

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
SEPTEMBER 5, 2018**

MEMBERS PRESENT:

Melissa Fliegel, Chair
Michael Wellman, Vice Chair
Greg Goss

STAFF PRESENT:

Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM at which time Mr. Wellman and Mr. Goss were present. Ms. Fliegel arrived at 7:03.

APPROVAL OF THE AUGUST 21, 2018 MINUTES

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

SPECIAL JOINT MEETING WITH LANDMARK COMMISSION

Mr. Wong explained that the Landmark Commission was present to jointly review the first four cases. Kara O'Donnell called the roll of the Landmark Commission.

LANDMARK COMMISSION MEMBERS PRESENT:

Mazie Adams, Chair
Jim Edmonson
Ken Goldberg
Marjorie Kitchell
J. Mark Souther
Thomas Veider

**PUBLIC HEARING
SEPTEMBER 5, 2018**

ABR 2018-423 (with the Landmark Commission): Andrea Simakis & John Mangels, 2424 Stratford Road, requests to install a spiral staircase.

- O'Neill Landscape Design's Heidi O'Neill, 7568 Fairmount Road, 44072, explained by showing a copy of the home's 1938 blueprints that a stair from the roof deck had been designed but never built in the place where her clients wish to add a stair. The current proposal was inspired by a spiral stair of the Walter Gropius house. Gropius' Bauhaus movement influenced this house.
- Ms. Fliegel found the spiral stair to be appropriate to this home's style.

- Ms. O'Neill said the proposed patio was revised to comply with the Zoning Code's 3' setback.

ACTION: Ms. Fliegel moved to approve the stair as shown on the plans by O'Neill Landscape Design, received August 21, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-424 (with the Landmark Commission): Carmelite Monastery, 2541 Arlington Road, requests to install a lift at the back entrance.

- Architect Ron Payto, 11510 Parkview Road, 44141, showed the lift's proposed location at a porch.
- Ms. Adams asked if the lift's color could match the color of the home's columns.
- Mr. Payto said the color probably could match. In response to Ms. Adam's question he said the lift was freestanding and only a drop-down gate touched the house. In response to a question from Ms. O'Donnell, he said the removed section of railing could be saved. In response to a question from Mr. Souther, he said the old railing section probably could not be customized as a suitable substitute for the lift's safety gate.
- Ms. Adams said the lift machinery tower was on the right on a photo and on the left on a plan. Her preference was for the machinery to be on the left.

ACTION: Mr. Wellman moved to approve the lift as shown on the plans by the Aristotle Group, received July 31, 2018, with the conditions that the lift's color match the column color and that the machinery tower be on the left. Seconded by Ms. Fliegel, the motion was unanimously approved.

- Mr. Payto apologized for saying at a previous Landmark Commission meeting that a 60-inch wide window was available. The Anderson representative later said that it is not. He is now proposing a two-window replacement. A repair did not result in the existing window becoming easily opened so the sisters needed replacements.
- Mr. Goldberg said the windows were different shapes and he would accept the proposed substitution.
- Ms. Fliegel suggested to mull the window pairs together without the standard 3"-thick support between them.

ACTION: Mr. Goss moved to approve the paired windows as shown on the plans by Ron Payto, received July 31, 2018, with the condition that the windows have no support element in-between. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-425 (with the Landmark Commission): Saint Paul's Church, 2747 Fairmount Boulevard, requests to relocate 3 antennas to inside the bell tower.

- T-Squared Site Services' Gary Clower, 2500 Highland Road, Suite 201, 16148, said that Sprint proposed to install each of three antennas in the bell tower's arches. The existing antennas mounted on the stone would be removed. If an anchor was epoxied into a drilled hole, he recommended

cutting the anchor flush and filling any recess. In response to a question by Ms. Fliegel, he said the three antennas are more than likely on the same three sides as the Verizon antennas that are in the arches above.

