

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
MARCH 15, 2022**

**ABR MEMBERS PRESENT:**

Joseph Strauss, Chair  
Denver Brooker  
Terry Saylor

**LANDMARK COMMISSION  
MEMBERS PRESENT:**

Mazie Adams, Chair  
Jim Edmonson  
Tom Veider  
Ken Goldberg  
Margaret Lann

**STAFF PRESENT:**

BreAnna Kirk, Planner I

**CALL TO ORDER**

Ms. Kirk called the meeting to order at 7:05 PM with all the above-listed members present via WebEx.

**APPROVAL OF THE MARCH 1, 2022, MINUTES**

Minutes were approved with corrected text per the request of Mr. Strauss and signed by Mr. Strauss.

**PUBLIC HEARING  
MARCH 15, 2022**

**ABR 2022-32: Beaumont School, 3301 North Park Boulevard,** requests to replace current track and field with regulation-sized soccer/lacrosse field with softball backstop, fencing, and bleachers.

- Brian Horton of Bialosky Partners, 6555 Carnegie Avenue #200, 44103, described the new turf field, fencing, and bleachers. The turf will have the Beaumont School logo in the center. There will be black-coated chain link fencing. The bleachers will hold around 300 people and sit on a concrete pad. The existing scoreboards will be cleaned and painted. The retaining wall will remain; the section between the corner of the field and the parking lot will have a 4-foot chain link fence added to it. A zoning variance is needed for the 14-foot poles and chain-link fencing in the front yard.
- Mr. Saylor said it would be hard to have the field in this location without the netting.
- Mr. Veider said that from a Landmark Commission standpoint, it seems okay, though it is a bit close to the street. He asked why it is not slid farther to the

north. Mr. Horton said that the NE corner is already right near the retaining wall and the NW corner is right near the property line. He said that it has to be in this location to keep the regulation 3-meter boundary zone. The existing track is close to North Park and the new field will be just a little bit closer in that one corner.

- Mr. Strauss asked if they will lose any trees in the SW corner and Mr. Horton said he does not think they will, but if they do, a condition of the Planning Commission's approval is that the zoning inspector comes out to look and approve it.
- Mr. Saylor said the SW corner starts to drop off. He asked if a retaining wall will be necessary. Mr. Horton does not think so.
- Mr. Saylor said that adding this field is an upgrade.

**LANDMARK COMMISSION ACTION: Mr. Goldberg moved to approve the athletic field renovations, fencing, and bleachers as shown on Bialosky Partners' plans, received February 10, 2022. Seconded by Ms. Lann, the motion was unanimously approved.**

**ABR ACTION: Mr. Strauss moved to approve the athletic field renovations, fencing, and bleachers as shown on Bialosky Partners' plans, received February 10, 2022. Seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-33: Church of the Saviour, 2537 Lee Road,** requests to install cellular antennas and related equipment.

- Ronald Gainar, Esq. of Gainar Consultants, Inc., 2515 Red Fox Pass, 44094, first described the cellular antennas and related equipment. He said they were approved by the Landmark Commission and ABR in November 2021, but did not pass the State Historic compliance review. The antennas are now more flush with the building, but they had to add an extra antenna to accomplish this. This configuration has already been approved by the State.

**LANDMARK COMMISSION ACTION: Mr. Edmonson moved to approve the cellular antennas and related equipment as shown on Harper Engineering's plans, dated February 10, 2022. Seconded by Mr. Goldberg, the motion was unanimously approved.**

**ABR ACTION: Mr. Brooker moved to approve the cellular antennas and related equipment as shown on Harper Engineering's plans, dated February 10, 2022. Seconded by Mr. Saylor, the motion was unanimously approved.**

