boulevard corner and how and where it connects to the existing wall; 3) study the front entry details to bring the wood material into more context with the rest of the building or eliminate the wood; 4) an alternative detail at the upper glass rail to be a more see-through element like an open railing.

Revised drawings to be submitted for Board review.

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**#20630 - 17906 Parkland Drive - Windows.**

Jessica Powell, architect, said the owners are looking to enhance the thermal performance of the windows and want to replace the windows and use lead tape to keep the existing leaded glass appearance. She indicated it is only proposed on the second floor colonial grid windows.

Mr. Feinstein said the Board has seen this resolution in a few other applications.

The Board agreed the slimmer tape shown in the materials is preferred and has a nice profile.

Approved the entire second floor for replacement windows with lead taping to match all grid patterns, window sizes, operation and color, with the exception of the feature window over the front entry. Full window replacement documentation required for administrative review.

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**#20627 - 3306 Norwood Road - Solar.**

Paul Gabel, Yellowlite, explained the installation will be on the west side, rear, of the house. They will use black frame panels.

There was discussion about the conduit run location.

Mr. Feinstein asked if the conduit will be grey.

Mr. Gabel said yes, the conduit will be grey.

Approved.

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**#20631 - 19501 Shelburne Road - Solar.**

Paul Gabel, Yellowlite, said this installation is on the south facing roof with the conduit running

over the roof ridge to the rear of the house. The equipment will be in the garage. The solar panel installation is on the front, south facing roof.

Mr. Feinstein asked the percentage difference in production between the south and north roofs.

Mr. Gabel said its at least a 20 percent difference.

Mr. Feinstein said the Board has approved a few front facing solar arrays in certain circumstances. One was designed as an integral new metal house roof. Another was on a black shingle and screened from street view by trees.

Mr. Neville said there are not other forms causing irregularities in the roof, allowing a simple rectangular form. This array sits nicely on the roof form.

Mr. Walter said there are many trees blocking the view from the street view.

Mr. Gable said it is hard to see the roof on this house. He showed a diagram of the tree locations on the lot. It is a ceramic tile roof. They have specialty roofers to install the connections in these cases.

Approved.

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**#20632 - 3048 Chadbourne Road - Deck.**

Hillary Henry, Eastside Landscaping, said they will be removing the existing block wall and raised patio. They will be installing a new trex deck with wrap around steps. The steps go down to the patio at grade. The patio will be refurbished with new stone.

Mr. Neville said the deck should be closed to grade where steps do not exist.

Ms. Henry said all sides will have trex extending to grade.

Approved.

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**16500 Chagrin Boulevard - Preliminary Review: Bank of America.**

Mr. Feinstein reviewed the comments from the last meeting.

Andrew Wehler, Nelson Architects, presented three design options for the building including a mainly brick tower element. The canopies are now a grey metal with the upper band as white. He showed the bank prototype rendering to show the relation of the metal colors. He explained each option with somewhat different roof heights and window locations.

Mr. Neville asked the difference in height between option 2 and option 3. How much farther is the projection of the tower from the west end?

Mr. Walter said he likes the lower #1 option with relation to the other buildings on each side of this location There was discussion of how the tower element relates to the side elevations.

Continued for formal review with the suggestion that the option 1 design with a 4-inch projection of the tower element on the west side of the building is generally a good progression of the building design.

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**#20617 - 3265 Grenway Road - New Siding. New Windows.**

Tom Dinardi, Cleveland Door, representing Tina Anzo, homeowner.

Applicant not present. Item not reviewed.

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**Other Business**

**20571 – 20310 Farnsleigh Road—North Star Revisions.**

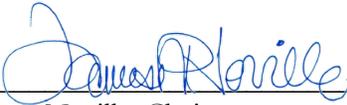
Approved.

**20619 - 3388 Glencairn Road—Windows.**

The Board was concerned with the casement window opening out into the space on the patio. They approved of double cottage windows in the same opening as long as the head height remains consistent within the room.

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There being no further business, the meeting was adjourned at 10:00 a.m. The next meeting will be May 17, 2021.

  
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James Neville, Chair  
Architectural Board of Review

  
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Sandra Madison, Vice Chair  
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