- Mr. Souther said antennas in the arches would look very intrusive and prominent. Presently, nothing impedes the view through the arches.
- Mr. Crowder said antennas mounted on the stone were more visible.
- Ms. Fliegel agreed, saying the proposed antennas in arches would be less visible than the current surface-mounted antennas.
- Mr. Crowder added that the antennas' mounts would be attached to brick that is behind the stone.
- Ms. Fliegel said that her preference was to lower the antennas in the arches. Her second choice would be as proposed in the center of the arches.
- Mr. Crowder said engineers would need to evaluate the coverage of antennas at a lower elevation in the arches.

ACTION: Members unanimously decided that this would be a preliminary review. They wanted verification that antennas would be on the same sides as the existing antennas, that a lower position in the arches be evaluated, and that details be confirmed for the installation and for the repair of old antenna mounting holes.

ABR 2018-426 (with the Landmark Commission): Church of the Savior, 2537 Lee Road, requests to install three (3) flush-mounted antennas to the Church's steeple.

- T-Squared Site Services' Gary Clower, 2500 Highland Road, Suite 201, 16148, said that Sprint proposed to remove the antennas that were protruding. The new antennas would be attached more flush.
- Ms. Fliegel asked if the unused brackets could be removed as part of this installation. The cost of removing the unused brackets would be much more affordable when the new antennas are being installed.
- Mr. Wong said that removal of the abandoned brackets can be required. The owner has leverage over Sprint who wants to install antennas on the owner's building.

ACTION: Members—except Mr. Goss who had recused himself because he was a member of this church- decided that this would be a preliminary review. They wanted the applicant to confirm attachment details, verify stone repair details and confirm that abandoned mounting brackets were to be removed.

ABR 2018-442: Elaine Norris, 3512 Silsby Road, requests to build 4' high vinyl picket fence and gate along driveway.

- Elaine Norris, 3512 Silsby Road, showed slides of her property and the proposed white picket fence that would be just south of the driveway.

ACTION: Mr. Wellman moved to approve the fence as shown on the applicant's materials, received August 21, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-377 (continued from August 21, 2018): Gelifonso Rivera, 1962 Staunton Road, requests to build a new wood front porch with roof.

- Mr. Wong said the applicant was redesigning the proposal.

ABR 2018-411 (continued from August 21, 2018): Valon Jusufi and Zana Hocha, 2549 Edgehill Road, request to build new rear stair on back of house.

- Mr. Jusufi said in response to a comment from Ms. Fliegel that a structural engineer would be part of the project after the concept was approved.
- Mr. Wellman said this seemed like another preliminary review.
- Ms. Fliegel also said she struggled to accept the design. She didn't like Version 2. She suggested enclosing the three-story stair and integrating it into the home's overall design. Windows and walls should look like the rest of the house.
- Mr. Wellman understood the owners' goals, but the addition to meld better with the rest of the house.
- Mr. Jusufi said two neighbors had second floor decks of the same material as the first floor deck.
- Ms. Fliegel said much of the first floor deck would be taken up by the stair addition.
- Mr. Jusufi said they were fine with the stair taking up space on the large deck.
- Mr. Wellman the proposed stair addition should be clad using the same materials as the home.
- Mr. Goss agreed with Mr. Wellman, saying it would be better for the addition to look more like the house than the deck.
- Ms. Fliegel and Mr. Wellman, in response to a question of Mr. Jusufi, said the proposed spiral stair was incompatible in the proposal because it was in full view. It would be fine fully inside of walls so it was not visible.

ACTION: Mr. Wellman moved to continue the proposal suggesting that future preliminary ideas be forwarded to Mr. Wong. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-412: Cole Supply LLC, 3383 Chelsea Drive, requests to build a rear deck.

- Curtis Thompson, 3383 Chelsea Drive, described the deck, saying that the deck material would be a Veranda brand product that was an olive green color.

ACTION: Mr. Wellman moved to approve the deck as shown on Tribe Architects' plans, received August 13, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-427: Bethany Tokmenko, 14298 Superior Road, request to replace windows without matching old windows.

- Mr. Wong said the applicant has decided not to proceed at this time.

