

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

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

**PUBLIC HEARING
MARCH 16, 2021**

ABR 2021-40: (Continued from 3/2/2021) Ilya Volokh, 3413 Meadowbrook Boulevard, requests to build a single-family home and attached two-car garage.

- Ms. Kirk reminded the Board that this case was continued from the previous meeting, where the general structure was approved, but they wanted to see the materials before granting full approval.
- Vladislav Volokh described the materials. The roof will be black shingles, the siding color will be natural clay, the windows will be vinyl with white frames, the front will be red thin brick, the base will be grey stone, and the drainpipes and gutters will be brown to match the brown garage door and front door.
- There was confusion about the stone base because the elevations and 3D renderings showed different stone patterns. Mr. Volokh searched his email for an image of the true stone pattern but was not able to quickly find it. Mr. Strauss suggested moving on to the next case while Mr. Volokh searched.

Note: At this time, ABR members proceeded to the next agenda item. After all other cases were reviewed, Mr. Volokh said he emailed Ms. Kirk an image of the true stone pattern and ABR members resumed their review of this case.

- Mr. Volokh showed the stone pattern for the base of the home as well as the stone for the coins on the corners of the home. They will be silver.

ACTION: Mr. Strauss moved to approve the materials for the single-family home and attached two-car garage as shown on Ilya Volokh's plans and LMS Design's plans, received February 24, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-43: Hattie Dodson, 3376 Clarendon Road, requests to install a pergola attached to the home.

- Hattie Dodson and Michael Atawara of Above and Beyond Construction, 12811 Rosetta Drive, 44026, described the pergola. It will be attached to the home and have a shingle roof to match the existing home. There is an option to delete the front center post and instead have larger beams on the outside. The fascia will match up.
- Mr. Brooker asked what the left side will fasten into. Mr. Saylor said he's not sure if there is anything for it to attach to and asked if it'd require a post in that location. Mr. Atwara said they can't be sure until they begin the project, but he thinks there is a structural member to attach to. If not, he can have his architect revise the plans.
- Mr. Brooker said it seems like a logical extension of the home.

ACTION: Mr. Saylor moved to approve the pergola as shown on Justified Design Collaborative's plans, received March 4, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-44: Jonahan Shar, 3580 Mayfield Road, requests to install new signage for DTLR.

- Cione Belknap of Agile Sign & Lighting Maintenance Inc., 35280 Lakeland Boulevard, 44095, described the sign. The Villa is being rebranded as DTLR, so they are replacing their sign.
- Mr. Strauss said it is a straightforward replacement and Mr. Brooker believes the sign placement is consistent with the rest in the strip.

ACTION: Mr. Brooker moved to approve the sign as shown on Agile Sign & Lighting Maintenance's plans, received February 17, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-45: Roderick Jones, 1910 Lee Road, requests to install new signage for Pretty Boy Cutz.

- Jacqueline Ward of Kim Group LLC, 16 Tudor Avenue, 44146, described the sign. The letters will be gold and the words "Pretty Boy" will be backlit. Ms. Ward described how they were originally going to have a large backer panel but it was too large to be zoning compliant, so the area behind the sign will

be painted black to achieve the same look. The backer will act as a raceway to mount the letters and hide the electrical.

- Mr. Saylor thought the letters looked a bit low on the sign frame. He said it would look better if the lettering was slid up a couple of inches so the top of the letters meet up with the beginning of the sign frame arc. The letter-spacing can remain the same.

ACTION: Mr. Strauss moved to approve the sign as shown on Kim Group's plans, received February 17, 2021, with the condition that the lettering be moved up 2' to align with the arc, keeping the same letter spacing.

Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-46: Jason Gobel, 3044 Washington Boulevard, requests to install a concrete patio in the rear yard.

- Robert Heeley of Malibu Masonry Construction LLC, 5992 Cedarwood Road, 44060, described the stamped concrete patio.
- Board members were concerned about zoning compliance and Ms. Kirk said preliminary calculations from the site plan made her believe it was compliant. However, the site plan and drawings show different things so she was not sure if the patio is compliant. The drawings made it appear as though the patio took up nearly the entire rear yard, but Mr. Heeley noted they were not to scale. Ms. Kirk said 60% is the maximum rear yard coverage permitted.

ACTION: Mr. Strauss moved to approve the patio as shown on Malibu Masonry Construction's plans, received February 22, 2021, pending review of rear yard coverage. Seconded by Mr. Brooker, the motion was unanimously approved.

2021-47: Anthony Pappalardo, 2425 Lamberton Road, requests to install new windows and a fence.

