



**Architectural Board of Review Minutes  
Monday, May 17, 2021  
8 A.M.  
Via Video and Audio Conference**

Members Present: James Neville, Chair  
Hans Walter, Member  
Robert Sullivan, Alternate Member

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

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

\* \* \* \*

Approval of the May 3, 2021 Meeting Minutes

Approved with corrections.

\* \* \* \*

**#20584 - 3396 Tuttle Road - Resubmission: Sign and Entry Awning: Kindred Spirit.**

Mr. Feinstein reviewed the discussion points from previous meetings.

Sue Frankel, engineer, said they are here for the canopy and the sign locations.

Mr. Walter asked about the camera at the corner of the building.

Ms. Frankel said it is planned to have the canopy end 6 inches from the edge of the building, but they can have it stop before the camera. They cannot move the raceway without removing the wall panels, which are installed from the bottom up as a system.

There was discussion regarding permanency of the elements.

Ms. Frankel said they would like to use black vinyl for the side panel instead of pain for longevity and easy removal.

The Board agreed the canopy needs to stop short of the camera mount.

**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 following conditions: 1) the sign at the entry door raceway is left justified 2) the size of awning is reduced to be left of the existing camera;3) the signage is right justified on the Tuttle Road elevation; and 4) study the color of the panel next to the door.

Revised plans must be submitted for administrative review.

\* \* \* \*

**#20633 - 3158 Kingsley Road - Window Alteration.**

John Payne, TPA Builders, explained they propose to replace all of the second floor windows which are currently leaded glass, with the exception of the one over the front door. The new windows will match the grid pattern, with a bronze color exterior and flat grid.

Approved.

\* \* \* \*

**#20634 - 21049 Shaker Boulevard - Door Alteration.**

Jennifer Sickels, Renewal by Andersen, said they are proposing an multi-glide door for two openings and a three panel door with transoms on the rear of the house. On the side elevation, they will match the style of the existing doors. All of the new door systems are proposed to be black.

Mr. Walter noted the other windows on the house seem light in color.

Brenda Rea, Renewal by Andersen, said the owner is planning a phased change to the windows as well.

Mr. Feinstein said the current condition is a modern monotone.

Mr. Walter said in context to the house, why not do all the same across the rear of the house.

Ms. Sickels said these are two different room.

Mr. Walter said he is not in favor of the mix of styles. The openings are designed to be seen all together from the outside.

Tabled for additional context photos of the rest of the house to give additional information regarding the black window color choice.

The Board approved either full height doors or openings with transoms along the rear elevation for consistency.

Revised plans and photos will be submitted for Board review.

\* \* \* \*

**#20636 - 17717 Lomond Boulevard - Window, Door and Porch Alterations.**

Steven Smrdel, homeowner, said they will be expanding the kitchen into a breakfast nook. They are also expanding the patio. At the second floor door they propose to put a window. The bathroom window adjacent to this current door is walled off from the inside of the bathroom from a prior renovation. They would like to brick this opening with this work. On the first floor next to the driveway they propose removing a milk chute and a half-bath window.

Mr. Neville said the Board is tasked with keeping the architectural integrity of the homes in Shaker Heights. The bathroom window opening should be retained as the bay window is being altered.

Mr. Smrdel said they are open to leaving it if necessary.

Mr. Neville said the other openings that are being altered must have the new brick toothed-in to the openings so that the running bond detail on the façade is maintained.

Mr. Walter said the bay roof removal will more likely need to be infilled as well.

Approved with the following conditions: 1) second floor rear bathroom window will be retained as existing; 2) all new brick will be toothed in and keep the running bond appearance and mortar color will match the mortar on the house wall.

\* \* \* \*

**#20637 - 21188 Byron Road - Second Floor Addition.**

Richard Cissell, architect, said they are looking to expand the master suite to age in place. An elevator will be added. The addition will extend over the garage and match the adjacent addition form.

Mr. Neville asked if the house has a slate roof.

Mr. Cissell said the new addition will have a slate roof to match the existing house.

The design concept and form of the addition is acceptable.

Continued for submission of final drawing details and materials for Board review.