ABR 2018-428: Ken Zirm, 2899 Washington Boulevard, request to construct a 22' x 20' detached, two-car garage.

- Shannonwood Homes' Mike Gerson, 1635 Wood Road, 44118, said the garage's vinyl siding and roof would match the color of the home's siding and roof.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Shannonwood Homes, received August 13, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-429: Tim Burdick, 1763 Radnor Road, requests to construct a 20' x 20' detached, two-car garage.

- Shannonwood Homes' Mike Gerson, 1635 Wood Road, 44118, said the garage's vinyl siding would match the home's olive color and the roof shingles would match the home's.

ACTION: Mr. Wellman moved to approve the garage as shown on the plans by Shannonwood Homes, received August 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-430: Margie Payerle, 1372 Cleveland Heights Boulevard, requests to add a new window and replace windows without matching old windows.

- Window Nation's Nick Higgins, 4350 Renaissance Parkway, Suite C, 44128, said the owner wanted to install a window on a wall where one might have been removed. A bay window in the dinette will be replaced with three double-hung windows.
- Ms. Fliegel said she appreciated the close-up photos of windows, but would appreciate photos showing full view of each side of the home.

ACTION: Ms. Fliegel moved to approve the windows as shown on the plans by Window Nation, received August 16, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-431: Olivia Gates, 3117 Monticello Boulevard, requests to replace tile roof with asphalt shingles.

- Roof contractor Michael Lowder, 36605 Meadowdale Drive, 44139, said he had been the contractor for the recently approved neighbor's roof.
- Ms. Gates brought \$17,000 of receipts for repair of her tile roof. She said the Forest Hill Homeowner's Association provided a letter of approval contingent on installation of an Onduvilla brand shingle in a terra cotta color. Although this is an asphalt shingle, it looks like a tile.
- Mr. Lowder said it is installed with screws.
- Mr. Wong suggested that a sample of the proposed shingle be provided.

ACTION: Ms. Fliegel moved to approve the replacement Onduvilla shingle roof per the applicant's proposal, received August 17, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-432: Lisa Rainsong, 962 Montford Road, requests to construct an 18' x 20' detached, two-car garage.

- Shannonwood Homes' Mike Gerson, 1635 Wood Road, 44118, said the garage color was yet to be determined. Wendy, one of the owners, is an artist and would select the color.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Shannonwood Homes, received August 16, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-433: Joel Genuth, 3326 Clarendon Road, requests to install ten flush-mounted solar panels on the rear roof of the home.

- Third Sun Solar's David Zelasko, 762 West Union Street, 45701, said ten panels were proposed on the rear facing roofs of the home. A flush mount meant the panels were roughly 5 inches above the roof for air circulation.

ACTION: Mr. Wellman moved to approve the solar panels as shown on the plans by Third Sun Solar, received August 20, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-434: Dale Reed, 3951 Rosemond Road, requests to install twenty-one flush-mounted solar panels on the front roof of the home.

- Third Sun Solar's David Zelasko, 762 West Union Street, 45701, said in response to a question from Mr. Wellman, the snow melt on the panels because the panels develop heat.

ACTION: Mr. Wellman moved to approve the solar panels as shown on the plans by Third Sun Solar, received August 20, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-435: K&L Realty Management, LLC, 1793 Coventry Road, requests to install a business identification sign.

- Phoenix Coffee's Managing Partner, Shane Hinde, 1792 Coventry, 44118, said the sign is part of a rebranding.

ACTION: Ms. Fliegel moved to approve the sign as shown on the plans by Sign Erectors, Inc., received August 20, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-436: Devra Adelstein, 2621 Wellington Road, requests to replace an existing rear deck with a new deck and new rear entry porch with roof.

- Fischer & Associates Architects, Inc.'s Brian Feeley, 554 West Ninth Street, 44052, said the new deck will have reduced riser heights with a covered back entry. Design elements of the front entry and side porch influenced the look. The railing will be black metal and the columns will be wood painted to match the home's other columns.