- Rick Norris of Gunton Corp.- Pella Window + Door Co., 26150 Richmond Road, 44146, described the windows. The original windows will be replaced like-for-like with the exception of four, which are changing slightly to be more consistent. The frames, trim, and grids will be black. The patio doors will not have grids. The six windows not being replaced will be painted black to match.

ACTION: Mr. Saylor moved to approve the windows as shown on Pella Window + Door's plans, dated February 17, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

- Anthony Pappalardo described the fence that will be installed in the corner side yard. It will be a 4-foot high cedar lattice fence. It will be screened with landscaping. There will be 2 gates. It will be stained with a darker red cedar to complement the home.

ACTION: Mr. Saylor moved to approve the fence as shown on Anthony Pappalardo's plans, received March 12, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-48: David Range III, 3237 Desota Avenue, requests approval for a previously built fence.

- Ms. Kirk informed the Board that this case has been before ABR and the Board of Zoning Appeals before. The ABR approved a 5' shadow box fence in August 2020, but a 6' stockade fence was built in its place. In October 2020, the ABR decided to wait to hear the Board of Zoning Appeals decision before taking action. In November 2020, the Board of Zoning Appeals approved the 6' fence.
- Mr. Range clarified that this was his third time before the ABR. He said at his first ABR meeting, he submitted for a shadowbox fence. Then, during the meeting, he informed the Board that he would instead like a stockade fence. He then had to go to the Board of Zoning Appeals for the height but ended up building the fence a week before the meeting because of a materials issue caused by COVID-19.
- Mr. Strauss said that Mr. Range put the ABR in a difficult position because he built the fence without a variance and ABR approval. He said approving it might set a bad precedence.
- Mr. Brooker said that he was serving on the Board of Zoning Appeals when they heard and approved this case in November 2020. They approved it due to the unique shape and layout of the parcel, which leaves Mr. Range with very minimal back yard space or privacy. The fenced-in area is the only place to create a secure backyard. That being said, he thinks the shadowbox fence would have looked nicer. Mr. Range said the gaps in the shadowbox fence did not provide the privacy he desired for him and his dogs.
- Mr. Range noted he took in one of the corners to provide visibility for anyone backing out of the driveway. Mr. Saylor said this created an element of safety and opens up space for landscaping. He also said that while the shadowbox fence may have looked nicer, the ABR has a history of approving stockade fences. He said they can probably find improvements to suggest for every project that gets reviewed. He finds this project in the realm of being acceptable.
- Mr. Strauss said he does not have a problem with the fence design but has a problem with the process.

ACTION: Mr. Strauss moved to approve the fence as shown on Mr. Range's plans, received December 3, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-49: Terry Segal, 2505 South Taylor Road, requests to build a two-

car, detached garage.

- John D'Amico of The Great Garage Company, 1309 Ridge Road Suite 2, 44233, described the garage. The garage will mirror the dormer on the home. There will be shake siding in the gable and the colors will be complementary to the home using beige, pine, brick, and sand colors.
- Mr. Brooker appreciates the attention to detail and called it more than just a garage.
- Mr. Strauss asked about the curve at the top of the garage windows. Mr. D'Amico said it gives the appearance of two garage doors and they will put hardware on both sides to continue this illusion.

ACTION: Mr. Strauss moved to approve the garage as shown on The Great Garage Company's plans, received March 3, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-50: CNT Construction Company, 1222 Castleton Road, requests to replace windows, tuckpoint where needed, and rebuild the front steps.

- Charles Ficklin of CNT Construction Company, 7719 Carnegie Avenue, 44103, described the projects. The existing windows have grids but the replacement windows will not. The cost was the main factor in this decision.
- Ms. Kirk noted the agenda had the wrong description for this project. It was switched with the description for ABR 2021-51.
- Mr. Brooker said the house has a lot of character and losing the window grids loses some of that character. He proposed maintaining grids at least on the front of the home. Mr. Strauss agreed.
- Mr. Ficklin said this was not an option and that other homes in the neighborhood, including the neighbor to the right, don't have grids on their windows. Mr. Strauss said the neighbor on the other side does have grids. Mr. Ficklin said they are not in good condition.
- Mr. Strauss said the ABR's role is to work with the homeowner while also protecting the neighborhood and home values, and that losing the grids would significantly detract from the home. Mr. Ficklin said many neighbors don't have grids, so it wouldn't hurt the value of the neighborhood. Mr. Strauss noted the unique arched windows on this home compared to the standard rectangular windows on the other homes. Mr. Ficklin clarified he would not be changing the arc shapes.
- Mr. Saylor noted they are not talking about true divided lites, they mean a grid that is applied to a pane of glass. He said it wouldn't be much of a cost difference, especially for only the front façade windows. He said the first-floor windows on the front could have grids on the top half only. Mr. Strauss said that was one option and that not having grids on the front of the home at all would be a problem. Mr. Ficklin asked who it's a problem for, and Mr. Strauss

said Cleveland Heights and protecting property value. Mr. Ficklin said the grids are not unique to the street/neighborhood.

