

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
AND LANDMARK COMMISSION
MINUTES
AUGUST 2ND, 2022**

ABR MEMBERS PRESENT:

JOSEPH STRAUSS, CHAIR
DENVER BROOKER

LANDMARK COMMISSION MEMBERS PRESENT:

MAZIE ADAMS, CHAIR
JIM EDMONSON
MARGARET LANN
MARK SOUTHER
TOM VEIDER
BENJAMIN SPERRY

STAFF PRESENT:

NICOLE BLUNK, CITY PLANNER I
BREANNA KIRK, CITY PLANNER I

CALL TO ORDER

Ms. Blunk called the meeting to order at 7:00 PM with all the above-listed members present.

APPROVAL OF THE JULY 19TH, 2022 MINUTES.

The previous meeting minutes were approved.

PUBLIC HEARING

AUGUST 2ND, 2022

ABR 2022-153: St. Paul's Episcopal Church, 2741 Fairmount Boulevard, requests to install cellular antennae and related equipment.

Presenter(s): Ronald Gainar of Ronald A. Gainar, Esq., 2514 Red Fox Pass, 44094

- Mr. Gainar explained that he is representing T-Mobile. The site currently has Sprint antennas and equipment, but T-Mobile has acquired Sprint and thus inherited this site.
- Mr. Gainar noted several aspects of the site that make it challenging to house the necessary equipment, but stated it is an important site that provides a lot of service. He said the Sprint antennas will be removed from the outside of the bell tower and new T-Mobile antennas will be put inside the lower openings of the bell tower. They will be painted black and blend in well with the shadows.

- Mr. Gainer explained the cabinet equipment location would ideally be housed in the basement, but there was not enough space. Instead, they will be placed on a portion of flat roof that faces the north parking lot. The cabinets will be placed on a platform. A new door will be cut into the façade of the building to provide access to the flat roof. The roof has a 5-foot parapet wall but the top of the cabinets will still be visible from Coventry Road.
- Mr. Brooker asked what color the cabinets are.
- Mr. Gainer said the cabinets are grey.
- Mr. Strauss asked how tall the platform and cabinets are.
- Mr. Gainer said combined, they are eight feet tall, so 3 feet of the cabinets will extend above the parapet.
- Mr. Veider asked if the cabinets could be pulled away from the parapet and moved west on the platform to reduce their visibility from the street.
- Mr. Gainer said this is not a problem.
- Mr. Strauss asked about the items shown on the flat roof that are not the cabinets.
- Mr. Gainer said they are junction boxes, etc., and will not extend above the parapet and/or be visible.
- Ms. Lann said that painting the cabinets a stone color that matches the back wall would help disguise them further.
- Ms. Adams asked how the junction boxes and other equipment will be mounted to the building. She said generally, they prefer things to be mounted into the mortar.
- Mr. Gainer said they always go through the mortar.
- Mr. Edmonson asked why the cabinets were on a three-foot platform. He said if the platform were eliminated, the cabinets would not be visible at all.
- Mr. Gainer said they were structural supports. He asked his engineers if they could be lowered, and they said no.
- Mr. Brooker said the cabinets are about 6-8 feet away from the parapet. He thought the Photo-shopped image that represents the view of the cabinets from the street was conservative and might show more than actually visible. He made a line of sight sketch and said you would have to be pretty far away from the building before you start to see the cabinets. He said the earlier request to move the cabinets on the platform away from the parapet would make the line of sight even shallower.
- Ms. Adams asked how the bell tower antennas will be mounted to the building.
- Mr. Gainer said they will be mounted through the mortar as well.
- Ms. Adams summarized the Landmark Commission's conditions of approval. She stated the cabinets should be moved on the platform as far west/away from the parapet wall as possible; equipment mounted to the building should be done so through the mortar; the door and cabinets should be painted to match the background stone; and the antennas should be painted black.
- Mr. Strauss said the ABR agreed with the Landmark Commission's conditions.

LANDMARK COMMISSION ACTION: Ms. Adams made a motion to approve as noted, seconded by Ms. Lann, the motion was unanimously approved.

ARCHITECTURAL BOARD OF REVIEW ACTION: Mr. Brooker made a motion to approve as noted, seconded by Mr. Strauss, the motion was unanimously approved.

NOTE: THE LANDMARK COMMISSION ADJOURNED AT 7:30 PM.

