

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING**

APRIL 5, 2022

ABR MEMBERS PRESENT:

Joseph Strauss, Chair
Denver Brooker
Terry Saylor

STAFF PRESENT:

BreAnna Kirk, Planner I
Eric Zamft, Director of Planning
Karen Knittel, Assistant Director of Planning
Nicole Blunk, Planner I/Zoning Inspector

CALL TO ORDER

Ms. Kirk called the meeting to order at 7:05 PM with all the above-listed members present via WebEx with the exception of Mr. Saylor, who joined during agenda item 3.13.

APPROVAL OF THE MARCH 15, 2022, MINUTES

Minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING
MARCH 15, 2022**

ABR 2022-18 (Continued from 2/15/2022): Kevin Friis, 2236 Briarwood Road, requests to install new windows.

- Applicant not present; no action

ABR 2022-36 (Continued from 3/15/2022): J.P. Morgan Chase (Bank 1, Cleveland), 12388 Cedar Road, requests to install roof-mounted solar panels.

- Ricky Swabb and Breanna Mocaby of Chapel Electric Co., LLC, 1985 Foudner's Drive, 45420, described the solar panels and new conduit plan.
- Mr. Strauss asked why the conduit could not go through the roof and run inside of the building. Ms. Mocaby said that doing so would void the warranty on the roof, which the property owners do not want to do.
- Mr. Brooker said the conduit is less distracting than the uneven solar array. He said it is visually a little bit messy but he understands the vents on the roof prevent an even array.
- Ms. Mocaby said they might be able to remove the panels that make the array uneven. Mr. Brooker said that is a significant percentage of the panels

and questioned if they would still be viable. Ms. Mocaby said they'd have to consult the engineering team. Mr. Brooker said he'd hate to do that to a project where the applicant is willing to do something environmentally sensitive, he just wished there was an option to relocate the existing roof penetrations and add panels to make the array an even rectangle, but given the constraints, he is okay with the proposal.

ACTION: Mr. Brooker moved to approve the solar panels as shown on Chapel Electric's plans, with the condition that the conduit is painted to match the underlying building material. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-46: Cedar and Warrensville Apartments LP, 1500 Warrensville Center Road, requests to install cellular antennas and related equipment.

- Ronald Gainar, Esq. of Gainar Consultants, Inc., 2515 Red Fox Pass, 44094, described the antennas and equipment. Some existing antennas will be replaced. They will be flush-mounted with the elevator penthouse and painted to match. Dish Wireless is also adding a cabinet of equipment on the roof.
- Mr. Strauss was concerned with the size of the cabinet equipment and how close it sits to the edge of the roof. Mr. Brooker said if it could move another 5 feet or so away from the edge, it would start to disappear from some perspectives. Mr. Gainar said he could consult with his team to see if that is possible.

ACTION: Mr. Strauss moved to approve the cellular antennas and related equipment as shown on SureSite's plans, dated December 20, 2021, with the condition that the equipment be moved away from the roof's edge if possible. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-47: Jill & Sam Gilberd, 2276 Ardleigh Road, request to construct an addition in the existing breezeway and alter the exterior.

- Mark Fremont of Mark Fremont Architects, 2910 Hampshire Road, 44118, described the addition. There is a covered walkway from the garage to the house that will be enclosed for a kitchen addition. The existing arches will be retained by installing windows and glass doors in the opening. The newly enclosed facades will mimic the existing detailing level and style seen elsewhere on the home.

ACTION: Mr. Strauss moved to approve the addition as shown on Mark Fremont Architects' plans, dated February 15, 2022. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-48: Inner Healing Ministries Inc., 2392 Noble Road, requests to repurpose the existing sign with new signage.

- Aurelia Franklin and William Elder of Inner Healing Ministries described the sign. The existing sign is a free-standing marquee-style sign. The base will remain the same but the marquee area will be covered with updated branding. The sign is one-sided.

ACTION: Mr. Strauss moved to approve the sign as shown on Inner Healing Ministries' plans, received March 2, 2022. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-49: Paul Jackson, 3595 Blanche Avenue, requests to construct a two-car, detached garage.

- Diane Bija of New Creation Builders, 5986 Stearns Road, 44070, described the garage. It will have deep espresso siding and dual brown shingles that will match the trim color on the house.
- Mr. Brooker asked if a higher roof pitch was considered, not to match the roof pitch on the house, but to add an assertive quality to the garage like the house has. He suggested a 6:12 pitch. An alternative is keeping the 4:12 pitch and reversing the gable.

