

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JUNE 18, 2019**

MEMBERS PRESENT:

Melissa Fliegel, Chair
Martin Johannessen

STAFF PRESENT:

Richard Wong, Planning Director

CALL TO ORDER

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

APPROVAL OF THE JUNE 4, 2019 MINUTES

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

**PUBLIC HEARING
JUNE 18, 2019**

ABR 2019-606 (continued from May 21, 2019): Jeremy Ardino, 3317 Cedarbrook Road, requests to install nine mini split systems with linesets on the exterior of the home.

- Sal's Heating and Cooling's Terry Goffee, 11701 Royalton Road, 44133, explained that the work stopped until ABR approves the project. Based upon ABR comments he agreed that lineset covers would be painted to match the home's red or white background to camouflage the covers as much as possible. He will contact Mr. Wong when the linesets' painting is done.

ACTION: Ms. Fliegel moved to approve the linesets as shown on the applicant's plans, received May 3, 2019 and June 7, 2019, with the condition that the lineset covers be painted to blend with the color of the home that is in the immediate background. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-561 (continued from April 2, 2019): Dennis and Dawn Schwartz, 2589 Canterbury Road, requests to retain two condensing units and linesets on front of home installed without the required Board of Zoning Appeals (condensers not permitted in front of home), Architectural Board of Review and Building Department approvals.

- The applicant was absent so the case will be heard at a future meeting.

ABR 2019-630: Christy Hadnot, 3810 Bainbridge Road, requests to build 2-car, detached garage.

- New Creation Builders' Diane Bija, 818 East 73 Street, 44103, said the garage roof would match the home's gray roof and the vinyl siding will match the siding of the home.
- Ms. Fliegel said, in general, ABR was seeking similarities between the garage and the home in terms of details that contribute to architectural style. In this instance, the home did not have much detail from which to improve the garage's generic design.
- Mr. Johannessen asked for the rake boards and trim to be white to match the home.

ACTION: Mr. Johannessen moved to approve the garage as shown on the plans by New Creation Builders, received May 16, 2019, with the condition that the rake boards and trim match the home's colors. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-642: Home Consulting Solutions LLC, 964 Rushleigh Road, requests to build 1-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said that the garage siding, trim and doors would be white to match the home's future paint color. The roof will be black like the home's roof.
- Mr. Johannessen asked if the front porch work that was in the photo had been approved by ABR. (Note: subsequent research found that the Building Department had recently issued a permit for porch repair including replacement of the railings if they were too deteriorated.)
- Ms. Carrero said Home Consulting Solutions was doing the porch work.
- Ms. Fliegel said in general, ABR wants contractors to discuss with their prospective clients incorporating features that make the garage designs look more like the home.
- Mr. Johannessen said if the home's roof had been 12:12, the garage's roof should be 12:12. If the home's siding was an 8" lap, the garage's siding should match.
- Ms. Carrero said she would advocate ABR's goal when discussing garage projects with future clients.

ACTION: Mr. Johannessen moved to approve the garage as shown on Platinum Construction's plans, received May 21, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-643: Melissa Glorioso, 2583 Canterbury Road, requests to build 1-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said that the home was to be repainted from green to a clay color that was chosen for the garage. The trim and doors were to be an almond color.

- Mr. Johannessen asked if the home's trim was to be almond, too.
- Ms. Fliegel wanted verification that almond was proposed for the home.
- Mr. Johannessen said a white color would look better than almond for the trim and doors.

ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received May 21, 2019, with the condition that the trim and doors be white. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-645: Linda Kerr, 3748 Northampton Road, requests to build 2-car, detached garage.

- Linda Kerr and Architect Calvin Singleton explained that the garage's trim would be black to match the house.
- Mr. Johannessen said the garage's roof slope would look better if it matched the home's slope. He offered this as a suggestion and not as a condition of approval.

ACTION: Ms. Fliegel moved to approve the garage as shown on Mayfield Cement's plans, received May 29, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-646: Rich Management Co. LLC, 1728 Middlehurst Road, requests preliminary review of proposed 8-suite apartment building.

- Architect Eli Mahler, 3947 West Ash Lane, 44122, said the proposed apartment building would transition from the existing apartment building that is owned by the Richs to the homes on Hampshire.
- Jonathan Rich and father Lawrence Rich described the context.
- Mr. Mahler said the building's height corresponded to the homes nearby. Dormers were added after the elevations were done. Hardi board siding is proposed.
- Ms. Fliegel said the rendering showed muntins on the windows but the elevations did not. The dormers on the newest elevations were drawn smaller than the rendering that had just been provided. The front bumped-out windows were two-story on the elevations but one-story on the renderings. She preferred the features of the rendering more than the original or just-provided elevations. Mr. Johannessen agreed. She liked the rendering's design direction.
- Mr. Johannessen said the windows looked too wide and he questioned if the effect was from the black shutters. He suggested studying the windows' look, adding that the design was pretty nice.
- Ms. Fliegel asked that the detail around the private porches be studied to break up the mass of the elevations more. Projecting the porches may add a layer or additional articulation. The trim could be the element that helps break up the long elevations or the siding at that area could be panelized.