ABR 2022-154: Marc Berry, 1006 Quarry, request to install deck.

Presenter(s): Marc Berry, Homeowner

- Mr. Berry stated he wants to construct a 10x20 deck in the southern rear portion of his yard. He will use treated lumber and the deck will be 24 inches high. After the deck is installed there will be 36-inch handrails, no electrical.
- Mr. Strauss asked how deep the posts will be into the ground.
- Mr. Berry stated the posts will be 36 inches deep.
- Mr. Strauss asked if the deck will be connected to the house.
- Mr. Berry stated it will not be.
- Mr. Brooker asked if Mr. Berry thought about making the deck closer to the ground, allowing for entry on all sides and eliminating the need for handrails around the perimeter. Mr. Brooker stated it could look like a floating platform and landscaping can be installed around portions or sections of the deck for a nicer appearance.
- Mr. Berry stated he was seeking an old school, traditional look.
- Mr. Strauss stated that Denver makes a valid point, a lower platform eliminates the need for handrails.
- Mr. Berry stated the thought did cross his mind, but he wants to go with the rails and proposed height.
- Mr. Strauss asked if the deck will be stained.
- Mr. Berry replied he will stain it.
- Mr. Brooker stated the option to change the design to a lower platform should be given, should the applicant decide after leaving that he changed his mind.
- Mr. Strauss concurred.

STAFF NOTE NOT EXPRESSED DURING MEETING: If the applicant chooses to go with the alternative design, he must resubmit the alternative design to the planning department, the ABR cannot approve two separate concepts due to the city's inability to track and enforce alternative concepts that were not submitted.

ACTION: Mr. Brooker made a motion to approve as noted, seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-155: Danyell Madsen, 1370 Inglewood, request to demolish addition.

Presenter(s): Pavlo Puts, Contractor, no address provided.

Mr. Puts stated they are seeking permission to remove an addition on the rear of this home. They will leave a brick wall in place but fill in two door openings with brick to match the existing. They are requesting to leave the upper floor entrance in tact for the ability to construct new down the road.

Mr. Strauss asked if the entire two-story addition is coming off.

Mr. Puts replied in the affirmative and stated the entire addition was built improperly but he hopes to reconstruct it in the future.

Mr. Brooker asked if the floor is a concrete slab.

Mr. Puts stated it is.

Mr. Brooker asked what the wall is behind the brick.
Mr. Puts stated it is brick.
Mr. Strauss stated the photos suggests the demolitions has already started.
Mr. Puts stated that was demolition that occurred before he was hired.
Mr. Strauss asked if the brick opening will be toothed in.
Mr. Puts replied that it will be.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-156: Irene & David Strachan, 2603 Fairmount, request to install fence.

Presenter(s): Bill Hance, Landscape Architect, New Vista Enterprises, address not provided.

- Mr. Hance stated they are looking at replacing a few areas of fence and its types. It may be better for him to point it out on the screen. There is a section of chain link fence with a gate that they had to replace previously. The existing fence along the side is owned by the neighbor and is also chain link. There is an existing board fence on the rear side of the property, and Mr. Strachan would like to replace that board fence because its weathered and they want a new board on board fence over there, they would like the height of the fence to be the maximum height permitted. The remainder of the property will be ornamental aluminum, 42 inches tall.
- Mr. Brooker asked how tall the board fence is.
- Mr. Hance stated it is 5'10" and asked what the maximum height permitted is that they can go.
- Ms. Blunk replied that Mr. Hance has already submitted a fence permit indicating the rear board fence will also be 5'10" and if he would like it to be higher he will have to resubmit the fence permit application after he obtains ABR approval.
- Mr. Hance stated the Strachan's will be satisfied with the proposed 5'10".
- Ms. Blunk stated there is a letter of support in the packets for this project and Ms. Blunk reminded Mr. Hance that the posts of the fence must be on the interior of the fence, despite the letter of support giving the Strachan's permission to put the posts on the exterior, it is a code violation and the neighbors cannot give the Strachan's permission to violate code.
- Mr. Brooker asked if the 42-inch ornamental fence is connecting to the 5'10" board on board fence.
- Mr. Hance replied in the affirmative. The reason is because the board fence hides the neighbors parking in the rear.
- Mr. Brooker asked Mr. Hance to show him on the submission where the fences connect.
- Mr. Brooker asked Mr. Hance to draw the neighbors parking pad.
- Mr. Hance agreed and stated its close to the corner.
- Mr. Brooker stated that a 6-foot fence ending abruptly right there at the street doesn't appear right.
- Mr. Brooker asked if the homeowner would be amenable to having the ornamental extend all the way to the section of the property where the parking pad starts, so there isn't this abrupt transition of height right on the corner of the property next to where the sidewalk runs.
- Mr. Hance replied that he believes the Strachan's will agree to that.