ACTION: Mr. Brooker moved to approve the sign as shown on Inner Healing Ministries' plans, dated February 25, 2022, with the option of a 6:12 standard gable roof or a 4:12 reverse gable. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-50: Damian Mason (Severance Realty LLC), 3478 Mayfield Road, requests to install new signage.

- Chuck Williamson of Absolute Canvas and Signs, 2236 E 28th Street, 44055, described the signage for High Klass beauty supply. The letters will be gold and the sign will be internally illuminated. Mr. Williamson noted the drawings indicate the sign will be placed on a raceway, but he would rather individually mount the letters instead.
- Ms. Kirk explained that this sign will need a zoning variance because it exceeds the maximum permitted sign area. Mr. Brooker said it is not a heavy sign and he is okay with the size given the context. Mr. Strauss felt that because the storefront is designed with a large rectangle on the façade, it asks for a larger sign like this. He said it is balanced with this section of the building.

ACTION: Mr. Brooker moved to approve the sign as shown on Absolute Canvas and Signs' plans, received March 7, 2022, without the use of a raceway per the request of the applicant. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-51: Damian Mason (Severance Realty LLC), 3474 Mayfield Road, requests to install new signage.

- Chuck Williamson of Absolute Canvas and Signs, 2236 E 28th Street, 44055, described the sign for Statix Apparel & Footware.
- Mr. Brooker said that even though this sign is smaller than the previous sign, the bold font makes it heavier and more impactful compared to the light font of High Klass in the previous submission. The sign is appropriate for this space.

ACTION: Mr. Strauss moved to approve the sign as shown on Absolute Canvas and Signs' plans, received March 7, 2022. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-52: Coleen Goss, 3015 Berkshire Road, requests to install roof-mounted solar panels.

- Zach Lalkowski of YellowLite, Inc., 1925 St. Clair Avenue, 44114, described the solar array. There will be 21 panels mounted on the front of the house. The conduit will be painted to match the underlying building material color.
- Ms. Kirk read a public comment made by Catherine Butler and J. Jorden Davis at 3014 East Overlook Road, received via email on 4/1/22 at 11:30 PM.

"We received the letter from the city regarding the Architectural Board of Review meeting for April 5th. We live at 3014 East Overlook Road. The rear of our property abuts the rear of Coleen Goss's at 3015 Berkshire Road. We are writing to say that we are completely supportive of her plan to install roof-mounted solar panels. We hope that the ABR will grant her request."

- A neighbor at 3014 Berkshire Road, Raymond Gonzalez, directly across from the project home, voiced support for the project. They said they have their own array of 22 panels and found it to be an effective way to protect the environment and generate electricity for their home.

ACTION: Mr. Brooker moved to approve the solar panels as shown on YellowLite Inc.'s plans, received March 3, 2022. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-53: CNT Construction Co., 1044 Woodview Road, requests to construct a three-car, detached garage and install new windows.

- Charles Ficklin of CNT Construction Co. described the garage and windows. The garage will have a 6:12 reverse gable roof and white vinyl siding. The windows on the front of the home will have grids but the rest of the windows will not.
- Mr. Brooker noted the existing driveway configuration would only permit someone to back out of the garage all the way to the street. There was not enough room to turn around or back out of the garage to go forwards down the drive; he suggested adding some pavement towards the west to allow for this. A revised site plan and window plans will be submitted for approval.

ACTION: Mr. Brooker moved to approve the garage and windows as shown on CNT Construction Co.'s plans, received March 4, 2022, with the condition that a driveway pad is added towards the west of the drive to allow for turn arounds; the windows are replaced in-kind with grids on the front façade; applicant to submit window spec sheet for administrative approval. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-54: Billie Erickson, 2568 Canterbury Road, requests to install a fence in the front yard.

- Nate Wiler of Wiler Fence Company, 4721 Ardmore Road, 44144, described the fence. The landscaping around the perimeter of the yard will remain. The fence is a 3-foot-tall, black ornamental aluminum with two gates. It is close to 4 feet off the sidewalk.

ACTION: Mr. Brooker moved to approve the fence as shown on Wiler Fence Company's plans, dated March 3, 2022. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-55: Richard Schieferstein, 3495 Northcliffe Road, requests to install new windows.

- Amanda Elder and Keiona Delaine of Renewal by Andersen, 17450 Engle Lake Drive, 44130, described the windows. The 3 window bay unit on the back of the home will be replaced with two double-hung windows that will be bumped out. They will have grids on the top to match the other windows on the façade. The bump-out will be 11 inches and the sides will be covered with wood finished in white.
- Mr. Strauss questioned how the existing roof over the bay unit would work with the proposed configuration. He said it would have to be modified to go over the corners of the new windows. Ms. Elder said the technicians can fame it out and modify it in the field.
- Mr. Brooker said the square bay with 2 windows will work better than the 3-sided bay. He felt it would look more uniform because it would match the windows on the rest of the home.

