

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
AND LANDMARK COMMISSION
MINUTES OF THE MEETING
JULY 21, 2020**

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

LANDMARK COMMISSION MEMBERS Mazie Adams
PRESENT AT REMOTE LOCATIONS: Jim Edmonson
Marjorie Kitchell
Margaret Lann
Mark Souther
Thomas Veider

LANDMARK COMMISSION MEMBERS Ken Goldberg
ABSENT:

STAFF PRESENT AT CITY HALL: Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM with the above-listed members of the Architectural Board of Review and the Landmark Commission present at remote locations joining through the City's WebEx event link. Applicants and interested parties also joined using WebEx.

APPROVAL OF THE LANDMARK COMMISSION MARCH 3, 2020, MINUTES

Members had no comments or corrections, so the minutes were approved as submitted and signed by Ms. Adams.

APPROVAL OF THE ARCHITECTURAL BOARD OF REVIEW JULY 7, 2020, MINUTES

Members had no comments or corrections, so the minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING
JULY 21, 2020**

ABR 2020-86: Scott Robertson and Chester Rojice, 2495 Lee Boulevard, request installation of an awning sign for Stems Fleur.

- B Next Design's Adelle Wincek, 5109 Clark Avenue, 44102, described the awning.

- Ms. Adams shared a 1935 photo of the Rockefeller Building showing awnings on many first floor storefronts.
- Mr. Veider noted that the historic photo's awnings were open on the sides. Although the proposal was for the sides to be fabric, Ms. Wincek said the sides could be open.
- Ms. Lann said if the connections were drilled into masonry that the attachment be into the mortar joints to not damage the masonry units.
- Mr. Souther said the awning will very likely need to connect at the stone of the building.
- Mr. Saylor said he liked fabric sides to conceal the awning's frame.
- While Mr. Veider liked the look with open sides, Ms. Wincek said the late afternoon sun harmed the store's products inside the window, so he was accepting of the closed sides.

LANDMARK COMMISSION ACTION: Ms. Adams moved to approve the awning as shown on B Next Design's plans, dated May 18, 2020, with the condition that if a connection is in masonry, it would be at a mortar joint. Seconded by Mr. Souther, the motion was unanimously approved.

ARCHITECTURAL BOARD OF REVIEW ACTION: Ms. Fliegel moved to approve the awning as shown on B Next Design's plans, dated May 18, 2020. Seconded by Mr. Saylor, the motion was approved 2-0. (Note: Mr. Strauss had technical difficulties establishing an audio connection so he could not vote on this motion.)

ABR 2020-90: Wayne Turney, 3555 Birch Tree Path, requests to replace two screened areas of a sunroom using sliding windows and sliding doors.

- Great Day Improvements' Rob Hanna, 700 East Highland Road, 44056, presented the sunroom slides of photos and drawings. In response to Mr. Veider's question, he said the sliding door could not be eliminated because the door can't be increased to that height.
- Mr. Saylor said Elevation B's door looked small. He suggested the composition be three equal widths rather than four.
- Mr. Veider asked that the Elevation B window and kneewall be the same size as Elevation A.

LANDMARK COMMISSION ACTION: Ms. Adams moved to approve the sunroom walls as shown on Patio Enclosures' plans, dated May 21, 2020, with the condition that Elevation B consist of one window and kneewall matching the size of Elevation A's windows and kneewalls and that the remaining width be a two-piece sliding door and transom. Seconded by Ms. Lann, the motion was unanimously approved.

ARCHITECTURAL BOARD OF REVIEW ACTION: Ms. Fliegel moved to approve the sunroom walls as shown on Patio Enclosures' plans, dated May 21, 2020, with the condition that Elevation B consist of one window and kneewall matching the size of Elevation A's windows and kneewalls and that the remaining width be a two-piece sliding door and transom. Seconded by Mr. Saylor, the motion was approved 2-0. (Note: Mr. Strauss had technical difficulties establishing an audio connection so he could not vote on this motion).

Before adjournment, Ms. Adams requested that members receive future ABR agendas to help identify properties that require their approval.

Adjournment of the Landmark Commission: Ms. Adams moved to adjourn. Seconded by Mr. Veider, the motion was unanimously approved at 7:35 PM.

ABR 2020-98: Lamenda Williams, 13411 Cedar Road, requests to install vinyl siding.

- Weatherseal Home Services' John Conner, 227 Munroe Falls Avenue, 44221, said the proposed siding would be gray with matching corner boards. The gable rake boards and window and door trim will be black. In response to Mr. Saylor's questions, he said that a trim board on the front porch would be removed to allow the boards to be covered in aluminum without the ledge catching rain.
- Ms. Fleigel had concerns about the loss of the trim boards because it was an architectural detail.
- Mr. Saylor wanted to avoid a surface defect in appearance known as "oil canning" of the flat aluminum that will cover the front porch ceiling beam.
- Mr. Conner said the homeowner needed all the wood surfaces to be covered to be low-maintenance.
- Mrs. Williams said she had black vinyl railings for the contractor to install. She added that the garage was to be vinyl sided and the ABR members asked that the garage siding information be forwarded to Mr. Wong.