Letter of support submitted to the board received Tuesday 8/2 at 12:08PM:

Hello, ABR members and staff,

This is a simple letter of support for the fencing and site work being submitted for the ABR meeting tomorrow evening for 2603 Fairmount. We are the direct neighbors to the north of this property. Our neighbors, the Strachan's, have kept us updated and informed of their work on the property. Dave recently asked to discuss the fence between our two properties. He noted that they were going to be installing a new fence in place of the removed chain link fence, which covers about half of the property line. The other half is a wooden fence that was here when we purchased the property four years ago. Since the posts are on our side of the property, we assume this was erected by the prior owners of our house. Dave suggested that he and his wife would be happy to replace the entire fence, including ours, with a new, matching wood fence and just wanted our agreement. We are fine with this.

In exchange for their kindness, we suggested that the existing posts for our fence, which are in fine shape, be kept/reused and that the new posts, for their new fence, also be placed on our side of the fence. We know that zoning protocols call for the posts to be placed on the side of the fence of the owners erecting the fence. In our cases, this would cause the fence to change midway down its length, which would look odd. With the heavy landscape and existing posts on our side, we are fine with all of the posts being on our side of the fence.

Feel free to let us know if there are any questions. Otherwise, we are in full support of all of the work the Strachan's are doing. Thanks!

*JOHN C. WILLIAMS AIA | Process Creative Studios Inc.
Principal
2280 Tudor Drive Cleveland OH 44106*

ACTION: Mr. Brooker made a motion to approve as noted, seconded by Mr. Strauss the motion was unanimously approved.

ABR 2022-157: Mary Pat & Greg Jolivette, 2791 Scarborough, request to construct garage.

Presenter(s): Martin Johansson, President of Harmoni Designs, no address given.

- Mr. Johansson stated they are seeking to construct a new garage. The owners obtained a variance to build this garage, which has been provided to you, it allows them to build the garage wider and taller. You won't be able to see the garage at all from the street. They will match the colors of the garage to the home. They are attempting to put a basketball court inside the garage.
- Mr. Strauss stated the variance allows them for 17 feet in height.
- Ms. Blunk replied in the affirmative.
- Mr. Brooker asked why there is a canopy on only one side of the garage.
- Mr. Johansson stated that is because it is how they wanted it, he tried to convince them otherwise.
- Mr. Brooker stated it looks like its missing a canopy, not that it was purposely left off. What is the single canopy for.
- Mr. Johansson stated it is so they can side just outside of the structure. The whole thing is being designed around basketball and other games kids can play inside of it.

- Mr. Strauss asked what the materials are.
- Mr. Johansson replied that there is upper portion is shake siding which will match the top part of the house, all the trim will be painted black to match house, the lower portion is lap siding that will be painted a brick tone to match the brick home. The roof will be the same color and style as the house. The steel rod supports for the flat canopy will be painted black.
- Mr. Strauss asked if the doors fold up.
- Mr. Johansson stated they are standard doors, yes.
- Mr. Brooker requested to see a photo of the rear and stated architecturally it is nice but the garage appears to be larger than the home.
- Mr. Johansson stated variances were received for coverage and height.
- Mr. Brooker asked if there was neighborhood support for this.
- Ms. Blunk reminded the ABR that the public comments submitted to another board are not their concern, as well as how they came to their own conclusions or decisions.
- Mr. Brooker stated he understood but a barn is being constructed in the back yard.
- Ms. Blunk stated the other boards are required to notify adjacent property owners as well, so the neighbors were made aware.
- Mr. Johansson stated the neighboring house in the rear is abandoned and there are fences at the rear of the property blocking the view of the condenser.
- Mr. Strauss stated he likes the design of the garage, its complimentary to the house.
- Mr. Brooker asked what happens if the decision is split tonight.
- Ms. Blunk stated that the project needs both of members in attendance to approve in order to go forward, since we are down one member.
- Mr. Johansson stated they can only look at the aesthetics, they cannot comment on the zoning.
- Ms. Blunk stated that has been expressed to the board.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Strauss the motion was unanimously approved.

