

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
OCTOBER 20, 2020**

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

LANDMARK COMMISSION Mazie Adams, Chair
MEMBERS PRESENT AT REMOTE Jim Edmonson
LOCATIONS: Ken Goldberg
Margaret Lann
Thomas Veider

STAFF PRESENT AT CITY HALL: Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM with all 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 OCTOBER 6, 2020, MINUTES

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

**PUBLIC HEARING
OCTOBER 20, 2020**

ABR 2020-176: John Ladner, 2780 East Overlook Road, requests to build a two-car, detached garage. The Landmark Commission also would like to discuss alterations to the ornamental metal fence.

- C2 Arch's Architect Charles Miller, 3368 Mayfield Road, 44118, described the photos and garage design. Brackets, stone, and stucco on the garage were elements that blended with the existing main house's and caretaker's house's materials and design. Two double-hung windows with operable shutters would resemble the home's windows.
- Mr. Saylor said the garage siting and design were complementary to the home.

- Mr. Strauss said he was comfortable with the design.

ABR ACTION: Mr. Saylor moved to approve the garage as shown on C2 Arch's plans, dated October 1, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

LANDMARK COMMISSION ACTION: Ms. Adams moved to approve the garage as shown on C2 Arch's plans, dated October 1, 2020. Seconded by Mr. Veider, the motion was unanimously approved.

- Mr. Wong said the second part of this case was for discussion about the bamboo that was attached to the iron fence. He showed photos of the fence prior to the added bamboo and after adding the bamboo. A letter from neighbors Karen and Alexandra Davis' letter stating that they found the bamboo extremely attractive, charming, and appealing.
- Mr. Ladner said he and Mark Lipscomb chose this home for its historic character. They were committed to protecting and preserving the house. They didn't realize that the fence was included in the Landmark Commission's jurisdiction. The bamboo afforded privacy and highlights the design of the ornamental fence. It helps provide much-needed relief from the heavy traffic of Coventry. They intentionally kept the front of the house unhidden by bamboo.
- Mr. Goldberg wished the historic metal fence could be restored.
- Ms. Lann saw no historic precedent for bamboo but she recognizes that the bamboo was removable and the solution was better than removal of the metal fence.
- Mr. Veider said thankfully the bamboo was removable. He questioned if the height would need a variance. He understood the need for privacy and did not see the need for the bamboo's removal but he thought a permit was needed.
- Ms. Adams said fencing was in the Landmark Commission's jurisdiction. She appreciated that the bamboo was removable but the height was a concern. The shorter bamboo section was more attractive. She would have preferred that City staff notify the Landmark Commission when modifications are occurring rather than review them after the fact.
- Mr. Saylor questioned the height. He noted that the tallest bamboo was maybe 8" higher than the finials. The lower bamboo worked better with the metal fence. The look would be improved if the top of the bamboo aligned with the upper horizontal metal piece.
- Mr. Wong, in response to Mr. Saylor's question, said the Zoning Code recognizes that parts of the historic metal fence are taller than the highest bamboo. Those tallest projections would define the fence's height. The Zoning Code does not consider a fence's transparency.

- Mr. Strauss said it was unfortunate that the bamboo was added. Other methods of providing privacy such as a fence set back away from the sidewalk or a landscaping solution would be alternatives.
- Ms. Fliegel said a compromise would be for the bamboo to be no taller than the highest horizontal metal member of the fence. She would not favor the bamboo staying as a permanent element.
- Mr. Strauss suggested that the owner return to the next ABR meeting to explain the changes that they would be willing to make, if any.

ABR 2020-177: Barber and Beauty Supply Outlet and owner, Shore Prime LLC, 13216 Cedar Road, request to install a sign.

- Jamal Pittman, 13216 Cedar Road, presented the channel letter sign.

ACTION: Mr. Saylor moved to approve the sign as shown on Fastsign's plans, received September 30, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-178: King's Housing Network, 956 Nelaview Road, requests to build a two-car, detached garage.

- Levine Architecture & Design, Ltd.'s Tatiana Tate, 37116 Tolland Road, 44122, described the garage. It was to be wood-sided to match the home.