ACTION: Mr. Brooker moved to approve the windows as shown on Renewal by Andersen's plans, received April 5, 2022. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-56: Central Bible Baptist Church, 2285 Noble Road, requests to install new awnings.

- Dave Cerveny of The Awning Co., 7109 Madison Avenue, 44102, described the awnings. One will be at the main entrance and one will be at the secondary entrance. They will have gable-style roofs and be a burgundy color.

- to match their branding color scheme within their signage. The awning at the front entrance will cover the transom window.
- Board members were accepting of the secondary entrance awning but felt the front entrance awning was visually messy. Mr. Brooker said it feels impermanent and added in a way that feels detractive to the quality of the building and doors. Alternatives were discussed, such as raising the canopy higher or changing it to a shed roof. Mr. Cerveny said one reason for installing the awning is to protect the front doors from the sun/elements, and that raising the awning would not allow it to accomplish this goal.
 - At this time, Mr. Saylor joined the meeting but abstained from vote and discussion because he was not present at the beginning of the presentation.
 - Mr. Strauss thought the front awning might look better the entire transom was not covered. Mr. Brooker felt it would not look right to have the transom peak through on the sides.
 - Mr. Brooker said that the front awning troubles him and felt that the awning is not a front-door solution. However, he acknowledged the awning is only a semi-permanent structure that can be removed at any time. Because of this, he is okay with the proposal but urged Mr. Cerveny to discuss the two alternative suggestions with the applicant.

ACTION: Mr. Brooker moved to approve the awnings as shown on The Awning Co.'s plans, received March 29, 2022, with the condition that the contractor and applicant consider alternate solutions for the front (shed roof awning or taller awning). Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-57: David Colley, 1389 Lynn Park Drive, requests to install new windows.

- David Colley described the windows. Some window styles are changing but the grid patterns will match.
- Mr. Brooker noticed that the two living room windows that will be replaced with double-hung windows are noted as having a 2x3 grid pattern in each sash. Because the style is changing to a double-hung and this is a relatively small opening, the result will be a very small grid compared to what is existing. He said the separation of sashes would mimic the existing horizontal line, so only vertical lines are necessary to match the existing pattern. Mr. Colley agreed that this would look better and will confirm that Window Nation can produce the recommended change.

ACTION: Mr. Brooker moved to approve the windows as shown on Window Nation's plans, received March 14, 2022, with the condition that the two living room windows have only vertical dividers to replicate the existing pattern. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-58: Evan & Jaclyn Williams, 17468 Shelburne Road, request to renovate the home and construct an addition.

- Joseph Park and Cory Brown of JP Compass, 7948 Mayfield Road, 44026, described the addition. The driveway is accessed from a private drive near the rear property line. The existing attached garage will become living space and a new attached garage will be added with living space above it. The addition will have a slate roof to match the home. The first story will be brick and the second will have siding.
- Mr. Brooker asked if they've sourced brick that will match the existing house. Mr. Park said that had not yet, but their company frequently matches and installs brick with success.

ACTION: Mr. Strauss moved to approve the addition/renovations as shown on JP Compass's plans. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-59: Kishore1 LLC, 2319 Lee Road, requests to install new signage.

- Applicant is working on revising drawings for a future meeting; no action

Old Business

ABR 2021-304 (Approved 03-01-2022): Flaherty & Collins, Cedar-Lee Meadowbrook Redevelopment Site, bounded by Cedar Road, Lee Road, and Meadowbrook Boulevard, and bisected by Tullamore Road (PPN 687-06-009, 687-06-010, 687-06-013, 687-06-088, 687-06-089, 687-06-090, 687-06-091, 687-06-092, 687-06-093, 687-06-094, 687-06-095, 687, 06-096, 687-06-159 and 687-08-001), to submit drawings that reflect the Architectural Board of Review's conditions of approval for examination.

- John Wagner and Alex Pesta of City Architecture, 12206 Larchmere Boulevard, 44120 presented the revisions made based on the Board's feedback.
- Mr. Brooker said the adjustments were successful and asked if the development team agreed. Mr. Wagner said yes.

New Business

Adjournment

The meeting was adjourned at 9:58 PM.

Respectfully Submitted,

BreAnna Kirk

BreAnna Kirk, Secretary

4-21-2022

date

Approved,

Joseph Strauss

Joseph Strauss, Chair

4/26/22

date