

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
AND LANDMARK COMMISSION  
MINUTES OF THE MEETING  
MARCH 2, 2021**

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

LANDMARK COMMISSION Mazie Adams, Chair  
MEMBERS PRESENT AT REMOTE Margaret Lann  
LOCATIONS: Mark Souther  
Ken Goldberg

STAFF PRESENT AT CITY HALL Eric Zamft, Planning Director  
OR AT REMOTE LOCATIONS: Karen Knittel, Assistant Planning Director  
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 16, 2021, MINUTES**

Minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING  
MARCH 2, 2021**

**ABR 2021-30: Brantley Inc, 2378 Euclid Heights Boulevard,** requests to replace antennas and related cellular equipment on existing rooftop site.

- Ronald Gainar of Ronald A. Gainar, Esq., 2515 Red Fox Pass, 44094, provided a project overview of the equipment replacement. He will submit paint samples to ensure the antennas are painted to match the façade color.
- Mr. Strauss asked about the antennas labeled Future mmWave Antennas and asked if they could be moved back, away from the front of the building. Mr. Gainar said they were approved at a previous meeting. Ms. Adams remembered the Landmark Commission reviewing antennas at this site recently, but ABR members did not. Ms. Kirk will search through project

archives to determine if the Future mmWave Antennas have already been approved.

**LANDMARK COMMISSION ACTION: Ms. Adams moved to approve the antennas and related cell equipment as shown on Harper Engineering's plans, received February 11, 2021, excluding the Future mmWave Antennas and with the condition that City staff approve the paint color. Seconded by Ms. Lann, the motion was unanimously approved.**

**ABR ACTION: Mr. Strauss moved to approve the antennas and related cell equipment as shown on Harper Engineering's plans, received February 11, 2021, with the same conditions listed by the Landmark Commission. Seconded by Mr. Brooker, the motion was unanimously approved.**

**[Note: After the meeting, Ms. Kirk found the Future mmWave Antennas were approved by the ABR and Landmark Commission on 1/3/2019. Additionally, Mr. Gainar said that after discussing these antennas with T-Mobile, he learned that the manufacturer stopped making them, and they will never be installed on the building.]**

**ABR 2021-31: Cedar Road 13450 LLC, 13450 Cedar Road,** requests to replace antennas and related cellular equipment on existing rooftop site.

- Ronald Gainar of Ronald A. Gainar, Esq., 2515 Red Fox Pass, 44094, provided a project overview of the equipment replacement. He said the antennas are not visible from street level because they are on a smokestack located in the center of the building. He will submit paint samples to ensure the antennas are painted to match the façade color.

**ABR ACTION: Mr. Brooker moved to approve the antennas and related cell equipment as shown on Harper Engineering's plans, received February 11, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.**

**ABR 2021-27: (Continued from 2/16/2021) Elizabeth Sweet, 2985 Fairfax Road,** requests to tear down an existing sunroom and build a veranda.

- Kurt Schneider of Payne and Payne Renovations and Design, 10680 Cedar Road, 44026, described the changes made to the veranda plans after the previous meeting. The overhang that was previously shown blocking the garage window (near the kitchen and grill area) was scaled down to avoid the window. They plan on deleting the two side dormers and leaving the front one. They will install a flat ceiling and are considering a fake dormer because the flat ceiling will block any light coming in from a true dormer.
- Mr. Brooker said the house is a very honest piece of architecture and he doesn't like the idea of a fake dormer. If they decide to proceed with the

dormer, he said it should be a true dormer and they should vault part of the ceiling by the window to let the light in and can leave the rest of it flat. He is also fine with deleting the dormer entirely. Mr. Schneider said they can do either of those options and that the flat ceiling is primarily to save money on lumber.

***ABR ACTION: Mr. Brooker moved to approve the veranda as shown on Payne & Payne Renovation and Design's plans, received February 25, 2021, with the option of keeping a true dormer or removing the dormers. Seconded by Mr. Strauss, the motion was unanimously approved.***

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

- Gavin Andersen described the 3.5" tall fence to be installed around the perimeter of the front yard. It will be a regular picket fence with 4" pickets and 2" spaces in between. It will be northern white cedar.

***ABR ACTION: Mr. Brooker moved to approve the fence as shown on Mr. Andersen's plans, received January 29, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-32: R & R Estate Investments LLC, 3151 Sycamore Road,** requests to remove the back porch and add a new roof and to alter the dormer wall to allow for a stairwell entrance.

- Robert Miller of R & R Estate Investments LLC, 16724 Madison Road, 44062, provided a project overview of the dormer extension. The interior steps to the third floor lead straight into a bathroom, so the owners wish to move the bathroom back. This will create a small hallway/landing at the top of the stairs and so people will no longer need to walk through the bathroom to access the rest of the floor. In order to move the bathroom, the dormer wall must be extended to the side.
- Mr. Miller asked if they could remove the second-floor porch. Mr. Strauss said he would need to see drawings before discussing it any further. Mr. Miller said they will save the porch.