***The Landmark Commission adjourned at 7:28 PM.***

**ABR 2022-21: Joyce Edwards (New Hope Homes Inc.), 16281 Oakhill Road, requests to install new windows.**

- Joyce Edwards and Dave Ondak of Window World, 5350 Transportation Boulevard, 44125, described the window changes. Five existing casement windows will be replaced with double-hung windows.
- Mr. Strauss asked if they had considered a slider window because it would be more in keeping with the appearance of the house in terms of the vertical side-by-side windows. Mr. Ondak said the homeowner would eventually like to convert all of the windows to double-hungs and dislikes slider windows. Mr. Strauss said that there wouldn't be a noticeable difference between the existing windows and slider windows. Ms. Edwards said that she prefers the double-hung windows. They are easy to tilt in and clean. She will eventually replace all of the windows with double-hungs.
- Mr. Brooker said he had the same initial reaction as Mr. Strauss. He said the house has a contemporary sensibility and that everything feels like it's part of the same house. He said the windows are mostly different sizes and shapes in different locations, though. He understands the homeowners cleaning concerns. Mr. Saylor said that if he were to choose the perfect window style for this house, it would be a casement. He understands the current casements are not all properly functioning but said that these would be new windows with new mechanisms that would function properly.
- Ms. Edwards said that almost everyone on her street has double-hung windows. The replacements will be white, and she will paint the existing windows white to match until they can be replaced too.
- Mr. Brooker said that architecturally, the house looks great the way it is, but he understands the reasons the homeowner would like the double-hung windows, and over time, the project will make everything the same in terms of color and type and he is okay with that. Mr. Saylor agreed that the existing look is preferable but it is not so over-riding that he would be opposed to the double-hung windows. Mr. Strauss that the ABR is tasked with preserving architectural styles, especially on homes that are well-designed and well-maintained. He said this house is certainly well-designed and very intentional about the vertical shape windows. He said there are alternatives, like slider windows, that plenty of homes in Cleveland Heights have. He is not in favor of the double-hung windows.
- Ms. Kirk pulled up Google Streetview per the request of the ABR. Many styles of homes were seen, some with double-hung windows, some without. Mr. Brooker and Mr. Saylor felt that once all of the windows are replaced with double-hung windows, it would look consistent and they are okay with that look.

***ACTION: Mr. Brooker moved to approve the windows as shown on Window World's plans, dated January 1, 2022. Seconded by Mr. Saylor, the motion was approved. Mr. Strauss abstained.***

**ABR 2022-34: Start Right Community Development Corporation (City of Cleveland Heights Land Reutilization Program), 883 Nela View Road,** requests to construct a single-family home.

- Dan Bickerstaff of Ubiquitous Design, 3443 Lee Road, 44120, described the home. It is identical to the home previously approved home at 961 Nela View Road with the exception of the exterior finishes. This house has a darker, more red brick. The house requires a zoning variance for the side yard setbacks.

***ACTION: Mr. Strauss moved to approve the single-family home as shown on Ubiquitous Design's plans, dated March 2, 2022. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-35: Start Right Community Development Corporation (City of Cleveland Heights Land Reutilization Program), 924 Greyton Road,** requests to construct a single-family home.

- Dan Bickerstaff of Ubiquitous Design, 3443 Lee Road, 44120, described the home. This home is identical to the homes previously approved at 961 Nela View Road and 883 Nela View Road with the exception of exterior finishes. This home has a gray and white color pallet.

***ACTION: Mr. Brooker moved to approve the single-family home as shown on Ubiquitous Design's plans, dated March 2, 2022. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2022-36: 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. Each side of the roof will have 20 panels and the equipment will be located near the SE corner of the building.
- Mr. Strauss asked about the exposed wiring. Mr. Swabb and Ms. Mocaby did not have the wiring/conduit plan. Mr. Strauss said they need to see this plan before granting approval.

***ACTION: Preliminary Review***

**ABR 2022-37: Daniel Zalevsky, 2874 Corydon Road,** requests to install roof-mounted solar panels.

- Ace Thompson of Fluent Solar LLC, 2578 W 600 N #100, 84042, described the solar panels. There will be 22 panels on the rear roof of the home. The conduit will run through the attic and out and down to the electrical panels. They can paint this stretch of conduit.

***ACTION: Mr. Strauss moved to approve solar panels as shown on Fluent Solar's plans, received February 23, 2022, with the condition that the***

***conduit is painted to match the house. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2022-38: Earl Torain Jr., 3594 Bainbridge Road,** requests to install roof-mounted solar panels.

- Ace Thompson of Fluent Solar LLC, 2578 W 600 N #100, 84042, described the solar panels. There will be 8 on the rear roof. The conduit will run through the attic and out to the electrical box. The conduit can be painted a color to blend in with the brick.

