CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
MARCH 3, 2020

ARCHITECTURAL BOARD OF REVIEW
MEMBERS PRESENT:
Melissa Fliegel, Chair
Joseph Strauss
Terry Saylor

LANDMARK COMMISSION
MEMBERS PRESENT:
Margaret Lann, Chair
Jim Edmonson
Ken Goldberg
Marjorie Kitchell
Mark Souther
Thomas E. Veider

STAFF PRESENT:
Richard Wong, Planning Director
Kara O’Donnell, Historic Preservation Planner

CALL TO ORDER
Mr. Wong called the meeting to order at 7:08 PM with the above-listed ABR members present.

APPROVAL OF THE FEBRUARY 20, 2020, MINUTES
Members had no comments or questions so the minutes were approved as submitted and signed by Ms. Fliegel.

PUBLIC HEARING
MARCH 3, 2020

ABR 2020-34 (joint review by Landmark Commission): Emily and John Taylor, 2837 East Overlook Road, request to rebuild second floor rear porch.
- Architect John Payne, 4310 St. Clair Avenue, 44103, showed samples of the proposed railing and deck materials.
- Ms. Fliegel said she liked the artistic approach to the railing.
- Mr. Saylor said he, too, liked the railing and added that the stone columns were better than the wood columns that were to be replaced.

LANDMARK COMMISSION ACTION: Mr. Edmonson moved to approve the second floor rear porch as shown on Architect John Payne’s plans, received February 19, 2020. Seconded by Mr. Souther, the motion was unanimously approved.

ARCHITECTURAL BOARD OF REVIEW ACTION: Mr. Saylor moved to approve the second floor rear porch as shown on Architect John Payne’s plans, received February 19, 2020, with the condition that replacement joists
were approved, too. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-36 (joint review by Landmark Commission): Steve Ludeke and Nancy Whiting, 3402 Ormond Road, requests to build rear screened porch.
  • Steve Ludeke said the proposed addition’s flat roof matched the home’s adjacent roofs. A Trex floor was proposed.
  • After a discussion about the railings’ shape, Mr. Saylor suggested excluding the railings’ spindles since they were not needed by code. Mr. Ludeke preferred not including any spindles.

LANDMARK COMMISSION ACTION: Ms. Lann moved to approve the screened porch addition as shown on the applicant’s plans, received February 10, 2020, with the conditions that the guards be eliminated, vertical members visually continue at the lattice level, and that the applicant consider round-shaped spindles for the stair handrail. The motion was unanimously approved.

ARCHITECTURAL BOARD OF REVIEW ACTION: Mr. Saylor moved to approve the screened porch addition as shown on the applicant’s plans, received February 10, 2020, with the conditions that the guards be eliminated and vertical members visually continue at the lattice level.

ABR 2020-6: Windwoods LLC, 2360 Noble Road (continued from January 7, 2020), requests to replace windows without matching existing.
  • Mr. Wong said the applicant was absent and the case would be heard at a future meeting.

ABR 2020-30: Tamika Hayes-Longino, 1651 Lee Road, requests to install salon’s business identification sign.
  • Ms. Hayes-Longino said the replacement sign matched the previous sign’s size and location.
ACTION: Ms. Fliegel moved to approve the sign as shown on designer Brandon Sandars’ plans, received February 12, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-31: David White, 2066 Staunton Road, requests to install vinyl siding without matching original siding’s size.
  • Class 1 Pavers and Remodelers’ Gary Wisniewski, 1481 Warrensville Center Road, 44121, described the proposal and provided additional photos.
ACTION: Mr. Strauss moved to approve the siding as shown on the contractor’s application, received February 13, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-32: Amy Switzer, 2980 East Derbyshire Road, requests to build 2-car, detached garage.
• The Great Garage Company’s Jon Keeney, 620 Crystal Brooke Drive, 44233, said the garage’s colors were matched to the home.

ACTION: Ms. Fliegel moved to approve the garage as shown on The Great Garage Company’s plans, received February 13, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-33: Hebrew Academy of Cleveland, 1516 Warrensville Center Road, requests to build 103,000-square-foot addition to the school.
• Ronald Kluchin Architects’ Ron Kluchin described the addition and site improvements. 40 acres of the 89-acre site were to be developed in this project. The walls were to be entirely of brick with bronze-colored window frames. Early Childhood entries would have oversized number signs visible from a distance.
• Ms. Fliegel said the signs looked to be seven feet tall. She questioned which elevation was being shown.
• Mr. Kluchin said the elevation with the number signs faced the interior courtyard.
• Mr. Saylor identified an elevation that was especially well-done [Building 3’s East Elevation] as well as the new, landscaped parking lot. He wanted to see the landscaping including at the new Warrensville Center Road fence.

ACTION: Ms. Fliegel moved to approve the 103,000-square-foot addition as shown on Ronald Kluchin Architects’ plans, received February 20, 2020, with the conditions that the sign package be provided for ABR approval and the landscaping plans be provided. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-34: Stephen Hanley, 1490 Rydalmount Road, requests to install solar panels on rear-facing roofs of home.
• YellowLite, Inc.’s Reynard Mcpherson, 1925 St. Clair Avenue, NE, 44114, described the installation.

ACTION: Mr. Saylor moved to approve the solar panels as shown on YellowLite, Inc.’s plans, received February 19, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

2020-35: Mike and Stephanie English, 2271 South Overlook Road, request to alter doors and windows without matching existing and install aluminum railing on side porch roof.
• Mike and Stephanie English presented the proposal.

ACTION: Mr. Saylor moved to approve the alterations as shown on the applicant’s drawings, received February 20, 2020, with the condition that the applicant email the driveway side elevation including the replacement kitchen window with and without grids for disposition of the window at a
future ABR approval. Seconded by Ms. Fliegel, the motion was unanimously approved.

**ABR 2020-37: Malia Lewis, 1654 Rydalmount Road**, requests to install solar panels on driveway side of house roof.
- Better Together Solar’s Stuart Lipp, 3821 Prospect Avenue, 44115, presented the proposal. In response to Mr. Strauss’s question, he said the conduit would be routed into the roof to the basement. From there it would lead to the back of the home.

**ACTION: Ms. Fliegel moved to approve the solar panels as shown on Better Together Solar’s plans, received February 20, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.**

**Old Business**

**ABR 2018-514: Flaherty & Collins Properties, northeast corner of Cedar Road and Euclid Heights Boulevard**, request to receive acceptance of submittals to satisfy conditions of the project’s final approval that had been received October 10, 2019, to build interconnected apartment buildings from 10 to 4 stories high, including first-floor commercial uses, multi-level parking deck, green spaces, and site improvements.
- Mr. Wong gave a slide show that documented that the developer had provided materials fully satisfying the conditions from the October 10, 2019, Architectural Board of Review’s approval.
- Mr. Saylor suggested that the applicant consider using real brick instead of the concrete formliner on the deck’s walls. In response to Mr. Wong’s comment that the formliner was approved last year, Mr. Saylor added that this was a suggestion that may be the same cost as the formliner.

**ACTION: Ms. Fliegel moved to accept Flaherty & Collins’ submittals that fully satisfied the conditions imposed in the October 10, 2019, approval. Seconded by Mr. Saylor, the motion was unanimously approved.**

**New Business**
No new business was raised.

**Adjournment**
The meeting was adjourned at 9:14 PM.
Respectfully Submitted,

Joseph Strauss, Acting Chair

Richard Wong, Secretary

4-21-20

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