ABR 2022-158: Lori & Peter Anderson, 2910 Scarborough, request to construct garage.

Presenter(s): John D'Amico, Great Garage Company, 1309 Ridge Road

Mr. D'Amico stated they are looking to demo an existing two car garage and replace it with a 22x22 reverse gable garage. The pitch is 6/12, the walls are 8 feet tall. They will side it with white vinyl to match the house and a black charcoal roof. The door and gutters will be white and 12-inch overhangs all the way around.

Mr. Brooker asked if it will match the house.

Mr. D'Amico stated it will and also there will be no windows on the garage door.

Mr. Strauss stated he is good with the submission.

Mr. Brooker replied that he agreed.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Strauss the motion was unanimously approved.

ABR 2022-159: S&K Block Properties, 1671 Coventry, request to construct garage.

Presenter(s): Ken Block, property owner.

- Mr. Block stated he is the property owner with his wife and they have operated rentals in Cleveland Heights for over 40 years and he takes good care of his houses. They are seeking to construct a new garage because they were cited by the housing department for the condition of the old garage. They prematurely raised the garage, which was 20x20. They are seeking to put a new garage up now that will also be 20x20 and will match the house. The kit will come from Cleveland Lumber and the garage will go where the footprint of the previous garage. There are underground conduits that are currently capped off until a new garage is completed. The siding will be brown with white trim to match the home.
- Mr. Brooker asked if the siding will be painted.
- Mr. Block stated the garage will be vinyl. The home's siding is currently painted. He does not know if he wants the garage to be as dark as the house, but the garage will be brown.
- Mr. Brooker stated the drawings indicate an optional overhang.
- Mr. Block stated it's not written in stone yet.
- Ms. Blunk stated the board can ask you to decide, they cannot approve different options.
- Mr. Brooker stated it is nicer with the overhangs but he is okay without.
- Mr. Strauss agreed.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Strauss the motion was unanimously approved.

ABR 2022-160: Amy & Brian Dolzine, 2811 Fairmount, request to construct addition.

Presenter(s): Brian & Amy Dolzine, homeowner's
Kevin Robinette, Architect, no address given.

- Mr. Dolzine stated they are seeking to construct a small addition to the porch on the rear, as well as window upgrades. Mr. Dolzine stepped over to the projector to point to the areas where the updates will occur.
- Mr. Robinette stated they are planning a kitchen renovation as well as this new addition. They are seeking approval tonight for a new half bathroom for the first floor. The addition will go in the place where the canopy is drawn on the first floor.
- Mr. Strauss asked if there will be a window in the bathroom.
- Mr. Dolzine replied in the affirmative.
- Mr. Robinette stated they are actually moving an existing window, but privacy will still exist.
- Mr. Robinette stated the current siding is a 4-inch lap shingle that goes right down to grade, and they are proposing to put shingle siding on again, but he has procured real cedar shake that has a lap of about 11 inches, and it looks really good. He believes the scale, with this little addition, will look good.
- Mr. Strauss asked if the steps are wood.
- Mr. Dolzine replied that they will be wood.
- Mr. Brooker asked if the scale in the proposal siding that was submitted is correct.
- Mr. Robinette stated it is not, what they are proposing is actually a bit bigger.
- Mr. Brooker asked about the windows.
- Mr. Dolzine stated that the doublehung windows will be replaced with a vinyl doublehung, with grills to match what grills are existing.
- Mr. Strauss asked if they are replacing all the windows on the home.

- Mr. Dolzine replied that they are, they are only keeping the lower porch casements.
- Mr. Brooker asked if the existing windows are original.
- Mr. Dolzine stated he believes so.
- Mr. Brooker stated the scale of an 11-inch shingle is the only thing he has reservations about. There is something about the texture of the brick that is relatively small compared to the texture of the shingle.
- Mr. Robinette stated he thinks it gives it more substance.
- Mr. Brooker stated he prefers the smaller version of the shingle.
- Mr. Robinette stated he can scale it down to an 8-inch lap.
- Mr. Brooker stated that will differentiate the trim a little bit more.
- Mr. Robinette stated the reason for the heavy trim board is because there is a heavy trim board on the eave that exists.

