

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
FEBRUARY 5, 2019**

MEMBERS PRESENT:

Melissa Fliegel, Chair  
Greg Goss  
Terry Saylor

STAFF PRESENT:

Richard Wong, Planning Director  
Nate Hall, Assistant Law Director

**CALL TO ORDER**

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

**APPROVAL OF THE JANUARY 15, 2019 MINUTES**

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

**PUBLIC HEARING  
FEBRUARY 5, 2019**

**ABR 2018-411 (Continued from 8-21-18 and 9-5-18): Valon Jusufi and Zana Hocha, 2549 Edgehill Road,** request to build addition containing stair on back of house.

- Zana Hocha presented the revised plans. The stair was to provide safety if occupants of the home were in the attic.

***ACTION: Ms. Fliegel moved to approve the plans by Valon Jusufi, received February 5, 2019. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2019-529: Mike and Nancy Jackson, 1965 Mornington Lane, #3,** request to add skylight and replace window with larger window.

- TPA Builders' John Payne, 4310 St. Clair Avenue, 44103, said this alteration was similar to previous units' alterations in which the window height was increased and a skylight added.

***ACTION: Ms. Fliegel moved to approve the alterations as shown on architect John Payne's drawings, received January 10, 2019. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2019-530: Lewis and Tanya Alvis, 2973 Essex Road,** request to replace windows without matching existing windows.

- Renewal by Andersen's Mike Nimylowycz, 5480 Cloverleaf Parkway, Suite 1, 44125, said the front windows were being changed to gliding style to help the owner who would have difficulty operating a casement style window.
- Ms. Fliegel said the proposal would change the look of the home which now has a wide trim piece separating the center window from the flanking windows. The porch beam and columns also line up with the separating piece. The window divisions would be of different proportions, too. She was uncomfortable with the proposed changes to the front windows. Replacement in-kind would be the acceptable alternative.
- Mr. Saylor asked about replacing the flanking windows with a casement window to preserve the aesthetics.
- Ms. Fliegel asked if alternatives were explored instead of replacing the small, leaded glass awning windows with sliding windows. Mr. Nimylowycz said replacement with the insulated glass windows would improve the thermal performance more than a storm window and the preserved leaded glass window.
- Mr. Goss asked if the casements were to be installed elsewhere, why casements could not be used in front and on the leaded glass windows.
- Mr. Saylor asked if the front windows could have separations between windows that resembled the existing separations' width and appearance.

***ACTION: Ms. Fliegel moved to continue the case to allow the applicant to propose replacement windows that more closely resemble the existing windows.***

### **Old Business**

**ABR 2019-526: Jeanette Carr, 942 Nobleshire Road,** requests to replace windows without matching existing windows' appearance. ***NOTE: Owner wishes to discuss 1-15-2019 ABR approval.***

- Jeanette Carr said she was fine painting the existing windows to match the new white windows. She questioned casements swinging out when none crank out now. They swing inward, so the new casements would look different whereas the double-hung windows would look less conspicuous. Window Nation's Nick Higgins, 4350 Renaissance Parkway, Suite C, 44128, said a pair of double-hung windows could be added on the upper floor of both sides and grids could be added to the three front dormer windows.

***ACTION: Ms. Fliegel moved to approve the windows per the marked-up plans from Window Nation, received December 12, 2018. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2018-386: Michael and Karen Baldrige, 2611 Fairmount Boulevard,** requests to build 6'-4" high brick pillar and aluminum slat fence. ***NOTE: ABR will review changes to fence design that had been approved on July 17, 2018. In addition, ABR will review changes to the following: terrace, windows***

**added to open porch; and pair of double-hung windows that replaced three arched windows and material above the three windows.**