***ABR ACTION: Mr. Strauss moved to approve the dormer extension as shown on R & R Estate Investment LLC's plans, received February 17, 2021. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2021-33: Welby Gardens SFR Holdings LLC, 1007 Caledonia,** requests approval for a previously built deck.

- Ms. Kirk said the deck was built without ABR approval or building permits. The applicant is working with the City to come into compliance and needs ABR approval to do so.

- Eli Mahler of Eli Mahler Associates, 3947 W. Ash Lane, 44122, described the deck. He said the previous deck was in bad shape and it was rebuilt on the same footprint. It was painted to match the window trim and he feels it is structurally sound based on the information he was provided.

***ABR ACTION: Mr. Strauss moved to approve the deck as shown on Eli Mahler Associates' plans, received February 2, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-34: Zach & Lauren Guren, 2290 Ardleigh Drive,** request to build a pergola in the rear yard to support solar panels and to install solar panels on the roof of the home.

- Richard Bozic of Blatchford Architects LLC, 12429 Cedar Road #10, 44106, described the pergola. It will be placed over an existing patio and line up with the edge of the house. It has a heavy timber look and is sloped to grab as much light as possible.
- Robby Cooper of Moxie Solar, 230 Sugar Creek Lane, 52317, described the solar panels on the pergola and roof of the home. The conduit will run underground. Mr. Cooper said the pergola will be stained white and Mr. Guren said they are actually considering a natural cedar wood based on a recommendation from a landscaping group.

***ABR ACTION: Mr. Strauss moved to approve the pergola as shown on Blatchford Architects' plans, received February 11, 2021, and the solar panels as shown on Moxie Solar's plans, dated January 5, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-35: Rebecca Roark, 3367 Superior Park Drive,** requests to install solar panels on the roof of the home and roof of the garage.

- Matthew Mangola of Power Home Solar, 919 N Main Street, 28115, described the solar panels.
- Mr. Kurtz mentioned the arrangement of the 3 panels on the roof of the house and asked if they could remove a panel from the garage roof and add one to the house roof. With 4 panels on the house roof, they could create a square and be more consistent with the shape of the house. Mr. Mangola said the angle of the garage roof is more ideal and those panels will capture more energy than the ones on the home, so they'd prefer to leave all 5 of the proposed panels on the garage.
- Mr. Kurtz asked why the panels on the home are on the front (south) gable part of the roof. Mr. Mangola said the dormer casts a shadow on the north side, so they chose the south side.
- Mr. Mangola said the conduit for the garage panels will run underground and the conduit for the house panels will run down the side of the house.

- Mr. Kurtz said if the panels were placed on the dormer they would be more hidden, and he asked if they would also capture more sunlight. Mr. Mangola said the angle of the dormer roof is not ideal for capturing sunlight, especially in the winter. The dormer also might not be able to support the weight of the panels.
- Mr. Brooker asked if they could move one panel from the front of the house to the rear of the house to avoid the awkward three-panel arrangement. Mr. Mangola said they prefer keeping the panels together so they can tie into the same junction box.
- Mr. Kurtz asked if they could rotate the panels 90 degrees to make room for the third panel in the same row, thus creating one large rectangle. Mr. Mangola said yes, as long as the arrangement will still be compliant with building and fire codes. Mr. Strauss asked if they could take that orientation and move it to the northeast side of the roof. This would be mostly hidden from the street and the conduit can run straight down to the panels. Mr. Mangola said yes, as long as it's not a large production offset and is still compliant with building and fire codes.

***ABR ACTION: Mr. Strauss moved to approve the solar panels as shown on Power Home Solar's plans, received February 18, 2021, with the condition that the array on the roof be rotated 90 degrees, placed in one row, and moved to the northeast corner of the roof, pending engineering approval. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2021-36: Natasha Levinson & Paul O'Keeffe, 3035 Somerton Road,** request to build an addition at the rear of the house.

- Ms. Kirk said that building the addition might exceed the maximum rear yard coverage, and the Planning Department is waiting on a detailed site plan to determine if the project requires a variance.
- Paul O'Keeffe described the addition that will accommodate a second bathroom and laundry space.
- Mr. Brooker said the addition is rather long and has very few windows.
- Mr. Strauss said the addition is not as inspiring as the house itself but he doesn't see anything wrong with it.

***ABR ACTION: Mr. Strauss moved to approve the addition as shown on IDS Construction Solutions' plans, received February 17, 2021. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2021-37: David & Michelle Ware, 14698 Superior Road,** request to replace a slate roof with an asphalt roof.

