

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
JUNE 2, 2020**

ARCHITECTURAL BOARD OF REVIEW Joseph Strauss, Acting Chair  
MEMBERS PRESENT AT REMOTE Jonathan Kurtz  
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 Mr. Strauss and Mr. Kurtz present at remote locations joining through the City's WebEx meeting link. Applicants and interested parties also joined using WebEx. About a minute after the roll call, Mr. Saylor joined the meeting.

**APPROVAL OF THE MAY 19, 2020, MINUTES**

No comments or questions were mentioned so the minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING  
JUNE 2, 2020**

**ABR 2020-71: Nancy Rex, 3052 Washington Boulevard,** requests to expand the front porch width by roughly 9' to the east.

- HLF Homes' Howard Feuer, 13 Hyde Park, 44122, explained that the front porch would be of materials that matched the existing materials.

***ACTION: Mr. Strauss moved to approve the front porch expansion as shown on architect Edward Almquist's plans, dated March 30, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-72: Jason and Sarah Tout, 1785 Radnor Road,** request to build a roofed deck in the back yard.

- HLF Homes' Howard Feuer, 13 Hyde Park, 44122, explained that the roofed deck is shown with a 5' setback to comply with code. The owners will be applying for a variance for the roofed deck to be next to the property line.

***ACTION: Mr. Saylor moved to approve the roofed deck as shown on architect Edward Almquist's plans, dated May 12, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-73: Waldorf Partners, 2300 Overlook Road,** request installation of exterior cladding to replace failing brick.

- LDA Architects' Dominick Durante, 5000 Euclid Avenue, Suite 104, 44103, said Waldorf Towers' brick is failing. A metal panel material would replace the brick on the top three floors. Two different metal panel materials were proposed. Windows would be replaced and resemble the original windows. In response to Mr. Kurtz's question, he said the metal panels end at the head of the fifth-floor windows' head for connecting to a beam.
- Mr. Saylor asked if they had studied one consistent material instead of the contrasting colors. The two different materials accentuate the top.
- LDA Architects' Chris Forchione said a consistent material could be considered.
- Mr. Durante said the metal panels could have a tighter reveal.
- Mr. Saylor said the design looked forced.
- Mr. Kurtz suggested a reveal along the bottom of the metal panel to let the base be the base and the top look distinct.
- Mr. Durante also said the parapet could be consistent like the original building is.
- Mr. Strauss said this was a very horizontal building. He asked if the materials were studied as all horizontal.
- Mr. Saylor asked if they would delete the rectangular trim patterns.
- Mr. Durante said the owner also was interested in adding a thin, white light along the window frames.
- Mr. Strauss did not favor such lighting in a quiet neighborhood.
- Mr. Durante in response to Mr. Strauss's question said they considered gray colors and brick colors.
- Mr. Kurtz said he agreed with the medium warm gray suggested by Mr. Durante.
- Mr. Durante pointed out the existing lighter brick bands that aligned with the windows. He was considering a texture change on the metal panels following that vertical strip.
- Mr. Kurtz and Mr. Strauss said it was worth studying because it could tie the new panels together with the existing.
- Mr. Strauss suggested providing a couple of different options the next time they presented.

***ACTION: No action was taken because the applicant had requested that this be a preliminary review.***

**ABR 2020-74: Christopher and Andrea Lewis, 1107 Hillstone Road,** request to build a rear yard deck and steps.

- Christopher Lewis showed slides of the proposed deck.

***ACTION: Mr. Kurtz moved to approve the deck as shown on the applicant's plans, received May 19, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-75: Arable Investments LLC, 3370 Sylvanhurst Road,** requests to install vinyl siding without matching existing siding.

- Architect William Fugo, Jr., 24424 Princeton Road, 44118, described the siding project.

***ACTION: Mr. Saylor moved to approve the siding as shown on William Fugo's plans, dated May 18, 2020, with the suggestion to continue the first-floor roof over the small window on the back of the house and to paint the chimney to the bottom. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-76: Michael and Diana Wellman, 1325 Inglewood Drive,** request to build a roofed, rear porch.

- Mr. Wellman described the rear porch. In response to Mr. Saylor's question, he said the fascia board would be added to the existing house as an extension from the new porch.
- Members complimented Mr. Wellman on the design.

***ACTION: Mr. Kurtz moved to approve the roofed rear porch as shown on Michael Wellman's plans, dated May 11, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-77: Glenn Meyer and Kristin Brooks, 2500 Guilford Road,** request to build a balcony and dormer on the home's rear wall and roof.

- Architect William Childs, 6 W. Washington Street, 44022, presented the photos and drawings.

***ACTION: Mr. Strauss moved to approve the balcony and dormer as shown on William Childs' plans, dated May 27, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2020-78: Alireze and Sadeghi Bozorgi, 2901 Washington Boulevard,** request to build a detached, two-car garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, described the garage and added that the client would accept a regular gable or a reversed gable roof.
- Mr. Strauss agreed that a reversed gable roof looked better.

***ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Construction's plans, received May 21, 2020, with the condition that the roof be a reversed gable. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2020-79: Edward Wagner, 2295 Lee Boulevard,** requests to build a backyard deck replacing a brick patio.

- Mr. Wagner described the proposed wood deck.

***ACTION: Mr. Kurtz moved to approve the deck as shown on the applicant's plans, received May 28, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-64 (Continued from May 19, 2020): Manju Gupta & Thomas Green, 2647 Derbyshire Road,** request to build back steps, patio, and fireplace.

- Bedrock Contracting's David Wallis, 1554 West 29<sup>th</sup> Street, 44113, said he addressed members' suggestions by pushing the top level inward. The stone pattern was now drawn and colors would resemble the photo.

***ACTION: Mr. Strauss moved to approve the steps, patio, and fireplace as shown on Bedrock Contracting's plans, received 29. 2020. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-62: Matthew Latterner, 2902 Corydon Road, ,** requests to build a detached, two-car garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, described the garage, saying that the new garage would duplicate the garage that is being replaced. In response to Mr. Strauss's question, he said the roof would be a reversed gable, 4:12 pitch.
- Mr. Strauss said this garage's roof should match the neighbor's garage pitch.

***ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Homes' plan, received May 19, 2020, with the condition that the roof pitch be 6:12. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-63: Grace Loudenstein, 3940 Orchard Road** requests to build a detached, two-car garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, described the garage.
- Mr. Strauss said the roof should be a reversed gable. He noted that the front porch was not a 6:12 pitch, so this roof could be a 4:12 pitch.
- Mr. Kurtz said he liked the reversed gable but would not object to a regular gable roof, either. A reversed gable roof would be more compatible with neighboring shed-roofed garages.

***ACTION: Mr. Strauss moved to approve the garage as shown on Shannonwood Homes' plans, received May 19, 2020, with the condition that the roof be a reversed gable with a 4:12 pitch. Seconded by Mr. Saylor, the motion was unanimously approved.***

### **Old Business**

No old business was raised.

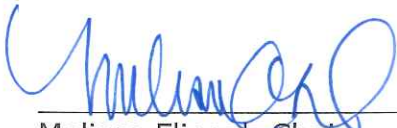
**New Business**

No new business was raised.

**Adjournment**

The meeting was adjourned at 8:53 PM.

Respectfully Submitted,



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Melissa Fliegel, Chair

6/16/20  
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date



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Richard Wong, Secretary

6/16/2020  
\_\_\_\_\_  
date