- Woodbridge Homes' David Ducas, 132 Miles Road, 44022, said extra piers were needed because the horizontal slat sections and metal posts between brick piers were found to have a shorter width than originally assumed. The redesign allowed for a more regular and symmetrical spacing of panels and intermediate posts. The previously approved terrace wall and new design for the terrace wall were shown to be slightly changed. 450 square feet of hard surfacing was changed to landscaping. The fence panels will be 6'-1" high but the garden bed will be raised to afford drainage away from the fence. A 32" change in grade occurs from the house to Tudor Road and the panels needed to be installed level, not at a diagonal. Mike Baldrige said lawnmower access was needed beside the house through the fence. Mr. Ducas showed portions of a preliminary landscape plan by landscape architect Matt McHugh. The post locations were also jogged because of a decision to preserve a tree.
- Ms. Fliegel said the landscape plan helps to bring the elements of the design together.
- Mr. Ducas said in response to a question from Mr. Saylor that as required by the Board of Zoning Appeals, a full hydrology study will be provided. The pool area will have trench drains. The new windows were true divided lite. Muntins existed in the lower sash of all double-hung windows and the new windows were originally going to match the muntin pattern of the old windows. After finding that nearby homes had double-hung windows with no muntins in the lower sash, they decided to order windows without muntins in the lower sash. The floor plan showed that windows were to have been added. The porch needed to be enclosed to afford an interior connection to the main home from the garage and bedroom over the garage. The kitchen's casement windows, added in the 1970s, were replaced with double-hung windows that matched the opening size that probably existed prior to that 1970s renovation. Specialty leaded glass windows were replaced with insulated glass windows that will have a leaded glass detail to look like the original windows. Second floor decks are proposed to have ornamental iron to comply with today's code since the existing brick and stone wall was too low. Repairing a basement wall leak required removal of the front entry porch. The old porch with brick pavement was failing and the new porch has limestone paving instead of brick.
- Mr. Baldrige said they had put nearly \$2 million into this project. Had he known the challenges and problems they faced, they would not have gone forward.
- Ms. Fliegel liked the project's aesthetics and said she would have approved the changes had the applicant requested these changes as they should have.

- Mr. Saylor and Mr. Goss agreed that with enclosed porch and windows were well-done. Mr. Goss had reservations about the corner pier being 8'-tall.
- Ms. Fliegel opened the public comment and limited public discussion to three minutes each.
- Paul Volpe said the public was not notified of the zoning board and architectural board meeting. The drawings were incomplete and inaccurate because they were done by a builder and not an architect. The metal tube fence design does not fit. The brick piers look terrible. The black horizontal fence didn't fit. That is not how you build. You don't build it first and ask for changes. It is too late to change the windows and porch. The 8'-high pier and the fence should be changed. They should hire an architect and lower the fence.
- Mr. Saylor said the 8'-high, 2' by 2' pier is not that remarkable or unusual.
- Jim Cull, 2650 Fairmount, said he was asked by the Kirbys to look at the entire approval process. He proposed that the chairs of ABR, Planning Commission and Board of Zoning Appeals should request to review all of the staff's practices and procedures including the permits and inspections. If the inspectors had caught these issues, you wouldn't have had these problems. Good organizations learn from these things.
- Hugh Fisher, 2514 Fairmount, said he and his wife put the Euclid Golf on the National Register. His concern is maintaining the historic fabric. The fence concerns him. Architectural renderings from a variety of locations would leave nothing to chance. He was very concerned that an experienced builder didn't follow the rules and then apologized for ignoring the rules.
- Debra Kirby, 2621 Fairmount, said it was not appropriate to have only three minutes. The BZA required an adequate engineered drawing be provided. No drawing has been submitted. Landscaping for the driveway was required. Ms. Fliegel said she could take five minutes because of the amount of concerns Ms. Kirby wanted to raise. She noted that the brick piers were taller because of the intention to raise the land at the fence. The original ABR drawing showed the planting bed not built up. The fence should be held to the existing topo which would lower all of the columns. This process has not been fair to the neighbors. She showed the view of the piers from her home's breakfast room. They took down a 70' oak tree and now she looks at this. She urged that the piers not exceed height from existing grade.
- Lee Chilcote, 2322 Delamere, said the windows said "same as existing." Every window was changed. The behavior of the applicant was that they did not come back to the board. The columns were approved as 6'-4" but the columns are taller than proposed. They are proposing a metal fence. You have a job to protect the neighbors. The columns should be lowered. The arched windows that were removed should be restored.

- Mr. Saylor said the comment about the prior window review of the small house was every bit as important as the other houses.
- Mr. Volpe interjected that Mr. Saylor was wrong about his interpretation of what he had said about the small home.
- Mr. Saylor continued that the fence may not have been a solid fence had it been presented with more complete drawings. These changes should not have been made before this ABR's approval. He suggested lowering the height of the 8' column at Tudor so it is the same height at the other Tudor piers.
- Ms. Fliegel said this felt like "winging it in the field." The process of looking at the project holistically was absent. ABR was not afforded the opportunity to explore alternatives.
- A discussion about lowering the 8' corner column occurred. Mr. Ducas said it might be possible to lower the grade at the fence and retain the earth on the back side of the fence to preserve the tree roots.

***ACTION: Ms. Fliegel moved to approve the fence as it had been built with the condition that drawings be provided lowering the 8' pier along Tudor Road to match the other piers along Tudor and shop drawings be provided for the second floor iron railings. Seconded by Mr. Goss, the motion was unanimously approved.***

**New Business**

No new business was raised.

**Adjournment**

The meeting was adjourned at 10:18 PM.

Respectfully Submitted,



Melissa Fliegel, Vice Chair

2/21/19  
date



Richard Wong, Secretary

2-21-2019  
date