- Mr. Wong asked that ABR comment on two variances. One was the closeness of this building from the existing apartment building and the other was the Middlehurst setback.
- Mr. Mahler added that this setback was no closer to Middlehurst than the existing building.
- Mr. Johannessen said if trees were added between the buildings it would help address the proposed building's closeness to the existing building.

ACTION: This was a preliminary review. The design as shown in the rendering was heading in a good direction. They liked the rendering's larger dormers, muntins in the windows and larger front windows. Details at the recessed porches of the long elevations should be studied to break up the mass.

ABR 2019-647: Weinstein and Frankel, 2234-2258 Lee Road and 3177-3175 Kensington Road, request to install projecting signs.

- Weinstein and Frankel's manager, Alan Kraus, 20133 Farnsleigh Road, 44122, said the signs were the final piece of this renovation. Each business will have a projecting sign designed by Dynamic Signs' Dean Gurnsey. All the air conditioning units above the doors and the signs covering the transoms have been removed and the transom windows restored.
- Ms. Fliegel liked each tenant having a unique sign design.
- Mr. Kraus in response to a question from Mr. Johannessen said the signs would not be illuminated except by the lighting that already is on Lee Road.

ACTION: Ms. Fliegel moved to approve the signs as shown on the plans by Dynamic Sign Company, received June 4, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-648: Phoebe S. Sterns, 2190 Bellfield Avenue, requests to build approximately 3'-high wood picket fence along sidewalk.

- The owner's representative, Adam Battles, said the fence will be painted white.

ACTION: Ms. Fliegel moved to approve the fence as shown on the applicant's plans, received June 4, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-649: Mike and Andrea Bender, 2615 Ashton Road, request to replace screened rear porch using wood railing and steps.

- Andrea Bender said the back porch screens would be removed and a black metal railing would be installed along the driveway side. Steps would run across the entire porch. The posts would be painted to match the house.

ACTION: Mr. Johannessen moved to approve the alterations as shown on North Coast Home Improvement's plans, received June 4, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-650: Franklin Myles, 3970 Mayfield Road, requests to install awning-like signs and other storefront improvements.

- The City's designer for the Storefront Renovation Program, Frank Piccirillo, said the tile bulkheads would be replaced with cast stone. Windows would be repaired and either painted a medium bronze or left as aluminum color. He wanted to wait before selecting one. The awning signs were chosen from ideas of Franklin Myles. Each tenant now has an internally lit sign. The proposed awnings will be of metal on an awning frame that is nearly vertical. Each business' logos will be cut out of the metal so the light behind the awning will be seen. Plexiglas will glow at night through the cutouts and some signs will include a color film. In response to a question from Ms. Fliegel, he said when a tenant changes, only the flat metal surface is replaced.
- Mr. Johannessen liked the aluminum color more than bronze.
- Ms. Fliegel said she was fine with either color, noting that bronze is coming back into favor.

ACTION: Mr. Johannessen moved to approve the storefront alterations as shown on Franklin Piccirillo's plans, received June 4, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-651: Chris Persson, 1795 Cadwell Avenue, requests to replace attic windows on left side of home and attic windows on right side of home without matching existing.

- Window Nation's Ahmad Ahmad said most of the windows have already been replaced. This was a request to replace attic casement windows to double-hung windows.
- Mr. Persson said the storm windows almost already look like double-hung windows.

ACTION: Ms. Fliegel moved to approve the windows as shown on Window Nation's plans, received June 4, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-652: Sprint, tenant of Heights Medical Building LLC, 2460 Fairmount Boulevard, requests to install 6 antennas and related equipment on chimney.

- SureSite's Amy Wicklund, 3659 Green Road, 44122, said they discussed two options with City staff. Three accessory radio equipment devices (RRUs) because of their frequency could not be on the ground, so in one version, they will be below the new antennas mounted on a pipe as far below the antennas as possible. On a second version, the RRUs would be mounted behind each of the antennas. The antennas would protrude 5" more on the second version.

