ARCHITECTURAL BOARD OF REVIEW
MEMBERS PRESENT AT REMOTE LOCATIONS:
Joseph Strauss, Acting Chair
Jonathan Kurtz
Terry Saylor

STAFF PRESENT AT CITY HALL:
Richard Wong, Planning Director

CALL TO ORDER
Mr. Wong called the meeting to order at 2:00 PM with Mr. Saylor and Mr. Strauss present at remote locations through the City’s WebEx meeting link. Applicants and interested parties also joined the meeting at remote locations using WebEx. Mr. Kurtz joined shortly after the call to order.

APPROVAL OF THE MARCH 21, 2020, MINUTES
Mr. Strauss found two places on page 4 missing a seconder. Mr. Wong said he would correct the minutes. No other comments or questions were mentioned so the minutes were approved with the two corrections. A corrected copy will be signed by Mr. Strauss tomorrow.

PUBLIC HEARING
MAY 5, 2020

ABR 2020-54: Shari Wong, 3187 Whitethorn Road, requests to alter second-floor, back porch including replacement windows and roof.
- Shari Wong, spouse Jeffrey Scott, and architect Catherine Middleton, 3123 Bremerton Road, 44124, described the proposed alterations. Marvin windows, white Azek trim, a low-slope membrane roof, and a deeper overhang were proposed.
- Mr. Kurtz said tying the windows together and the deeper eave were good moves.

ACTION: Mr. Saylor moved to approve the second-floor, back porch alterations as shown on Catherine Middleton’s plans, dated March 16, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-55: Trish Bose, 3367 Superior Park Drive, requests to build a detached, one-car garage.
• Godfather Garages’ Eric Mazzone, 3601 Clark Avenue, 44109, described the replacement garage. Sage-colored siding, a brown roof, and white doors and gutters were proposed. The home’s roof will be replaced with shingles to match the garage and the home’s window trim would be painted to match the garage’s sage color.
• Mr. Saylor said the garage needed a 6:12 roof pitch to more closely match the home’s roof.
• Mr. Kurtz said Sheet SK-16 looked like it showed a 6:12 pitch and he agreed that it should be 6:12.

**ACTION:** Mr. Saylor moved to approve the garage as shown on Godfather Garages’ plans, received April 21, 2020, with the condition that the roof pitch be 6:12. Seconded by Mr. Kurtz, the motion was unanimously approved.

**ABR 2020-56:** Cuyahoga County Land Reutilization Corporation, 3307 Washington Boulevard, requests to build a detached, two-car garage.
• Rare Design Studio’s Dave Sambor, 4300 West Streetsboro Road, 44286, said the garage would have white siding with burgundy trim to match the home. The roof pitch would match the home’s 4:12 pitch.
• Mr. Saylor said white doors and white trim with burgundy siding within the gable’s peak would match the home and simplify the look.

**ACTION:** Mr. Saylor moved to approve the garage as shown on Rare Design Studio’s plans, dated April 7, 2020, with the condition that the doors and trim be white with burgundy only for the siding within the gable. Seconded by Mr. Strauss, the motion was unanimously approved.

**ABR 2020-57:** Archon Enterprises, 1925 Lee Road, requests to alter the building, including siding, windows, and entry canopies.
• Architect Eli Mahler, 3942 West Ash Lane, 44122, described the project.
• Mr. Wong read an email from Chas Kickel:
  1. Could the fence be moved in line with the building to shield more of the street view to parking? That is, put all the parking behind it. They would lose a space.
  2. Could the driveway be reduced to a single car width, and likewise, the fence opening? Not sure their expected traffic would warrant two lanes for in and out unless it’s a commercial requirement. Trying to minimize the cross-traffic over the sidewalk.
  3. Should fence color match the building color to tie them together better? Or are they limited to stock white fence color?
  4. Could there be some plantings across the fence, in conjunction with the building front and its existing plantings, to soften the fence?
• Chas Kickel, 3217 Redwood Road, had difficulty unmuting but now had an audio connection. He said the black trim was hard to imagine. It may work but the drawing did not illustrate it.
• Mr. Mahler said the fence is proposed in the middle of the parking lot to divide the employees’ parking from visitors’ parking.
• Mr. Kickel had hoped that the fence could screen more of the parking.
• Mr. Saylor said the fence was a positive as it was proposed.
• Mr. Strauss liked the existing front view and questioned whether the black trim enhanced the building.
• Greg Paley, who represented Archon, said he’d prefer a color that was darker than the siding, but it did not need to be black.
• Mr. Kurtz said a deeper tone that worked well with the bricks’ deeper tone would work well. He agreed with Terry that the fascia and soffit should be the same color. He said the canopies’ diagonal supports were too residential-looking for this building’s style.