ACTION: Ms. Fliegel moved to approve the vinyl siding as shown on Weatherseal Home Services' plans, received July 21, 2020, with the condition that the front porch railing spindles be black vinyl and that the two short posts at the steps and the crown moulding be capped in black aluminum. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-99: Brian Buckingham, 3054 Washington Boulevard, requests to build a two-car, detached garage.

- The applicant was absent, so the case will be heard at a future meeting.

ABR 2020-100: Judith Ann Forbes, 2528 Derbyshire Road, requests to build a three-car, detached garage.

- The applicant was absent, so the case will be heard at a future meeting.

ABR 2020-101: Jason Zukerman, 2212 Edgewood Road, requests to build a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, described the colors which were to match the home's.
- Ms. Fliegel said that the 5" overhang at the bottom of the gable should be removed.
- Mr. Saylor agreed that the gable wall should be flush without the 5" overhang.

ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Construction's plans, received July 1, 2020, with the condition that the gable be flush, without the proposed 5" overhang. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-102: Gregory Hering, 3336 East Scarborough Road, requests to build a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said the home was more green than the photos showed.

ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received July 7, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-103: Tom Mawby, 3237 Dellwood Road, requests to build a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said the client wanted a standard gabled roof to go with the gable on the front of the house. The client also wanted the pitch to be no steeper than 6:12.
- Mr. Saylor said the roof looked better as a reversed gable to match the main roof of the home.

ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received July 7, 2020, with the condition that the roof be a reversed gable that matched the home's main roof pitch. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-104: Shaju Shajahan, 3796 Bainbridge Road, requests to build a two-car, detached garage.

- Apex Construction's Mr. Shajahan, 24381 Aurora Road, Suite A-6, 44146, described the proposed garage.
- Mr. Saylor said a reversed gable would match the home's main roof.
- Mr. Strauss suggested that the roof match the home's roof pitch.

ACTION: Mr. Saylor moved to approve the garage as shown on Carter Lumber's plans, received July 21, 2020, with the condition that the roof be

a reversed gable, 6:12 pitch. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-105: Dan & Katherine Simone, 3244 Hyde Park Avenue, request to build a rear deck.

- Yahweh Construction's Terrence Stewart, 3836 Colony Road, 44118, described the proposed deck.

ACTION: Ms. Fliegel moved to approve the deck as shown on Yahweh Construction's plans, dated January 23, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-106: Jerome & Kathleen McKeever, 2889 Chatfield Drive, request to build a 1-story addition and patio and alter existing house including new windows.

- TPA Builders' John Payne, 4310 St. Clair Avenue, 44103, described the addition and noted window changes on revised drawings that he shared from his computer.

ACTION: Mr. Saylor moved to approve the addition as shown on TPA Builders' plans, received July 7, 2020, with the condition that the windows could be 3 instead of 4 on the east elevation and that the screened porch be at the same elevation as the family room. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-107: Nancy Thrans, 2991 Coleridge Road, requests to build a front porch.

- JDR Home Improvements' Goran Zekic, 2192 Cottage Grove Drive, 44118, said the porch front steps would be rebuilt and the porch would extend across the house. The roof would match the existing roof.

ACTION: Mr. Saylor moved to approve the porch as shown on JDR Home Improvements' plans, received July 21, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-108: City of Cleveland Heights, 40 Severance Circle, requests to install solar panels on the roof of City Hall.

- Melink Solar & Geo's Luke Larison, 5130 River Valley Road, 45150, said City Hall's parapet will hide the panels on the roof.
- Mr. Saylor asked if the roof was the original roof since a lot of work would be needed to reroof once the solar panels were installed.
- Ms. Fliegel suggested that the applicant present the other projects at this time.

ABR 2020-109: City of Cleveland Heights, 1 Monticello Boulevard, requests to install solar panels on the roof of the Community Center.

- Melink Solar & Geo's Luke Larison, 5130 River Valley Road, 45150, said that Reader Roofing was consulted about the roof's condition.

ABR 2020-110: City of Cleveland Heights, 14200 Superior Road, requests to install solar panels on the roof of the service garage.

- Melink Solar & Geo's Luke Larison, 5130 River Valley Road, 45150, said the racking on the pitched roof would clamp the panels. He noted that the conduit would be painted to match the building. It would be on the west side hidden by trees.

ACTION: Mr. Strauss moved to approve the solar panels on all three City buildings as shown on Melink's plans, received July 21, 2020, with the condition that conduit be as inconspicuous to the public as possible and painted to match the building. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-111: Service Corp. Int'l (Berkowitz-Kumin-Bookatz Funeral Home), 1985 South Taylor Road, requests to build addition and alter building.

- Hiti, Difrancesco, and Siebold Inc.'s Elizabeth Swearingen, 1939 West 25th Street said the original funeral home was built in 1957.
- Owner Bart Bookatz said the addition and alterations were important so that his business could remain in the City.
- Ms. Swearingen said the addition's materials would match the existing. LED lights would be added to the parking lot.

ACTION: Ms. Fliegel moved to approve the addition and alterations as shown on Hiti, Difrancesco and Siebold's plans, dated July 7, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

Old Business

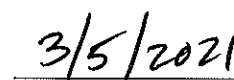
New Business

Adjournment

The meeting was adjourned at 9:46 PM.

Approved,


Mazie Adams, Landmark Commission Chair


date