\* \* \* \*

**#20640 - 3612 Norwood Road - New Double 5 Inch Vinyl Siding: Vintage Wicker. Trim: White.**

Tom Gentile, Manufacture Distribution, explained they are siding a second floor and overhangs in double 5 inch vintage wicker color vinyl siding. They will build out the window trim and retain the band boards. The front porch posts will have the trim removed and will be covered in coil.

Mr. Neville said a composite material should be found to match the existing details on the porch posts or they should be left to be painted.

Approved with the condition that the front porch post details and trim will be replicated in a composite material.

Details to be confirmed with administrative staff.

\* \* \* \*

**#20635 - 3665 Gridley Road - Window Alteration.**

Patrick Tipton, Akron Window Company, said they are proposing new windows and retaining grids on the front elevation. The new windows will be white.

Mr. Neville asked what color the trim is proposed to be on the house if the windows are white. Would the owner be willing to paint all of the other trim on the house?

Mr. Tipton said it is possible. Could the windows be white with capping to match the existing? There is also a large picture window on the rear that they propose to have become a picture window with double hung windows flanking.

The Board agreed that grids on all of the windows are most appropriate for this home.

Ms. Beck asked if the replacement windows on the rear corner near the door are cottage style.

Mr. Tipton confirmed those windows are cottage style.

Denied the removal of grids on the sides and rear of the house.

Approved color match and style match to the existing windows.

If window color is white, written confirmation from the owner must be provided confirming all other house trim must be painted to match.

\* \* \* \*

**#20641 - 22300 Shaker Boulevard - Solar.**

Stuart Lipp, Better Together Solar, said the solar array will be on the rear roof of the house. The connection to the inverter is at the rear of the garage.

Mr. Neville said the conduit from the panels must be painted to match the house materials.

Approved with the condition that conduit is painted to match the house.

\* \* \* \*

Mr. Sullivan recused himself and left the meeting.

\* \* \* \*

**#20639 - 16500 Chagrin Boulevard - Building Alteration.**

Elicia Gibbon, Gibbon Architecture, said this application is to remove the addition on this building in order to make way for the new Bank of America building. They will be re-using brick from the demolition to tooth-in the openings inside the space. They will also pour a base to match the existing concrete base. Trim pieces will be replaced where now on the interior. The Bank of America building is set closer to the street so there is less visibility on this end of the building. They propose spandrel glass to match the Bank of America approval for consistency and cost. There will be a white storefront system to match the north face of the building.

Mr. Neville asked the color of the proposed spandrel glass.

Ms. Gibbon said the white or grey on the sample photo. They will get whatever is approved for the bank building.

Mr. Neville asked if there is other spandrel on the building.

Ms. Gibbon said there is not other spandrel on the building.

Mr. Neville said he does not like the grey colors show or a green tone. They will have to have the discussions with the bank as well. He would prefer the openings sit quietly with a darker spandrel material.

Mr. Feinstein asked if the opening could have clear glass and a backer.

Ms. Gibbon said there is not room between the existing wall and the edge of the opening to do too much in that space. Glass with a backer will not fit.

Mr. Walter asked if there is enough brick from the demolition to save and brick in this opening.

Ms. Gibbon said brick was considered, but it is the space that faces the bank drive-through. Brick is less pedestrian friendly.

There was discussion regarding landscaping proposed for the new space between the buildings.

Approved with the following conditions: 1) a darker color spandrel glass color is submitted for review by the Board; and 2) a landscape plan is proposed along the drive-through driveway adjacent to the building.

Spandrel glass color confirmation must be submitted for Board review.

\* \* \* \*

\* \* \* \*

Mr. Walter left the meeting.

\* \* \* \*

**#20638 - 16450 Chagrin Boulevard - Bank of America.**

Andrew Wehler, architect, explained all of the spandrel choices are grey tones only.

Mr. Neville said he is not comfortable with the spandrel color options as shown. A dark spandrel is going to read better with the open glass below.

There was discussion regarding the materials for the building.

Tabled.

\* \* \* \*

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

Tom Dinardi, Frank Ridella, CLEDoor, representing Tina Anzo, homeowner.

Continued at the request of the applicant.

\* \* \* \*

There being no further business, the meeting was adjourned at 10:15 a.m. The next meeting will be June 7, 2021.

  
\_\_\_\_\_  
James Neville, Chair  
Architectural Board of Review

  
\_\_\_\_\_  
Sandra Madison, Vice Chair  
Architectural Board of Review