- Mr. Strauss said the ABR has repeatedly required grids on the front façade for similar projects and they need to be consistent in their review of all homes. Mr. Brooker didn't want Mr. Ficklin to think the ABR was giving him a hard time and said the house is extraordinary and the grids are part of what makes the house special. Mr. Ficklin asked if there were exceptions and Mr. Strauss said the exception is not requiring grids on the other sides of the home.

ACTION: Mr. Strauss moved to approve the windows, tuckpointing, and front steps as shown on CNT Construction Company's plans, received February 26, 2021, with the condition that the windows on the second story of the front façade have full grids and the windows on the first story of the front façade have grids on the top half. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-51: Christopher Ficklin, 16312 Brewster Road, requests to replace the slate roof with metal roofing, repair/replace a retaining wall, repair/replace the deck, and add a roof to the gazebo area.

- Charles Ficklin of CNT Construction Company, 7719 Carnegie Avenue, 44103, described the projects. The metal roofing resembles slate. The retaining wall will be replaced with a cage-style wall system filled with decorative stone and it will be the same height and length as the existing wall.
- Mr. Saylor asked about the photo of a mostly-completed gazebo and Mr. Ficklin said the homeowner had it built years ago but the Homeowner's Association opposed it and they had to take down the roof. The application submission included a letter of support from the Homeowner's Association supporting the metal roof on the home but it did not include anything about the gazebo roof.
- Thomas Winston with the Forest Hills Homeowner Association said they only reviewed the roof and he was not aware of the other work. Mr. Strauss said the ABR would like to hear what the HOA would have to say for the rest of the projects. Mr. Saylor asked if it was typical for the HOA to review a project before ABR reviews it and Mr. Winston said it works both ways.
- Mr. Ficklin said if there is enough metal roofing left after reroofing the home, he will use it for the gazebo roof. If not, he will use the slate that came off of the home. Mr. Saylor said they can approve both options so he doesn't have to come back before the ABR. The posts will be stained to be uniform in color.
- Mr. Brooker thinks the project is appropriate given the narrow context of the ABR application only looking at this home but would like to defer to the HOA for how they look at it in the context of the district.

ACTION: Mr. Brooker moved to approve the roof, retaining wall, deck, and gazebo roof as shown on CNT Construction Company's plans, received February 26, 2021, with the qualification that the gazebo is being approved within the context of this property and defer to the HOA to make comments relative to the appropriateness in the neighborhood. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-52: Marc & Victoria MacNair, 3090 E Overlook Road, request to install new windows.

- Dan Sullivan of Universal Windows Direct, 24801 Rockside Road, 44146, described the windows. The existing have exterior storm windows with interior inswing windows. They'd like to replace them with mostly double-hung windows to match the neighborhood. The existing have full grids and the homeowners would prefer grids in the top-half only but are certainly open to full grids if the ABR prefers it.

ACTION: Mr. Saylor moved to approve the windows as shown on Universal Windows Direct's plans, received March 9, 2021, with the condition that all windows have full grids. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-53: Jim & Kathy LeSueur, 2607 North Park Road, request to install an inground pool.

- Ms. Kirk informed the Board that there was a zoning issue with the pool equipment not being far enough from the property line. It was proposed on the side of the home *near* the southwest corner of the home but will be moved up to sit at the southwest corner, where the gap widens, to be 5' from the property line.
- Jim LeSueur described the inground pool. There will be hardscaping and landscaping around the pool, a 6' fence, and a spa. Mr. LeSueur and two neighbors plan to all get the same fence installed on their properties.

ACTION: Mr. Strauss moved to approve the pool as shown on Mr. Pools Inc.'s plans, received March 3, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-54: Kari Cunningham, 3586 Blanche Avenue, requests to install a second layer of shingles on the roof.

- Steve Durrett of Erie Construction, 2215 E Waterloo Road, 44312, described the roof. The second layer will be metal shingles, in the color Ironwood, to look similar to the existing roof.

ACTION: Mr. Saylor moved to approve the roof as shown on Erie Construction's plans, received February 26, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-55: Jewish Education Center (Bureau of Jewish Education), 2030 South Taylor Road, requests to install a fence surrounding the property.

- Ms. Kirk stated the project requires a zoning variance for the height and the applicant is in the process of obtaining one.
- Ron Kluchin of Ronald Kluchin Architects, Inc., 23215 Commerce Park, 44122, described the fence. It will be 6' all around the property. The sections visible from the street will be black aluminum picket fence and the other sections will be black vinyl chain link. The chain-link portion abuts trees and the rear yard/garages of surrounding homes. There will be gates at the entrances to secure the property.
- Mr. Saylor brought up the section of fencing that runs along the first house on Washington Boulevard. It is proposed as chain link, but it might be more appropriate as picket fencing.