ACTION: Mr. Strauss moved to approve the alterations as shown on Architect Eli Mahler’s plans, dated April 22, 2020, with the conditions that the trim be lightened, landscaping added to screen the air conditioning compressor, the canopies’ design be restudied, and the fence match the siding color. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-58: William and Susan Schoeffler, 1364 Yellowstone Road, request to build front and back additions and alterations to the home and a detached garage addition.

• William Schoeffler presented the home’s additions. He asked if the garage addition could be approved with an option to be 16’-deep instead of 15’.
• Mr. Saylor asked if the entry windows and the clerestory above could have an alignment of windows and doors rather than four windows over two windows and a door below.

ACTION: Mr. Saylor moved to approve the additions and alterations as shown on Jeffrey Grusenmeyer & Associates, Inc. Architects’ plans, dated April 17, 2020, with the condition that the applicant consider three clerestory windows that match the entry’s windows and door. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-59: Rajon Lloyd. 3391 Henderson Road, requests to remove rear, first-floor window and build a detached, two-car garage.

• Rajon Lloyd described the proposed garage and house alterations, saying that the house and garage would have a matching siding and shingle color. On the back elevation, the window to the right would be removed.

5-5-2020 ABR Meeting Minutes
**ACTION:** Mr. Strauss moved to approve the garage and home alterations as shown on Tribe Architects' plans, received April 3, 2020, with the condition that the roof pitch be 6:12. Seconded by Mr. Saylor, the motion was unanimously approved.

**ABR 2020-60:** Lawson Business Group, LTD, 3390 Blanche Avenue, requests to build a detached, two-car garage.
- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said the garage would be grey with white trim and doors. The roof would be a reversed gable, 6:12 pitch. A darker grey vinyl siding is proposed and the home will be painted to match the garage siding color.

**ACTION:** Mr. Saylor moved to approve the garage as shown on Platinum Construction’s plans, received April 15, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

**ABR 2019-805:** Marlene Fischer Trustee, 2260 Lamberton Road, requests to build a two-story, single-family home with an attached garage on the vacant lot.
- Larry Fischer, 2920 Coleridge Road, 44118, said he and his wife now live in a Colonial home and this new, 3900-square-foot house will allow them to live entirely on the first floor. The two-story piece of the home will be 55’ from Lamberton, aligned with other homes’ setbacks. A large amount of glass will open to the wooded site. A second floor will contain bedrooms and bathrooms for visitors. Grey Hardie shiplap siding with grey tinted, dark charcoal frame, Marvin windows are proposed. In response to a question from Mr. Saylor, he said the garage door will be Hardie plank matching the rest of the house. In response to a question that he said came up on the screen (presumably from an interested party), he said the siding would be light grey. In response to a question from Mr. Kurtz, he said the windows would not be interrupted by a header or other structure. In response to a question from Mr. Strauss, he said an arborist will assess the trees and save as many as possible.
- Members complimented Mr. Fischer on the design.

**ACTION:** Mr. Kurtz moved to approve the house as shown on Larry Fischer’s plans, received April 21, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

**ABR 2020-61:** Maycourt LLC, 2972-2978 Mayfield Road, requests to install a pair of ten-square-foot signs on the front walls.
- Cicogna Electric & Sign Company, Inc.’s Mike Bizjak, 4330 North Bend Road, 44004, said the two signs would be pushed-through illuminated lettering on a white background.
- Mr. Kurtz said the white seemed stark compared to the color of the brick and trim of the building.
• Mr. Bizjak said the background could match the building’s trim color.

**ACTION:** Mr. Saylor moved to approve the signs as shown on Cicogna’s plans, dated December 27, 2019, with the condition that the sign background match the building’s tan windows and trim. Seconded by Mr. Strauss, the motion was unanimously approved.

**ABR 2020-46 (Continued from April 21, 2020): Elaine Turley Shoger, 2309 Bellfield Avenue,** requests to install vinyl siding that does not match home’s siding.
  • The applicant was again absent, so the case would be heard at a future meeting.

**ABR 2020-34: Stephen Hanley, 1490 Rydalmount Road,** requests to install solar panels on rear-facing roofs and front roof of home (rear roof panels approved 2-3-2020).
  • YellowLite Solar’s Brandon Bower, 1925 St. Clair Avenue, 44114, showed photos and drawings of the revised solar installation. He said keeping panels away from the back roof’s gutter and a desire for the panels to be visible to the community were reasons for panels relocated to the east-facing, front roof.