ACTION: Mr. Saylor moved to approve the garage as shown on Levine Architecture & Design, Ltd.'s plans, dated October 5, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-179: Daniel and Kathleen Martinelli, 2199 Stillman Road, request to build a two-car, detached garage.

- The Great Garage Company's Jon Keeney, 1309 Ridge Road, 44233, said a 6"-wide trim band in black aluminum would be above the overhead door. Clarifying, he explained that the siding above and below that band would be lap siding that wasn't partial strips above and below the band as it was drawn.
- Mr. Strauss asked that the drawings be drawn with greater accuracy.

ACTION: Mr. Saylor moved to approve a garage as shown on The Great Garage Company's plans, received September 29, 2020 with the conditions that the trim board over the overhead door be an 8" band, the rake boards be a 5.5" width, and that no white trim occur above the overhead door. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-180: VNTG Place, 991 Roanoke Road, requests to build a two-car, detached garage.

- The contractor Dave Garvey, 1235 Marquette Avenue, 44114, described the garage. He said the home would eventually be sided with the same vinyl

siding as the garage. Overhead power lines above the garage roof caused the garage roof's pitch and height to be 6:12 pitch instead of matching the home's steeper roof.

ACTION: Mr. Saylor moved to approve the garage as shown on CADD Creations' plans, received October 5, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-181: Matt Johnston, 2762 Fairmount Boulevard, requests to install roof-mounted solar panels.

- YellowLite's Paul Gabel, 1925 St. Clair Avenue, 44114, described the proposed panel arrangement and conduit. The slate roof needed to be protected from being disturbed.
- Mr. Saylor suggested alternative conduit locations.

ACTION: Mr Saylor moved to approve the solar panels as shown on YellowLite's plans, received October 7, 2020, with the condition that the conduit be routed adjacent to the downspout. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-182: Anne Anderson, 2660 Edgehill Road, requests to install roof-mounted solar panels.

- Ms. Anderson described the proposal and said Paul Gabel was unable to be heard.
- Ms. Fliegel said the irregular pattern of panels around the roof protrusions looked odd.
- Mr. Gabel said that the number of panels needed to stay at 19.

ACTION: Mr. Saylor moved to approve the solar panels as shown on the plans by YellowLite, received October 7, 2020 with the condition that a rectangular shape of 16 panels be arranged and instead of two additional panels along the top, one of the two would complete the 16-panel rectangle and the second would be just above the far west's lowest corner panel. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-183: Daniel Faintuch, 3666 Berkeley Avenue, requests to build a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 26381 Cannon Road, 44146, described the proposed garage.
- Mr. Saylor said the front elevation's walls to the left and right of the overhead door were not drawn to-scale.
- Mr. Strauss asked that the drawings be drawn accurately.

ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received October 6, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-184: Uwe Schnell, 2361 Tudor Drive, requests to build a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 26381 Cannon Road, 44146, said the garage's front façade would have a thin brick applied on each side of the overhead door like the current garage. On the side of the garage facing the backyard, the owners requested a shake siding instead of vinyl. The other sides would be vinyl lap siding. The roof would be a hipped roof to match the home.
- Ms. Fliegel asked about the width of the brick piers.
- Ms. Carrero said they would be about 2'-wide.
- Ms. Fliegel said brick would come down to the foundation, not overhang the foundation. She also said that she would not approve the shake siding.
- Mr. Saylor clarified and said the brick would be 2' wide on the sides, too.
- Mr. Strauss suggested brick on the side where shake had been proposed.

ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Construction's plans, received October 2, 2020, with a condition that the side proposed to be shake shingled be brick or lap siding to match the other sides of the garage. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-185: Stacey McGaugh, 3000 Edgehill Road, requests to build a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 26381 Cannon Road, 44146, said the garage would be white with a green trim to match the home's shutters.

ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received October 2, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-186: Lori Stokes, 2235 Woodmere Drive, requests to build an in-ground pool, deck modification and expansion, and other improvements.

- Mr. Wong said the applicants decided to postpone the pool until spring at which time they would return with a proposal.

ABR 2020-187: Metro by T-Mobile, 2225 Noble Road, requests to install a sign.