- Mr. Johannessen said the 5" would hardly be noticed. He asked if the antennas could be painted to match the brick.
- Ms. Wicklund said the project needed the approval of the State Historic Preservation Office. Everything except the antennas will be painted to match the brick. The antennas themselves would receive a treatment that is a picture of the brick wrapped on the antenna's surface. Sprint initially wanted the RRUs to be behind the antennas but she had thought the City wanted to minimize the antennas' distance from the face of the chimney.
- Mr. Johannessen said the paint and wrap will be a huge improvement.

ACTION: Ms. Fliegel moved to approve the antennas as proposed on Sure Site's Option 2, received June 4, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-653: Cuyahoga Land Bank Revitalization, 3041 Edgehill Road, requests to install sliding doors where dining room window was, remove kitchen door and build deck all in rear of home.

- Cuyahoga Construction Service LLC's Ronald Byrd, 812 Huron Road, Suite 800, 44115, described the proposed rear deck and alterations. In response to Ms. Fliegel's comment, he asked if repainting was preferred over vinyl siding.
- Mr. Johannessen said vinyl siding could be added without losing this home's character. He noted that lattice was existing under the porch.
- Mr. Boyd said he planned to restore the two boarded-up windows on the first floor facing the garden. He noted that many houses were vinyl sided.

ACTION: Mr. Johannessen moved to approve the rear porch and other alterations as shown on Goal Design LLC's plans, received June 4, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-654: Brandon Sheil, 2631 South Taylor Road, requests to install vinyl siding without matching home's existing siding.

- Barbera Home Improvement's Ted Tomaselli, 5376 Ridge Road, 44129, said although not on the agenda, he had submitted plans two weeks ago and had been told his case would be heard tonight.
- Ms. Fliegel offered to review his request if he had information to show them.
- Mr. Tomaselli showed photos of the home. The first floor had been covered in white vertical siding that covered the window casings. The second floor was sided in a lap product that looked like 8" aluminum that also covered the window casings and corner boards. He proposed a dark blue vinyl lap siding. All trim, soffits and gutters would be wrapped in white.
- Ms. Fliegel asked about the roof brackets.
- Mr. Tomaselli said the brackets were in poor condition. He intended on removing the brackets. The columns on the front would be painted.
- Mr. Johannessen said the brackets could be recreated pretty easily of cedar wood. Alternatively, new brackets could be purchased.

- Mr. Tomaselli said he would inspect the brackets more closely and paint them if possible. The corners would have a white trim board. Windows would be cased in contrasting trim material that would be a couple of inches wide.
- Mr. Johannessen said corner boards might look strange at the brackets which were almost at the corners.

ACTION: Ms. Fliegel moved to approve blue siding with white trim, blue corners for the siding, and preservation of the brackets or bracket replacements to match.

Old Business

ABR 2019-557: Jon Forman (Owner) and Rachel Bernstein (Tenant), 2175 Lee Road, requests to install public art on their building. Conceptual approval was granted at the March 19, 2019 ABR meeting with the condition that the specific art be reviewed by ABR prior to installation.

- Artist Tom Masaveg said the art applied to the wall was part of a branding action by Heights Arts. Images of trees would contribute to the nature theme. Pollinator plants are to be added to the park. This was also a celebration of the 20th anniversary of Heights Arts. The forms were meant to be simple and not imposing to blend with what was already there. He said Heights Arts was also working on a placemaking project that included high schoolers from across the street. The goal was for the students to take some ownership of the park and be stewards. The mural would be programmed with augmented reality. You would use Snapchat to point your phone at the trees and all types of different things happen. They could grow; they could change. Heights Arts' Director Rachel could digitize their art and the trees could be the trigger for any art show she'd want. In response to a question from Mr. Johannessen, he said the trees would be of Alumigraphics material that is applied onto the wall. It would be removable but should last for two years. The students would design art that he would program with the mural. The mural would be installed in July.

ACTION: Mr. Johannessen moved to approve the mural as shown on the illustration by Tom Masaveg, received June 4, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

New Business

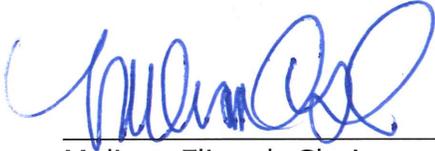
2065 Hanover Road

- Mr. Wong said the contractor had intended on saving the existing windows of the back room but they were too deteriorated to save. The replacement windows will not have the muntins.
- Ms. Fliegel and Mr. Johannessen agreed that the change did not need to be on ABR's agenda.

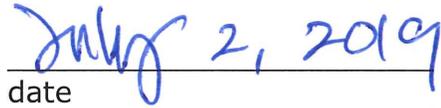
Adjournment

The meeting was adjourned at 9:26 PM.

Respectfully Submitted,



Melissa Fliegel, Chair



date



Richard Wong, Secretary



date