ACTION: Mr. Brooker made a motion to approve as noted, seconded by Mr. Strauss the motion was unanimously approved.

ABR 2022-161: Sue & Steve Dyke, 2558 Guilford, request to construct addition.

Presenter(s): Mike Caito, Architect, no address provided.

- Mr. Caito stated they were here twice already; the project was previously approved. He is here for one switch to those original approvals. They are constructing a new three car garage and sunroom addition to the side of a home on a corner lot. They obtained variances. A section of the roof was proposed to be copper but copper is very expensive. The homeowner has decided to change it up in that section to black asphalt shingle roof to match the rest of the existing shingle on the home. The home is all white brick. The area that connects the main house to the garage is where the original approval had copper, but they are now seeking approval for that to be the shingle. Mr. Caito pointed to the area on his elevation drawings, displayed by the projector. The other copper accents over the garage and rear back door will remain. They will also re-use copper from the existing garage they will tear down.
- Mr. Strauss stated the revised plans need to denote the roofing type change.
- Mr. Caito agreed.
- Mr. Brooker stated this is now going to transition to a delicate accent roof, as opposed to the bold copper that was originally proposed.
- Mr. Caito agreed.
- Mr. Brooker stated he likes the revisions better than the original.

ACTION: Mr. Brooker made a motion to approve as noted, seconded by Mr. Strauss the motion was unanimously approved.

ABR 2022-162: Yehudit Main, 3524 Blanche, request to construct porch.

Presenter(s): Yehudit Main, Homeowner
Rebecca Fertel, Architect, no address provided

- Mrs. Fertel stated the project consists of a front porch and rear deck to an existing house. The homeowner wants to expand her porch to get in and out easier, as well as an area to sit facing

the street. The plan is to frame over the existing stoop to construct a deck and the materials are composite decking and railing, as well as an apron to cover the front. The steps are oriented towards the driveway so she can have an easier time getting into the car with a railing that extends as far as possible to the driveway. The color of the deck will be darker brown and, on the rear, it will be pressure treated wood that is stained to match.

- Mr. Brooker asked about the skirt on the front.
- Mrs. Fertel stated it will also be made out of composite, but it will be vertical instead of horizontal like shown.
- Mr. Strauss stated the new porch looks a lot higher than the existing step and stoop.
- Mrs. Fertel stated the deck is two inches higher than the existing stoop. There is a little bit of an incline leading up to the steps.
- Mrs. Main stated she has joint pain which is why she is requesting this upgrade.
- Mr. Strauss asked what the current steps are.
- Mrs. Fertel replied that they are brick with a stone tread.
- Mr. Strauss asked if there are any comments from neighbors or the public on this one.
- Ms. Blunk replied that no comments have been received.
- Mr. Brooker requested the use of google maps to view up and down the street.
- Mr. Brooker stated that what we are seeing here are more masonry-based steps and stoops in the neighborhood and the design proposed here is like a deck, not a wood framed porch. He thinks a porch on the front of any home is an improvement, but the approach they are taking to build it lacks the formality and permanence the other stoops in the neighborhood have, and he realizes a masonry porch is a lot more money, but the iron railing with the existing stoop is a lot more compatible with the architecture than composite material. He believes if they were to add landscaping at the base of this project to mask this composite material and skirt, he could support that.
- Mr. Strauss asked for setback requirements.
- Mrs. Fertel stated setback requirements only apply if there are roofs over the decks.
- Ms. Blunk stated that is incorrect, setbacks for decks without roofs exist, however, zoning is not the board's concern, this project that is proposed is zoning compliant.
- Mr. Strauss stated his hesitation is because this will change the character of the street, it's not keeping with the character of the street. This looks like a deck that belongs on the back of the house. The informality of this is apparent. It looks like a backyard deck and you don't see that on this street whatsoever.
- Mrs. Fertel asked if it was masonry, would the orientation of the steps bother you.
- Mr. Strauss stated he is not as concerned with the orientation of the steps as he is with the style of the deck. This street has stoops and awnings or porches, and this is a deck.
- Mr. Brooker asked if Mr. Strauss wants to see a roof.
- Mr. Strauss stated he isn't going to say whether or not a roof will help, the style just isn't architectural compatible with the home or the rest of the street.
- Mrs. Fertel stated this is solving the homeowner's challenges, there are a number of things to consider besides aesthetics. She understands what the board is saying but what wins? Is it aesthetics that always wins here?
- Ms. Blunk stated that the board reviews aesthetics, they are not here to review accessibility for disabled or aging homeowners.
- Mr. Strauss stated there are different ways to solve a problem and unfortunately the solutions don't always hit you in the face quickly.