**ACTION:** Mr. Strauss moved to approve the solar panels as shown on YellowLite’s plans, received April 21, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

**ABR 2020-24 (Continued from April 21, 2020): Integrity Realty Group, 2235 Overlook Road,** requests to construct two boarding houses and one carriage house with the three other multi-family buildings.
  • Dimit Architects’ Ted Singer, 14414 Detroit Avenue, 44107, presented a slide show of revised photos, drawings, product catalog cuts, and material samples. He explained that an apartment building was initially proposed that would have required demolition of the carriage house and house. After discussions with the Planning staff, they determined that smaller buildings could be built between the preserved house and carriage house. The new buildings would have gables similar to the home’s gables. Initially, a second carriage house was to replace the 7-space garage, but the adjacent neighbors’ input caused them to preserve the garage. A stone wall facing the neighbors, attached to the garage, was consequently preserved. The landscape plan will be revised per the Planning Department’s comments. 11 deciduous shade trees along Euclid Heights will be added to provide a succession plan. 40% native plants, increased from the 30% minimum that was required, will be proposed. On the Euclid Heights perspective illustration, he noted that the actual dense, tree canopy was not drawn because the proposed buildings would not be easily seen. Due to comments from the last
meeting, the stone base was removed from the new building because it didn’t look like it was truly part of the new design. A new framing element on the stack of three windows creates an additional shadow line. A cement board resembling cedar siding will add a warm look. He showed the same cedar-look material on the carriage house.

- Mr. Strauss said the landscaping changes were an improvement he appreciated. The design has a good rhythm on Euclid Heights Boulevard. The roofline was consistent with the house. It looks like it was introduced on the site in keeping with what was there and doesn’t appear to be an intrusion in any way. The architect did a good job breaking up the façade with color, pattern, and material. After a couple of years, people will think it has been there for quite a while.

- Mr. Saylor said the architect incorporated some of his thoughts and did a great job simplifying the design. Not a fan of the stone base, he liked the warm look at the entrances. He liked the shadow lines around the windows. Now the color selections work well with the vertical feel and accentuate the masses and the gables. He now liked the windows being treated as a vertical element. All the changes are for the betterment of the project.

- Mr. Kurtz said he did not object to the changes and said some were positives. He still did not have a very good reaction to the repetition, the lack of idiosyncrasy; the common-ness of the scale of windows and proportionality. He appreciated that the double-gable drew from the existing building, but he was not convinced of that because of the planar nature of this solution. Citing Herrick Mews, he said the design doesn’t feel idiosyncratic or articulated in quite the same way—either the exterior or interior space. He agreed with the responses to the landscape enhancements, but there is a scale of space and proportion of buildings of this superblock bounded by Euclid Heights, Overlook, and Derbyshire that has a lot of variation. There is not a uniform answer to this. The tall, repetitive, consistent roof line; consistent window datums—all things which in an infill situation might feel appropriate— in this design feel like these buildings will sit very peculiarly on the site. He did not know the economics, but the material palette and approach for this project pales to many of the buildings that are there. He desired a better, higher-quality development since this was a pretty prime site.

- Mr. Singer said within the scope of the project it would be impossible to achieve those standards. Maybe if this were a couple of custom houses, they could achieve that standard.

- Mr. Kurtz wished the applicants had explored a more innovative solution and product.

- Elliot Posner, 2376 Kenilworth Road, 44106, said neighbors were not objecting to this project attracting students. This was circulating and isn’t true. His complaints last time remain. It isn’t consistent with the architecture
of the neighborhood—the quality, the character, and the materials. On Overlook between Euclid Heights and that the three-way stop to Little Italy there is only one structure that isn’t of brick. It isn’t consistent. It pales and doesn’t compare to existing buildings and new projects. Based on ABR’s mandate, ABR should reject it and ask for more improvements. He said the public process needed to be more transparent and needed more input from citizens. Open it up for public scrutiny from the beginning. The ambitions of the developer might have been greater. The College Club included a neighborhood meeting that included more people than were invited to this project. He wanted to delay the process for more improvements. Compare this development to the existing apartment building. It would appear more peculiar. He hoped they would see this as the neighbors do and vote against it or take more time. City Council asked for a briefing on this project. With more time, we might lift the quality and consistency.

- Mr. Wong asked if other people wished to speak with no response.
- Speaking for Mary Lane Sullivan, Mr. Posner said she was very concerned that the demand may not exist for the boarding house model in light of the pandemic.
- Mr. Strauss said the ABR was given a solution with specific buildings already on the site plan. If ten firms were asked to design this project, we would have ten different solutions, some better than others. We each have different ideas. The architects have gone to great lengths to save existing buildings. He would not have saved those buildings. This is an appropriate solution and we put the time into it to make it better. It is a plus for the neighborhood. He felt positive about it and comfortable with what was seen today.
- Mr. Saylor said he agreed with Mr. Strauss. They were not going to redesign it. Had they been personally designing it, it would look different. They achieved a design appropriate for this site. He was comfortable with the approach for this building.

**ACTION:** Mr. Strauss moved to approve two boarding houses and one carriage house as shown on Dimit Architects’ plans, received May 4, 2020. Seconded by Mr. Saylor, the motion was approved (2-1) with Mr. Kurtz voting against the motion.

**Old Business**
No old business was raised.

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

**Adjournment**
The meeting was adjourned at 5:28 PM.
Respectfully Submitted,

Melissa Fliegel, Chair

Richard Wong, Secretary

5/19/2020

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5-19-2020