- David Ware described the roof. The original slate roof is 96 years old and is in disrepair. Due to the high cost of slate, the homeowners would like to replace it with asphalt shingles.

- Mr. Kurtz said it looks like most of the adjacent houses have asphalt shingles.
- Mr. Strauss asked if they intend to replace all the roofs, and Mr. Ware said they will not be doing the front porch roof because that was done a few years ago. He also said the rear first-floor roof was done 15 years ago, so they will not be redoing that either. It will be the second and third floor roofs that get redone.

***ABR ACTION: Mr. Strauss moved to approve the roof as shown on David & Michelle Ware's plans, received February 24, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-38: Alexander & Faygie Klein, 3489 Shannon Road,** requests to install a two-story, two-car attached garage and build an addition on the rear of the home.

- Ms. Kirk said this project requires a variance because the garage is front-facing and because it is tandem.
- Alexander Klein and Mikhail Sudnitsyn of LMS Design LLC, 33205 Cannon Road, 44139, described the garage and addition. They wish to demolish the existing detached garage and add a tandem two-car attached garage with living space above, as well as an addition on the rear of the home. The existing detached garage does not fit the homeowner's minivan very well and is about 35 feet away from the closest door to get into the house. The proposed garage will easily fit the minivan, allow for easy access into the home, and create more space in the backyard.
- Mr. Kurtz asked how they will deal with water on the flat roof section above the garage. Mr. Sudnitsyn said it is not completely flat, there is a slight pitch and they will add gutters.
- In response to Mr. Brooker's questions, Mr. Sudnitsyn said the addition will have white board and baton vinyl siding to match the front entryway.
- Mr. Strauss said he was struggling to see how the addition is compatible with the existing home. Mr. Sudnitsyn said they intentionally made the addition very different to show that it is an addition. Mr. Strauss said it looks like it belongs in a different neighborhood. Mr. Sudnitsyn said it was a preliminary design and they can blend the addition into the existing home based on ABR feedback.
- Mr. Brooker said the challenge is how to make the roofs marry up and look compatible. He said they started to do so with the large gable and horizontal siding on the rear addition portion, but then it merged into the flat roof and the siding became vertical. The vertical siding is both modern and traditional at the same time. Mr. Strauss said it is a challenging design problem.
- Mr. Brooker wishes the flat roof had a larger slope parallel to the existing house but isn't sure how to transition it. He also said if part of the garage

addition was brick and more thought was given to the back, it may tie in better to the home. Even though the addition is larger than the original home, he thinks it can be done in a way that compliments it. Mr. Klien clarified that it's only larger than the original home because it includes the garage. Mr. Kurtz echoed Mr. Brooker's comments and said even if the brick was only carried on the garage area and maybe a bit up the side, it may ground it and make the top feel a bit more in sync with a Cleveland Heights neighborhood.

- Mr. Strauss said the applicant should have a couple of alternatives when they come back for approval.

***Board Members considered this a preliminary review and the applicant will present updated plans at a future meeting.***

**ABR 2021-39: Kimberly & Douglas Trattner, 3373 East Fairfax Road,** request to install new windows.

- Renewal By Andersen's Jennifer Sickels, 17450 Engle Lake Drive, 44130, described the windows. They plan to change two double-hung kitchen windows to casement windows.

***ABR ACTION: Mr. Strauss moved to approve the windows as shown on Renewal by Andersen's plans, received February 18, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-40: Ilya Volokh, 3413 Meadowbrook Boulevard,** requests to build a single-family home and attached two-car garage.

- Ms. Kirk said this project requires one zoning variance because of the front-facing garage.
- Ilya Volokh and Mikhail Sudnitsyn of LMS Design LLC, 33205 Cannon Road, 44139, described the home. The site is steeply sloped, so they designed a three-story house with an attached garage built into the slope. The front of the home will be sided in brick veneer, the base of the house and garage will be done in large cultural stone, the rest of the home will have vinyl siding, and the roof will have asphalt shingles.
- Mr. Strauss would like to see the materials before approving them.
- Given the nature of the site, Mr. Brooker said he would support a zoning variance.
- Though the application indicated this was a preliminary review, the applicant was seeking approval. The Board still wanted to see the materials, but because they did not suggest any design changes, agreed to approve only the structure.

***ABR ACTION: Mr. Strauss moved to approve the home and attached garage structure as shown on LMS Design's plans, received February 24, 2021, with the condition that the applicant presents the colors and materials at a***

***future meeting and they are approved by the Board. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-41: Dan Bays & Margaret Burzynski-Bays, 3384 Kildare Road,** request to install new windows.