***ACTION: Mr. Saylor moved to approve solar panels as shown on Fluent Solar's plans, received February 23, 2022, with the condition that the conduit is painted to match the house. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-39: Dennis Bourbeau, 3037 Corydon Road,** requests to install roof-mounted solar panels.

- Paul Gabel of Yellow Lite, Inc., 1925 St. Clair Avenue NE, described the solar panels. There will be 17 of them mounted on the front roof. The conduit will run down the back roof and down to the meters.
- Mr. Saylor said he is not thrilled with taking the conduit overtop the gutter as opposed to dropping through the soffit. Mr. Gabel said they try to avoid this because it results in solar deck boxes to properly seal the area.
- Mr. Brooker noted the arrangement is rather irregular and asked if the panels come in different sizes that would allow for a more regular assembly. Mr. Gabel said they do, but this is both the standard and smallest size, and that a different size would have a different output.

***ACTION: Mr. Strauss moved to approve solar panels as shown on YellowLite Solar's plans, received February 1, 2022. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-40: Steve Jain (Real Estate 610 LLC), 3808 Delmore Road,** requests to construct a two-car, detached garage.

- Al Steplight of Topshelf Development, 1700 Shaw Avenue #623, 44112, described the garage. It will have a 6:12 gable roof to match the dormer. The siding will match the house.

***ACTION: Mr. Strauss moved to approve the garage as shown on BVJ Consult's plans, dated January 19, 2022. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2022-41: Robert Kelly, 3512 Northcliffe Road,** requests to construct a two-car, detached garage.

- Eric Mazzone of Godfather Garages, 3601 Clark Avenue, 44109, described the garage. It will have a 6:12 gable roof and all of the colors will match the house.

***ACTION: Mr. Strauss moved to approve the garage as shown on Godfather Garages' plans, received February 11, 2022. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-42: Severance Realty LLC Et Al, 3584 Mayfield Road,** requests to install new signage.

- Adelle Wincek of Be Next Awning & Graphics Inc., 5109 Clark Avenue, described the signage for Dollar Daze. It will have illuminated cloud channel letters and a logo mounted to a raceway. It will match the surrounding signs and be mounted atop the awning.

***ACTION: Mr. Brooker moved to approve the signage as shown on Be Next Awning & Graphics Inc.'s plans, received February 16, 2022. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2022-43: Steve Aviram & Elizabeth Treu, 2552 Kingston Road,** request to construct a rear addition with an attached garage.

- Joseph Calderwood of CM Consult, 6064 Hyde Street, 44060, described the addition. The existing garage will be demolished and a two-story addition with an attached garage will be constructed on the home. The siding and roof colors will match the existing.
- Mr. Saylor said the back wall looks a bit blank and asked if it was to leave a wall to put the bed against. Mr. Calderwood confirmed this was the reason.

***ACTION: Mr. Brooker moved to approve the addition as shown on CM Consult's plans, received February 18, 2022. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2022-44: Emanuel Yaeliyah LLC, 3793 Montevista Road,** requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Garages, 26381 Cannon Road, 44146, described the garage. It will have a 6:12 reverse gable roof to match the house. The homeowner was interested in a light sandalwood color or a willow green color for the siding. The home is brick with a small addition done in a light-colored siding that would match the sandalwood color, and the green (preferred color) would match the neighbor's home. They are willing to paint the siding on the home green to match.
- Mr. Saylor said the white overhead door and trim give context to the house and he is okay with the green with the house as-is. Mr. Brooker said the green is complementary to the red brick.

***ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Garage's plans, received February 16, 2022, with the green siding option. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2022-45: FutureHeights Inc., 1052 Elbon Road,** requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Garages, 26381 Cannon Road, 44146, described the garage. It will have a 4:12 gable roof to match the porch and white siding. The house is yellow but they might be painting it, so they picked white siding to match the color of the house.

***ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Garage's plans, received February 16, 2022. Seconded by Mr. Brooker, the motion was unanimously approved.***

### **Old Business**

### **New Business**

### **Adjournment**

The meeting was adjourned at 9:17 PM.

Respectfully Submitted,

  
\_\_\_\_\_  
BreAnna Kirk, Secretary

  
\_\_\_\_\_  
date

Approved,

  
\_\_\_\_\_  
Joseph Strauss, Chair

  
\_\_\_\_\_  
date

