

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JUNE 16, 2020**

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

STAFF PRESENT AT CITY HALL: Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM with all members present at remote locations joining through the City's WebEx meeting link. Applicants and interested parties also joined using WebEx.

APPROVAL OF THE JUNE 2, 2020, MINUTES

Mr. Wong said that changes were sent just now with edits because a seconder was missing and the minutes didn't correspond with his notes. No comments or questions were mentioned so the minutes were approved as submitted and signed by Ms. Fliegel.

**PUBLIC HEARING
JUNE 16, 2020**

ABR 2020-80: Ray & Diana Danner, 3221 East Fairfax Road, request to build a detached, two-car garage.

- The Great Garage Company's John D'Amico, 620 Crystalbrooke Drive, 44233, said the garage would be all white with a black roof to match the home. The roof would be a 5:12 pitch.
- Mr. Saylor asked for a 6:12 pitch and corner boards.

ACTION: Mr. Saylor moved to approve the garage as shown on The Great Garage Company's plans, dated May 19, 2020, with the condition that the siding has corner boards and the roof pitch be 6:12. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-81: Jeffrey & Kara O'Donnell, Co-Trustees, 2490 Euclid Heights Boulevard, request to build a 1-story, screened porch addition in the side yard.

- Jeffrey O'Donnell presented photos and plans.
- Ms. Fliegel complimented Mr. O'Donnell on the design.

ACTION: Ms. Fliegel moved to approve the addition as shown on Jeffrey O'Donnell's plans, received June 2, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-82: Yeshiva Derech Hatorah, 1508 Warrensville Center Road, requests to add a low-pitched gable roof and clerestory windows to the center atrium.

- Ronald Kluchin Architects' Ron Kluchin, 23215 Commerce Park, 44122, said the 36' by 36' atrium would become classrooms. A standing seam metal roof and clearstory windows would be added.

ACTION: Mr. Saylor moved to approve the alterations as shown on Ronald Kluchin Architects' plans, dated May 20, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-6 (Continued from January 7, 2020): Windwoods LLC, 2360 Noble Road, requests to replace windows without matching existing.

- Stephanie Taylor, representing owner Mark Landsman, P.O. Box 670917, 44067, said attorney Darren Dowd would be presenting.
- Mr. Dowd said the windows that had been purchased if not permitted will cause significant financial hardship to his client and the contractor. The proposed windows will protect the property's value and match other properties along Noble Road. He said the slides were of 34 Noble Road properties having white windows.
- Ms. Fliegel said some of the examples were appropriate and others not. She asked for clarification on the applicant's illustration. The stairwell window proposal was unclear.
- Heritage Window's Gary Wood talked about the illustration's intention explaining that the stair's panels would be covered in aluminum.
- Ms. Fliegel said that the stair part of the illustration didn't explain his proposal clearly and didn't reflect Mr. Wood's description.
- Mr. Saylor sought clarification of the proposal.
- Mr. Wood said the stairwell windows were a second phase.
- Mr. Saylor said the proposed power washing of the brick walls could damage the mortar.
- Mr. Strauss said that ABR was in a difficult position because if approved, it encourages others to avoid ABR's approval prior to proceeding with the project.
- Mr. Dowd said the project did preserve the property's value and the new windows would match other properties.
- Ms. Fliegel said the board had no opportunity to work with the applicant to improve the design because the windows had already been purchased. The other part of the challenge was that the documents submitted make the review difficult. She said a line drawing was needed.
- Mr. Strauss said one approach would be to approve the first phase with ABR disagreeing with the solution but respecting the financial issue that was presented. The approval also would somehow be worded to discourage

future applicants from following this applicant who purchased the windows before receiving ABR's approval.

- Mr. Wood in response to Ms. Fliegel's request to know about the second phase said that the pictures could be redone and sample materials could be provided.
- Mr. Saylor said he would want the solution to be more like the existing windows' monolithic look. The windows read as one unit. He wondered if retaining the existing stairwell windows would look okay with the new vinyl windows.
- Ms. Fliegel said that options including keeping the stairwell windows should be presented. She did not want a delay in seeing the stairwell window solution options.

ACTION: Mr. Strauss moved to approve the proposed double-hung windows while disagreeing with their architectural style, to avoid a financial burden to the owner and because of the applicant's willingness to provide several stairwell window replacement options which will be installed after ABR approval without delay. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-83: Ocwen Loan Servicing, LLC, 3816 Delmore Road, requests to build a two-car, detached garage.

- DMS Construction Group's Christopher Kendricks, P.O. Box 40, 44087, said the garage would have a 6:12 pitched gable roof.
- Ms. Fliegel asked for a photo of the front of the home which Mr. Wong provided from Google Streetview.

ACTION: Mr. Saylor moved to approve the garage as shown on Martin Cosentino's plans, received June 15, 2020, showing a 6:12 roof pitch. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-84: Kenneth Voise and Dennis Mynatt, 3420 Fairmount Boulevard, request to build an approximately 1870-square-foot, two-story house.

- Kenneth Voise, 2610 Idlewood, 44118, reviewed the project in detail. The project will incorporate a rain garden, native landscaping, 8"-thick insulated walls, standing seam metal roof, smooth stucco walls, permeable pavement, and a berm in front. A greenhouse will be on the back of the home. A separate garden shed will be in the back yard.
- Mr. Saylor said he liked the design. The other members agreed.

ACTION: Mr. Saylor moved to approve the house as shown on Kenneth Voise's plans, dated May 26, 2020, with the condition that color samples and the fence design be submitted for an ABR administrative approval. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-85: Brian Sweeny, 3407 Coventry Road, requests to install a 4'-high, ornamental metal fence along the sidewalk.

- Grace Brothers Landscaping's Graham Grace, 3085 Scarborough Road, 44118, showed the photos and plans of the ornamental metal fence.

ACTION: Ms. Fliegel moved to approve the fence as shown on Studio One's plans, dated May 29, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

Old Business

No old business was raised.

New Business

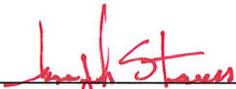
Mr. Wong mentioned his discussion with Ms. Fliegel about encouraging Mr. Strauss to consider becoming the chair. Ms. Fliegel said she planned to resign from ABR by the end of the year. She would be open to being an ABR alternate. Ms. Fliegel moved to nominate Mr. Strauss as the ABR chair. Mr. Saylor seconded the motion and Mr. Strauss was unanimously selected as chair.

Ms. Fliegel asked Mr. Wong about his interest in changing the approval procedures to reduce ABR's and staff's workload. Mr. Strauss said an administrative approval of windows and garages could be considered. Design guidelines discussed earlier this year would still happen thanks to a grant from the State of Ohio's Historic Preservation Office.

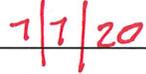
Adjournment

The meeting was adjourned at 9:10 PM.

Respectfully Submitted,



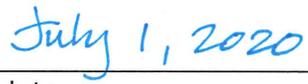
Joseph Strauss, Chair



date



Richard Wong, Secretary



date