ACTION: Mr. Strauss moved to approve the roof as shown on Ronald Kluchin Architects' plans, received March 3, 2021, with the condition that the portion of fence along the first house on Washington Boulevard be picket fence. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-56: Judith Eugene, 2959 Hampshire Road, requests to install new windows.

- Judith Eugene described the three changing windows. She is remodeling her kitchen and is unsure what the final budget will be, so she presented three window replacement options.
- The first option is three slider-replacements that keep the existing openings and have full grids. The second option is one slider on the south wall with full grids and one large slider on the east wall that combines the two existing openings with grids in the top half. The third option is two casement windows on the south wall with full grids. On the east wall, the two-window opening will again be combined into one opening with two double-hung windows with grids on the top half.

ACTION: Mr. Strauss moved to approve the windows as shown on Judith Eugene's plans, received March 10, 2021, with the condition that the homeowner chooses option 2 or option 3. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-57: Anita Gabrosek, 2576 Shaker Road, requests to install a fence in the corner side yard and rear yard.

- Ms. Kirk said that due to a zoning issue, the portion of the fence along the driveway that was proposed at 6' tall is actually located partially in the rear yard and partially in the side yard, which have different height requirements.

The portion in the rear yard (roughly 11' from the garage) will be 7' in height and the portion in the side yard will drop to 4'.

- Anita Gabrosek and Brian Kelley of NEO Fence Co Inc., 14855 Broadway Avenue, 44137 described the fence. There is an existing fence on the other side of the home with a black stain and the new fence will match it.

ACTION: Mr. Saylor moved to approve the fence as shown on NEO Fence's plans, received March 8, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-58: Edwina Perkins, 3072 Washington Boulevard, requests to alter patio roof.

- *The applicant did not provide all necessary materials so the Board did not review the case. No action was taken.*

ABR 2021-59: Andre Scott (Interstate Development Limited), 13463 Cedar Road, requests to install new signage for The Haunted House Restaurant.

- James Vacay of Signature Sign Co, 1776 E 43rd Street, 44103, described the sign. The sign anchors will avoid the stone detailing on the façade.

ACTION: Mr. Brooker moved to approve the sign as shown on Signature Sign Co's plans, received March 1, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-60: Yinzhu Piao, 2903 Washington Avenue, requests approval for a previously built deck.

- Ms. Kirk informed the Board that the deck was built by the previous homeowner without ABR approval or permits and the new homeowner is working with the City to come into compliance.
- Yinzhu Piao described the deck. She is not proposing any changes.
- Mr. Saylor said if the ABR were reviewing the project before it was built, they may request it be stained. He wondered if a white opaque color would look best and make it not seem as massive. Mr. Strauss said the light wood color doesn't bother him because the house is white. Ms. Piao said the deck is the main reason she bought the house and likes the wood color as is. Mr. Brooker said the deck will eventually turn grey if it remains untreated and staining it might make it look more finished. However, because the deck is so massive, it would be a large undertaking. Mr. Saylor wasn't sure if the outcome of the substantial amount of work would be worth it.
- Mr. Strauss was okay with the color as is, but suggested the owners treat the wood to prevent it from weathering or molding.

ACTION: Mr. Strauss moved to approve the deck as shown on LMS Design LLC's plans, received March 2, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

Old Business

Ms. Kirk updated the Board on the Design Guidelines project. After receiving 8 proposals in response to the RFP, the City short-listed 3 firms and conducted interviews. Joe Strauss and Mazie Adams, Landmark Commission Chair, participated in the interviews. Naylor Wellman was selected and the City is working on a contract to officially bring them on board.

Ms. Kirk also updated the Board on the infill housing that is part of the Neighborhood Redevelopment Program. City Council gave the City Manager the green light to start negotiating with all three firms.

2096 South Taylor Road: At the 2/16/2021 ABR meeting, the Board approved Raj Singh's request to install a new sign at Café Tandoor. A representative from the sign company told Ms. Kirk there was an error on the approved plans. The intention was to have the new sign be the same length as the old sign because the wood trim was notched out. However, the proposed sign dimensions were actually shorter than the existing sign due to an old survey they received. They are asking to match the length of the existing sign, which will result in a 1.44 square foot increase. The increased size is still zoning compliant. Board members were okay with this size increase.

New Business

Adjournment

The meeting was adjourned at 11:06 PM.

Respectfully Submitted,



BreAnna Kirk, Secretary



date

Approved,



Joseph Strauss, ABR Chair



date