- Mr. Brooker stated the conversation has evolved since his original suggestion, but there are changes to be made that can make it more substantial, such as the corner post, whether they are composite or metal, if they are constructed larger. It would be nice if it was masonry. It would create space for plantings and hanging flowers, making it more substantial. With a few tweaks it can be more robust because it's a beautiful house.
- Mrs. Fertel stated they can do a masonry pier, if the homeowner is willing to do that.
- Mr. Brooker stated it would be fantastic if you could do that. If the piers were brick, the composite might feel like its at the right scale. These are just ideas being thrown out, we don't know what will fit in the budget.
- Mr. Strauss stated this can be considered a preliminary review, and we will have you come back within two weeks with something that responds to the comments made tonight.
- Mr. Brooker stated that he thinks they should look at the rear to approve that deck because he sees no issues with that portion of the project.
- Mrs. Main stated her builders are her grandsons and they are leaving town to go back to school.
- Mr. Strauss stated they won't get the job done within the next two weeks anyhow.
- Mr. Brooker asked if the rear steps of the rear deck come off the driveway.
- Mrs. Fertel nodded her head in agreement.
- Ms. Blunk stated that if the back deck is approved, please ensure the notation indicates the rear deck only.
- Mr. Strauss agreed.
- Mr. Brooker stated he agrees with Mr. Strauss to approve the rear deck only; the front must be resubmitted and is not approved.
- Mrs. Main stated she struggles in the winter to get to her car because she can't walk down the driveway.
- Mr. Strauss stated he is not sure he understands because you can come out of the front of the house now and walk directly to the driveway.
- Mrs. Main stated there aren't handrails down that far.
- Mr. Strauss stated you could put in temporary handles in order to...
- Mrs. Fertel interrupted and asked if that really is a preferable solution to the problem.
- Mr. Strauss stated no it is not but it's a short-term solution.
- Mrs. Fertel stated would it be though, let's be realistic. I want to go there because I feel like, well, I understand these are very modest homes, and there is nothing wrong with that, but here is somebody who actually wants to improve something on their home. Architecturally it may not be an improvement, I am with you on that, but it solves a problem for her.
- Ms. Blunk interrupted to remind Mrs. Fertel that they are a design review board, they review the project from an architectural standpoint only.
- Mrs. Fertel stated she understands that, but is there a way to appeal that, honestly, I mean, do I come back and say this is a disability. What has to happen here.
- Mr. Strauss stated the board is not saying anything about the disability, they are talking about the architecture only.
- Mrs. Fertel stated how do I appeal this for practical reasons then.
- Ms. Blunk stated that the opportunity to appeal to the board is right now, you must make your case to the board as to why the architecture should not matter due to practical reasons. That is why you are here today.
- Mrs. Fertel stated assuming the configuration is okay, if we add masonry piers, I am not sure how that will work with the bottom of the step, I do understand I need to look at this a bit better, that would be acceptable to you?

- Mr. Strauss stated they need to see the modified design in order to approve.
- Mrs. Fertel stated she has been here a few times, she knows how this works, but I feel like whatever temporary solution that is going to go in now will end up becoming permanent.
- Mr. Strauss stated that he is talking about them coming back within two weeks, everyone comes to them and says they have a schedule and prices are going up, but we didn't ask you to come in late in the summer and do this.
- Mrs. Fertel stated the deadline is four weeks before the meeting.
- Ms. Blunk stated deadlines do not apply to continued cases, the revisions just need to be turned into the board secretary by Friday the 5th so I can guarantee you a spot on the agenda.
- Mr. Brooker stated he doesn't want to keep spinning this, he has expressed his opinion, he is not stuck on masonry piers, but it would make it more substantial. Maybe there is room for a metal railing and heavier post, I will leave it up to you.

