

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
JANUARY 3, 2018**

MEMBERS PRESENT:

Melissa Fliegel, Chair  
Erik Lund  
Michael Wellman

STAFF PRESENT:

Richard Wong, Planning Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 7:00 PM at which time all members were present.

**APPROVAL OF THE DECEMBER 21, 2017 MINUTES**

Members had no comments or questions so the minutes were approved as submitted and were signed by Ms. Fliegel.

**PUBLIC HEARING  
JANUARY 3, 2018**

**ABR 2017-240: Huntington National Bank, 1945 Revere Road**, requests to build a detached, 2-car garage.

- The applicant was not present, so the case would be heard at a future meeting.

**ABR 2017-243: Rosemary and Rosie Sanderfer, 941 Caledonia Avenue**, requests to replace windows without matching existing windows.

- Mr. Wong said that he was presenting this city-sponsored lead abatement project. The home had numerous replacement double-hung windows installed years ago that were to remain. The older replacements were one-over-one double-hung windows but the original windows all had muntin divisions. The City's rehab specialist, Bill Knop, requested installation of one-over-one double-hung windows so that the home would be entirely of windows that matched.

***ACTION: Ms. Fliegel moved to approve the window replacements as shown on the plans by Housing Preservation, received December 21, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2018-245: Paula Damm, 3470 Fairmount Boulevard**, requests to build deck and alter back of home.

- Carpenter, Ben Haserodt, and landscape designer Heidi O'Neill, 7658 Fairmount Boulevard, 44072, described the deck and home alterations. A

back door would become solid wall. A living room window would become a door to a proposed deck. A window on the side wall of the garage would become a door. A patio of Unilock pavers will be behind the garage and a Trex deck will be behind the living room.

**ABR 2018-246: Leah and Michael Tohn, 3743 Shannon Road,** request to build a two-story addition, back deck with trellis and alterations.

- Michael Tohn and designer Bob Cancasci, 1391 Apple Valley Court, 44147, described the addition. The basement, with an addition would include two bedrooms, a full bath, office, rec room and play room. Emergency egress windows will be provided from the basement's two sleeping rooms. The expanded first floor will double the kitchen's size, enlarge the dining room, and add a breakfast and family room, office, mud room, living room and deck. The second floor will include a laundry, master bedroom with walk-in closet, porch, three bedrooms and another full bathroom.
- Mr. Lund said the addition was nicely designed with the roofs and massing well thought-out.
- Ms. Fliegel agreed, saying that this design was evaluated in 360 degrees.

***ACTION: Ms. Fliegel moved to approve the addition and alterations as shown on the plans by Bob Cancasci, received December 21, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2018-247: The MetroHealth System, 10 Severance Circle,** requests to install new signs, bollards and building-mounted screen wall.

- City Architecture's John Wagner, 3636 Euclid Avenue, Suite 300, 44115, described the proposed signs and screen wall. Photos were shown, acquainting members with the site. New signs will use three different colors to distinguish Emergency, Hospital and Health Center functions. On the front, an aluminum tubing screen wall will be attached to each end of the medical center building. Linear LED lights will form a pattern on the screen walls. The wall signs had 70 square feet of sign consisting of the two-color "MH" symbol and the "MetroHealth" name. An alternative wall sign was shown with "Medical Center" below the MetroHealth sign.
- Ms. Fliegel said visitors know that it is a medical center and reading it on the wall was not essential.
- Mr. Lund agreed that the extra signage was redundant, but said the alternative would not detract from the proposal if MetroHealth required it.
- Ms. Fliegel stated that the added signage might increase a variance if the original proposal already exceeded the limitations of the Zoning Code.
- Mr. Wellman agreed with Ms. Fliegel about the extra sign making the variance larger.

***ACTION: Mr. Wellman moved to approve the signs, bollards and building-mounted screen walls as shown on the plans by City Architecture, received December 21, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2018-248: Richard and Heather McClellan, 2265 Stillman Road,** request to alter door and two other openings on driveway side.

- Heather McClellan described the proposed window and door alterations needed because of a kitchen remodeling and expansion. A side door in an arched opening would become a window and a back arched opening would be filled in because of a counter running across the openings. A basement window needed to be bricked-in because of a new support column.
- Mr. Lund questioned the proportions of the new window. All three members studied the best pattern for mullions and came up with suggested subdivision of the shape by thickened divisions so that it looked like an arched window over two rectangular windows below.

***ACTION: Mr. Lund moved to approve the alterations as shown on the plans by SKS Designs, received December 21, 2017, with the condition that the side window's mullion pattern be as shown on the marked-up plan. A revised drawing of the window will be subject to an administrative approval. Seconded by Mr. Wellman, the motion was unanimously approved.***

### **Old Business**

No old business was raised.

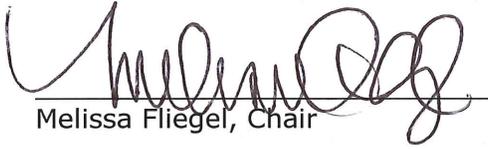
### **New Business**

No new business was raised.

### **Adjournment**

The meeting was adjourned at 7:58 PM.

Respectfully Submitted,

  
Melissa Fliegel, Chair

1/18/18  
date

  
Richard Wong, Secretary

1-18-18  
date