- Dan Bays described the windows. All the windows will be replaced with vinyl windows and some of the styles are changing slightly. One change is on the front picture window, which is a single pane on the inside with a horizontally-split storm window on the outside. The new window will be split vertically so they slide it open. The attic windows will be replaced with double-hung windows with a 4 over 1 grid pattern.

***ABR ACTION: Mr. Brooker moved to approve the windows as shown on Dan Bays's plans, received February 18, 2021. Seconded by Mr. Kurtz, the motion was unanimously approved.***

**ABR 2021-42: MetroHealth, 10 Severance Circle,** requests to expand the MetroHealth campus with a 3-story Behavioral Health Patient Building.

- Dan Herstine of Hasenstab Architects, Inc., 190 North Union Street, 44304 said that MetroHealth is looking to expand its services with both in-patient and out-patient behavioral health services. The new building will be about 79,000 square feet and three-stories high.
- Adam May of Hasenstab Architects, Inc. said the new building will be constructed in the existing MetroHealth parking lot and there will be a new road around the perimeter. A third-party parking study was conducted to evaluate the parking needs. The site will be landscaped with native species and the 150-foot wooded buffer on the south and east will be preserved.
- Mr. May said the existing campus has a palette of 3 materials, including a dark, smooth ebony brick on used on the base and vertical elements like stair towers; lighter field color brick; and blueish glass in the windows. They plan to maintain these elements in the new building to match the existing building.
- Mr. Herstine said they have the actual brick model numbers and colors used in the existing building and will use them in the new building.
- Mr. May described the two-story pedestrian and patient connector that will connect the new facility to the existing one. He also noted they are paying particular attention to the east side of the facility that borders the wooded area to make sure there is an attractive view if residents can see through the trees in winter months. This area also has a patient courtyard.
- Mr. Herstine said that the existing building used scratched brick in the lighter field color and they will use that in the new building for a ribbon look with the punched windows.



- Mr. Strauss asked if patients will be admitted directly to this building and Mr. Herstine said patients could potentially self-present at the building, meaning they can be brought there or they could bring themselves. Other patients may be admitted there from other MetroHealth facilities.
- Mr. Kurtz asked about the fenced area. Mr. Herstine said they are still working through the design of the fence, but one option is a micromesh fence that provides views of nature, but cannot be climbed. Within the fence will be a partially paved area with walkways and a basketball area. The rest will be lawn or landscaping. The area is for patient activities and exercise. Mr. Kurtz said it might be nice to have more trees in the corner area near the fence if possible. Mr. Herstine said that in behavioral health design, they do not put much landscaping around the windows for security reasons.
- Mr. Herstine said in addition to matching the existing brick color, they are also matching the brick size.
- Mr. Kurtz asked about the white rooftop enclosure and Mr. Herstine said it is the air-handling unit. Mr. May said the unit will be 12 feet off of the roof and the stair tower will block most of the view from the street.
- Mr. Strauss asked if there is any mechanical equipment being added and Mr. Herstine said an emergency generator will be added next to the existing one. There is a chainlink screening fence to screen it.
- Mr. Brooker asked if there are plans for future expansion. Mr. Herstine said as far as he knows, there are not. The new building utilizes most of the usable space and it is not structured to be built up vertically.

***ABR ACTION: Mr. Strauss moved to approve the Behavioral Health Patient Building as shown on Hasenstab Architect's plans, received February 16, 2021. Seconded by Mr. Kurtz, the motion was unanimously approved.***

### **Old Business**

Ms. Kirk informed the Board that the City received 8 responses to the Design Guidelines RFP and staff is reviewing them.

Ms. Kirk described the Neighborhood Redevelopment project and informed the board that three firms will present their infill housing proposals at a special Committee of the Whole meeting on March 3, 2021. Mr. Zamft said ABR input to City Council might be very helpful.

**1696 Crest Road:** At the 2/2/2021 ABR meeting, Kenneth Dowell requested to replace a bow window on the rear of the home with a 3-lite slider window. Universal Windows Direct informed Ms. Kirk that they cannot produce a 3-lite slider window large enough to fit in the space, and asked if they could instead use a Double-Hung Flanker Set. The Board was not in favor of this option and would like to keep the spirit of the bow window by using only vertical windows. As long as they are

vertical, they do not need to see them and Ms. Kirk can approve them administratively. Ms. Kirk will work with the manufacturer to find a solution.

**New Business**

**Adjournment**

The meeting was adjourned at 10:25 PM.

Respectfully Submitted,

BreAnna Kirk  
BreAnna Kirk, Secretary

3.12.2021  
date

Approved,

Joseph Strauss  
Joseph Strauss, ABR Chair

3.16.21  
date

Approved,

\_\_\_\_\_  
Mazie Adams, Landmark Commission Chair

\_\_\_\_\_  
date