ACTION: Mr. Strauss made a motion to approve as noted, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-163: WXZ Development, 1900-1944 South Taylor, request to rehabilitate the structures.

Presenter(s): Kevin Dreyfuss, Architect, RDL Architects
 Corey Ringle, Architect, RDL Architects
 Chad Boston, RDL Architects
 Matthew Wymer, WXZ Development

- Mr. Dreyfuss stated that they are seeking preliminary feedback on the project, there are a few design phases that need to be created but the exterior is solid. We will provide a broad background on the project before we get into the architecture.
- Mr. Wymer stated WXZ responded to the RFP put out by Cleveland Heights over a year ago, for the three Taylor Tudor plaza buildings, we were selected as the winning proposal. We presented a broad vision of revitalization of South Taylor and the neighborhood. This is the first step towards that. We are seeking historic preservation tax credits, they will be submitting that at the end of the month. They are very preservation minded.
- Mr. Dreyfuss stated they will review a few photos to give the board a general idea of what will occur. There are three structures located here.
- Mr. Strauss asked if they were all strung together.
- Mr. Dreyfuss replied that they are not, two are together and the last one is divided up because of an intersection.
- Mr. Dreyfuss stated they were originally built as mixed use with the top floor as residential. The goal is to keep that same mixed use with residential on the top, they will undergo an interior remodel. The ground floor was originally commercial. Some of that will remain commercial, while the rest will be turned into live/work space for residents, there will be an elevator installed internally in one building for accessibility. As a historic tax credit project, the intent is to follow the secretary of the interior's guidelines for preservation, which includes restoring the historic fabric of the building. So, we are going to clean the exterior masonry, we are going to tuckpoint, repair the slate roof, stucco and timbering. In terms of exterior additions, on this building here, there is an exterior fire escape that is open to the snow and elements. For safety of course, an open fire escape that is exposed to the elements, isn't ideal. We propose to

- remove that fire escape and install new masonry-faced stair tower on the back of the building. The staircase will face internal to the building, and we will get it enclosed.
- Mr. Brooker asked if the stairs get enclosed.
 - Mr. Dreyfuss replied in the affirmative. We are proposing an *inaudible* rated wall that will have a simple metal material on it, that will be the same color as the brick.
 - Mr. Dreyfuss continued by saying all the commercial tenants are yet to be determined, but the upper floor is all residential. They will be converting one unit into a handicap accessible unit, with no exterior impact.
 - Mr. Strauss asked if the interior layout will remain the same besides the one unit.
 - Mr. Dreyfuss replied in the affirmative.
 - Mr. Dreyfuss continued by stating that they are proposing some of the spaces become live/work units, from the exterior that won't have any impact other than smaller commercial storefronts, that could be a small business or something that is allowed under the conditional zoning, such as an art studio, maybe a small office or retail space. Also, on the first floor, set behind the other storefronts is the leasing office, fitness amenities, etc.
 - Mr. Strauss asked if they have entrances on the ground level for the live/work space units.
 - Mr. Dreyfuss stated entrances are on the ground level, at the rear. Essentially these are flexible live/work spaces, there are sliding panels that allow the private space to be closed off from the retail space. The next building has more of those live/work spaces.
 - Mr. Strauss asked about the handicap units.
 - Mr. Dreyfuss stated there will be one on the ground level, one of the live/work spaces, and one on the third floor of the last building in the corner, so a total of two.
 - Mr. Dreyfuss continued by stating one thing that is a little different is that there are vinyl windows in this building, and they are all 6 over 1 window's no matter what their size. We are replacing those and meeting standards by using aluminum, there will be a simulated divided light, on the outside we are going to return those to their original configurations. On the rear side they will have the simulated divided light and we are proposing a one over one. Some of those rear windows, the originals are still there, and one over one. Storefronts are not original to the buildings, the transoms have been boarded over, but we want to recreate the storefronts with the full transoms. This will be an aluminum system, awnings over entry doors, we are just showing signage conceptual, tenants will have to come back for approval. There are tile bulkheads at the base of the store that are not original, our intent is to turn that back into something more original, but the most significant alteration is the entrance at the rear, which brings us into this new lobby for the elevator, the common space, the mailroom. We are proposing to keep that simple but we have taken the window opening and dropped the sill so we can get a larger opening. We are proposing a new canopy and cable suspension, something three dimensional, lighter in color and 14 feet, so no danger of trucks knocking into it, bollards will also protect it.
 - Mr. Dreyfuss continued by stating other than that we will have some new entrances for the live/work units where they wouldn't have had an entrance for the retail units.
 - Mr. Strauss asked what the original construction date of the buildings were.
 - Mr. Dreyfuss replied, 28, 28 and 29.
 - Mr. Strauss asked about the timber façade.
 - Mr. Dreyfuss stated they will restore where needed, patched and repainted where needed, as well as the stucco and roof tile. They know they have missing chimney pots that need replaced, they are really trying to recreate the original appearance.
 - Mr. Strauss asked if the buildings are being used.

