

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
FEBRUARY 16, 2021**

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

STAFF PRESENT AT CITY HLL: BreAnna Kirk, Planning Technician

CALL TO ORDER

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

APPROVAL OF THE FEBRUARY 2, 2021, MINUTES

Minutes were approved and signed by Mr. Strauss with corrected text per request by Mr. Strauss under case ABR 2021-18.

**PUBLIC HEARING
FEBRUARY 16, 2021**

ABR 2021-21: Milana Poltavchenko, 874 Keystone Drive, requests to install solar panels on the roof of the home.

- Power Home Solar's Matthew Manglona, 919 N Main Street, 28115, described the solar panels. The panels will be mounted on the front and rear roof of the home and will sit three inches above the surface of the roof. All panels will be connected to one line, housed in 1.5" silver-colored conduit. The conduit will connect to the inverter that sits near the panels.
- Mr. Saylor asked about the conduit's path from the panels to the inverter box. Mr. Manglona said the conduit will run from the top of the panels, drop down on the right side of the house, and wrap around to end at the inverter. The front and back panels will be connected with interior wiring. Mr. Saylor said to minimize the conduit on the side of the house, he prefers it to drop down along the side of the panels to the lowest part of the panels, then straight across to the side of the house. On the side of the house, the conduit should travel along the rake down to the corner trim, and then down and to the box.

ACTION: Mr. Saylor moved to approve the solar panels as shown on Power Home Solar's plans, received February 17, 2021, with the condition that the conduit drops down along the side of the panels to the lowest part of the panels, then straight across to the side of the house. On the side of the house, the conduit should travel along the rake down to the corner trim, and then down and to the box. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-22: Raj Singh, 2096 South Taylor Road, requests to install a new sign at the front of Café Tandoor.

- Dustin James of Advanced Installation & Sign, 28 Elevator Avenue, 44077, described the sign for Café Tandoor. The sign is slightly larger than the existing, but is still code conforming.
- Mr. Saylor noted the bottom of the existing sign is flush with the fascia, and asked if the new sign will align the same way. Mr. James said the new sign will also be flush with the fascia, even though it's hard to tell from the plans.

ACTION: Mr. Saylor moved to approve the sign as shown on Advanced Installation & Sign's plans, received February 3, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-23: Gavin Andersen, 3031 Berkshire Road, requests to install a fence in the front yard.

- *The applicant was not present, so the case will be heard at the next meeting.*

ABR 2021-24: William Dawson (Severance Realty LLC), 3624 Mayfield Road, requests to install a new sign at the front of The Yoga Lab.

- Neon City's Eyad Ali, 11500 Madison Avenue, 44102, described the sign. It will be an aluminum cloud sign, roughly 6 feet long by 4 feet tall. Mr. Dawson said the sign depicts The Yoga Lab's logo.
- Mr. Saylor noted the surrounding signs are mounted on the top of the fascia, and this sign is proposed to be mounted at the bottom. He also noted that the existing signs have individual letters, while the proposed is a box sign. Mr. Ali said they can mount the sign to be in line with the existing signs, and that the cloud sign is a new style. He also said that it is not a traditional box sign and will have a background and dimension, similar to the GameStop sign.
- Mr. Ali said the face of the sign is translucent, the white areas on the sign will be translucent and illuminated, and there will be a blue glowing halo around the entire sign.
- Mr. Brooker pointed out that one depiction of the sign showed it as a rectangle, and another depiction showed it with chamfered top corners. He asked which was accurate. Mr. Ali said the sign has chamfered corners, and

that it only looked like a rectangle in the one rendition because he put a white rectangle behind the sign to see it better.

- Mr. Saylor asked what the "5" deep" note refers to. Mr. Ali said the sign is 5" thick and the sides will be aluminum. He said the aluminum can be any color the Board chooses. Mr. Saylor said he is okay with it being white because the existing signs are not consistent.
- Mr. Brooker asked if the chamfered corners were purposely drawn asymmetrical. Mr. Ali said they were equal, but Mr. Brooker said they were not drawn equally. Mr. Saylor said it looked like the angles follow the lettering, and he is okay with them being asymmetrical. Mr. Strauss thinks they should be symmetrical, and Mr. Brooker agreed, saying they are not different enough to look intentionally different. Board members agreed if the corners are to be made symmetrical, they should match the left side.

ACTION: Mr. Saylor moved to approve the sign as shown on Neon City's plans, dated January 20, 2021, with the condition that the sign be mounted above the canopy in line with the surrounding signs, the angles on the top corners be symmetrical as on the left side, and that it be mounted in the same plane as the surrounding signs. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-25: Jamie Bevins, 3001 Corydon Road, requests to build a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, 44121, described the garage. It will be 24' x 24' with a 6:12 gable roof. The siding will be DBL 5" clay with white trim, and driftwood (landmark) shingles to match the house.
- Mr. Strauss said the existing garage has a low sloping roof, which matches the roof on the porch. Mr. Schreiner said the 6:12 pitch is proposed to give the homeowners more attic space. He also explained to the homeowner that they usually match the roof style on the home (in this case, a reverse gable) to the garage, but the homeowner strongly prefers a gable roof.

ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Homes' plans, received February 5, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-26: Belinda Burgess, 2360 Queenston Road, requests to build a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, 44121, described the garage. It will be 20' x 22' with a 6:12 reverse gable roof. There will be DBL 5" siding in harbor blue and white trim to match the house.

ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Homes' plans, received February 5, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-27: Elizabeth Sweet, 2985 Fairfax Road, requests to tear down an existing sunroom and build a veranda.

- Kurt Schneider of Payne & Payne Renovations and Design, 10680 Cedar Road, 44026, described the sunroom demolition and veranda. The existing sunroom on the back of the home and surrounding stamped concrete will be removed. The stamped concrete will be replaced to match the existing and a veranda will be built in a footprint similar to the sunroom's. The existing outdoor kitchen will be moved under the veranda and closer to the existing fireplace. The homeowner is unsure about the dormers in the veranda's roof.
- Mr. Saylor asked if the dormers are there to provide light, and Mr. Schneider said if they go with a completely open ceiling, the dormers will provide light. However, they may eliminate the dormers entirely and go with a flat ceiling. Mr. Saylor said the dormers make the veranda look a bit busy, and eliminating them would simplify the design.
- Mr. Saylor wondered how the fascia on the same roof will work with the existing rake. He said on the left elevation, it looks like it extends down about 1-2 feet, but on the rear elevation, it looks like it's only tucked under about 6 inches. On the left elevation, it looks like the veranda roof will meet with the existing dwelling at a window. He asked if it was drawn correctly. Mr. Schneider said they are avoiding the window and it looks like the veranda is drawn in an incorrect location.
- Mr. Strauss asked if going with a flat ceiling will change the design of the structure. Mr. Schneider said they would still use tongue-and-groove and it wouldn't impact the shape of the structure. Mr. Strauss asked if it would affect the quality of the timbers because they wouldn't be visible. Mr. Schneider said they would still use finished timbers.
- Mr. Saylor is okay with or without the dormers, but would like to see the final version of the project that includes a decision about the dormers and corrections to the location. Mr. Strauss and Mr. Brooker agreed, and the applicant will present the final project at the March 2, 2021 ABR meeting.

Board Members considered this a preliminary review and the applicant will present finalized plans at the next meeting.

ABR 2021-28: Pamela Kelly, 3051 East Derbyshire Road, requests to enclose the existing covered porch, add new windows and a door, and add new wood steps to grade.

- Sharon Sanders of SKS Designs, 2372 Delamere Drive, 44106, described the alterations. The one-story mudroom at the rear of the home is in disrepair

and they will rebuild it entirely. They will also renovate the mudroom and kitchen, enclosing the existing covered porch in the process. The area will still function as an entry/exit point and there will be a door and steps down to grade. It will be sided to match the existing home. The new windows will match the others on the home. The wood will be painted once seasoned.

ACTION: Mr. Brooker moved to approve the exterior alterations as shown SKS Designs' plans, received February 4, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-29: Elliot Posner & Gillian Weiss, 2376 Kenilworth Road, request to replace 3 windows, replace a window with a door, rebuild wood stairs, and build a second set of wood stairs.

- Sharon Sanders of SKS Designs, 2372 Delamere Drive, 44106, described the alterations. There is a patio in the rear of the property and poorly-built steps leading out to it. They will rebuild the existing steps and add a second door and set of steps on the other end of the rear elevation. You can tell the area once had a door because the brick looks different there than it does on the rest of the façade. The windows will be replaced with double-hung windows and the door will have horizontal dividers, creating 4 panes. In between the railing posts on both sets of stairs, there will be stainless steel mesh in a diamond pattern.
- Mr. Strauss said the stainless-steel mesh is incongruent with the rest of the home, and asked if it will have a finish to it. Ms. Sanders said they are looking to just do plain stainless steel. Mr. Saylor thinks the stainless steel would look nice and achieve the look they are going for. Ms. Sanders said she doesn't expect the stainless steel to stay shiny and thinks it will eventually dull into grey.
- Mr. Strauss is pleased they are restoring the door. He dislikes bricking up windows/doors because you can always tell it used to be a window/door.

ACTION: Mr. Saylor moved to approve the addition as shown on SKS Designs' plans, received February 4, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

Old Business

New Business

Ms. Kirk informed the Board that the City is moving forward with developing Design Guidelines. She said the City put out an RFP to manage the project and that proposals are due back February 24, 2021. They will mainly be historic design guidelines, but the City would like to see a section about general city-wide guidelines. The ABR and Landmark Commission will be stakeholders.

Adjournment

The meeting was adjourned at 8:42 PM.

Respectfully Submitted,

BreAnna Kirk

BreAnna Kirk, Secretary

3.2.21

date

Approved,

Joseph Strauss

Joseph Strauss, ABR Chair

3.2.21

date