- Signarama's Sam Costiuc, 8959 Tyler Boulevard, 44060, said the sign reflects T-Mobile's acquisition of MetroPCS. In response to Ms. Fliegel's question, he said stucco damage from the old sign would be repaired and repainted.
- Mr. Wong noted that the fabric banner would need to be removed before a permit could be issued for this sign.

ACTION: Mr. Saylor moved to approve the sign as shown on Signarama's plans, dated September 29, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-188: Bob Myers, 1229 Haselton Road, Requests to install vinyl siding without matching the home's original appearance.

- Mr. Myers presented his proposal to side his home. He noted that the front gable would be an accent color of "Fired brick." The rest of the siding would be "Sterling Gray."

ACTION: Ms. Fliegel moved to approve the siding as proposed in the applicant's plans, received October 14, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-189: The Boujie Bakery, 1774 Lee Road, requests to install an awning and a sign.

- BNext's Adelle Wincek, 5109 Clark Avenue, 44102, described the awning and sign.

ACTION: Mr. Saylor moved to approve the sign and awning as shown on BNext's plans, dated August 6, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-190: KIDKSG Properties LLC, 1036 Helmsdale Road, requests to build a two-car, detached garage and a deck.

- CNT Construction Company's Charles Ficklin, 7719 Carnegie Avenue, 44103, described the garage and back porch.
- Mr. Strauss mentioned that the garage was really close to the house and would be more easily reached if it were farther from the house.
- Ms. Fliegel noted that the garage's floor had already been built.
- Mr. Saylor suggested a 6:12 pitch to the roof instead of a 4:12 pitch.

ACTION: Ms. Fliegel moved to approve the garage and porch as shown on BVJ Consultants' plans, dated October 1, 2020, with the conditions that the garage roof be a 6:12 pitch, the stairs have a handrail, and the pressure treated wood be painted or stained once it can accept stain.

ABR 2020-191: Kathleen Reis and James Eneix, 3345 Kildare Road, request to build a two-car, detached garage.

- The applicant was unable to join the meeting but Mr. Wong showed the applicant's MP4 video file.
- Ms. Fliegel said the "Y-shaped" downspouts should be avoided.

ACTION: Mr. Saylor moved to approve the garage as shown on James Whitley's plans, received October 7, 2020, with the condition that the "Y-shaped" downspouts on the back wall be redesigned as two vertical

downspouts. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-192: Brian Jung, 1551 Crest Road: requests to build a deck.

- Mr. Jung said the existing second floor porch posts would be rebuilt with new foundations and the proposed deck would be built around the columns.
- Mr. Fliegel suggested using 6-by-6 posts instead of 4-by-4s.

ACTION: Mr. Saylor moved to approve the back deck with the conditions that the porch columns be 6-by-6 and the pressure treated wood be stained or painted. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-193: Timothy Wilson, 3278 Yorkshire Road, requests to build a two-car, detached garage.

- Architect Eli Mahler, 3947 West Ash Lane, 44122, said the proposed garage roof would be match the pitch of the home's front porch gable.

ACTION: Ms. Fliegel moved to approve the garage as shown on Eli Mahler's plans, dated October 5, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-194: Hair Melodies, 2128 Lee Road, requests to install a sign.

- Hair Melodies' Brittany Weingartner, 23731 Hartland Drive, 44123, said the proposed sign was for her storefront.
- In response to Mr. Saylor's question, Mr. Wong showed additional slides of other tenants of the building.

ACTION: Ms. Fliegel moved to approve the sign as shown on the applicant's plans, received October 6, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

Old Business

Members asked about staffing of the ABR. Mr. Wong said interviews were occurring for his replacement and a new staff planner that recently graduated would start November 2.

Mr. Strauss also talked about not approving a project built without a permit. Taking action would sanction a design they would not have otherwise approved, so avoiding taking action would be a better message. Mr. Wong said that such a condition where the applicant lacks an approval keeps them in a condition in which the City could pursue legal action to remove the fence or parts of the fence that were never approved.

New Business

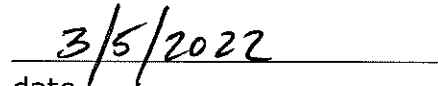
Adjournment

The meeting was adjourned at 10:01 PM.

Respectfully Submitted,



Mazie Adams, Landmark Commission Chair



date