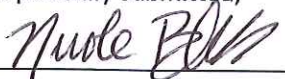
- Mr. Dreyfuss stated the middle building has some commercial occupants but there are no known residential occupants upstairs. There has been some pretty heavy water damage in the building, there was four feet of water in the basement in the southern building over the winter.
- Mr. Dreyfuss stated skylights are on the roof and not visible to the public.
- Ms. Blunk asked if any HVAC or mechanical units will be visible.
- Mr. Dreyfuss stated they are keeping with preservation standards, so the units on the roof won't be visible unless you are in an airplane and there will be units for the commercial spaces on the rear parapet of the building, there are currently units there. The plan is to service them, cluster them together, add safety railing even though the area is not accessible to the public. We will have to provide additional documentation to the state about sightlines and so on.
- Mr. Strauss asked if there are entrances on the front of the building for residents or if it is just commercial.
- Mr. Wymer replied yes, as well as the sides.
- Mr. Dreyfuss pointed to the plans and stated these two entrances in the middle go up to the second floor. There is an entrance here, and one opposite on the side street. And at the far end of the north end there is a stair accessible at the rear and at the south building is the staircase we previously talked about.
- Mr. Dreyfuss continued by saying that there are minor variations between the buildings, the southern building has cast stone and the middle building has true sandstone, they replicated similar shapes and profiles.
- Mr. Dreyfuss stated they have copies of historical photos and passed them out to the board.
- Mr. Strauss stated that the bars on the windows for security and asked if are they staying.
- Mr. Dreyfuss stated the intent is to take them off.
- Mr. Brooker asked if the intent of the electrical on the back is to clean it up or integrate it somehow.
- Mr. Dreyfuss replied there will be some new meter installations but the goal is to remove any unneeded conduit, and clean away as they can. They aren't to that level of electrical engineering on the project.
- Mr. Brooker stated it's a great project, he knows what it takes to get the tax credits so its going to be remarkable when its done.
- Mr. Strauss stated the brick looks in great shape.
- Mr. Dreyfuss agreed.
- Mr. Brooker stated he likes the project and doesn't have any further questions, your replacing windows, fixing everything that's missing, what's not to love.
- Mr. Wymer replied by stating "the budget."
- Mr. Brooker agreed and stated aluminum windows are very expensive.
- Mr. Strauss asked if there is a target market for the residential units.
- Mr. Wymer stated they are still determining all of that.
- Ms. Blunk stated public input for these buildings was welcomed at Cain Park recently.
- Mr. Strauss stated he is good, it looks good.
- Mr. Brooker stated outside of the layout of the units which is outside their purview, everything looks great.
- Mr. Strauss asked Mr. Brooker if he wanted to review this again when the electrical engineering is done.
- Mr. Brooker stated the state SHPO isn't going to let them do much to the building without their approval already so he is alright with the submission as is.
- Mr. Dreyfuss agreed SHPO is very limiting, including on the rear of the building.

- Mr. Brooker stated the condensing units on the second floor will only serve the units on the first floor. You won't see them from the street at all.
- Mr. Dreyfuss agreed, stating they will only serve the commercial space.
- Mr. Strauss asked who the original architect was.
- Mr. Dreyfuss replied Max Weiss, a local developer.
- Mr. Brooker stated he is good with this and makes a motion to approve.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Strauss the motion was unanimously approved.

The meeting was adjourned at 10:04PM

Respectfully Submitted,



Nicole Blunk, ABR Secretary

9-1-22
Date

Approved,



Joseph Strauss, ABR Chair

9/1/22
Date

Approved,



Mazie Adams, Landmark Commission Chair

8/31/2022
Date