- Ms. Fliegel liked everything except the optional pyramidal skylight.
- Mr. Feeley was fine deleting the optional skylight.

ACTION: Mr. Wellman moved to approve the rear deck and entry roof as shown on the plans by Fischer & Associates Architects, Inc., received August 20, 2018, with the condition that the pyramidal skylight option be excluded. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-437: Henry Billingsley, 2270 North Saint James Parkway, requests to construct a rear deck and patio.

- Delauro Brothers' Jamie Delauro, 6240 Mayfield Road, 44124, said the deck was to be of wood known as ipe.

ACTION: Ms. Fliegel moved to approve the deck as shown on the plans by Rob Morgan landscape architecture, received August 20, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-438: Keith L. Vertrees, 3079 Euclid Heights Boulevard, requests to install a 6' privacy fence at the rear of the property.

- Keith Vertrees said the proposed fence would enclose his back yard that abutted a side yard of a home on Superior Road. Landscaping and an elevation change would hide much of the proposed fence.

ACTION: Mr. Wellman moved to approve the fence as shown on the materials submitted by the applicant, received August 21, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-439: David & Renata Brown, 2577 Kingston Road, requests to construct a 22' x 24' detached, two-car garage.

- David Brown said the garage would be sided in an LP Smart Side engineered wood, not vinyl.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by David Brown, received August 21, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-440: Trisha Bose, 3387 Hollister Road, requests alterations including the front entry porch, steps on the side of the garage, and the removal of a window.

- Preston Construction Services' Preston Lowden, 6299 Paris Avenue, 44641, said brackets would be added to the top of the front porch columns. One-by wood will cover the columns that replaced rotted columns. A window will be removed so that the kitchen cabinetry can be increased. Brick will be toothed-in to fill the opening. Steps to the garage would be treated wood.
- Mr. Wellman hoped that the front porch columns could be bigger, such as an 8" width.

ACTION: Mr. Wellman moved to approve the front porch column alterations, rear window removal and garage man door steps as shown on the plans by Preston Construction Services, received August 21, 2018 with

the condition that the columns be wrapped with 1-by-8 boards. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-441: Jonathan & Rose Fairman, 2609 Canterbury Road, requests to build an addition at the rear of the home.

- Matteo Residential Construction's Mark Matteo, 15408 Macauley Avenue, 44110, said the addition is for a first floor full bath. This will extend the Fairman's ability to remain in the home. The siding and roof materials would match the home.

ACTION: Mr. Wellman moved to approve the addition as shown on the plans by D.A.K. Architecture, Inc., received August 21, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.

Old Business

- Mr. Wong reviewed the revised drawings for 3410 Blanche. This addition had been approved with conditions on September 5, 2018.

ACTION: Ms. Fliegel moved to approve the revised drawings for 3410 Blanche Avenue. Seconded by Mr. Wellman, the motion was unanimously approved.

- Mr. Wong reviewed the revised drawings for 2585 Dartmoor Road. The original design had been approved at the July 3, 2018 meeting.
- Mr. Goss had suggested that the proposed half bath hopper window be a double-hung or casement window to match other windows.

ACTION: Ms. Fliegel moved to approve the revised drawings for 2585 Dartmoor Road. Seconded by Mr. Goss, the motion was unanimously approved.

New Business

Reverend Phillip Jones of United Temple Church in Cleveland introduced himself. He recently purchased the Christ our Redeemer AME Church at Hampshire and Superior (14284 Superior). Many of his parishioners live in Cleveland Heights. They are correcting the building's violations. Cedar siding of the belltower will be replaced and stained as it originally was. A new asphalt shingle roof will be installed. He said the basement windows were a security weakness especially given that a food bank was planned for the back of the building. He wanted to know if glass block was a good solution. The ABR members said alternatives such as security bars on the inside of the original basement windows would keep out intruders without changing the building's look. The Landmark Commission would also provide input.

Adjournment

The meeting was adjourned at 10:00 PM.

Respectfully Submitted,

Melissa Fliegel, Chair

date

Richard Wong, Secretary

date