

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
MAY 4, 2021**

ARCHITECTURAL BOARD OF REVIEW Denver Brooker
MEMBERS PRESENT AT REMOTE Terry Saylor
LOCATIONS:

STAFF PRESENT AT CITY HALL BreAnna Kirk, Planning Technician
OR AT REMOTE LOCATIONS:

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 APRIL 20, 2021, MINUTES

Minutes were approved with corrected text per request by Mr. Brooker.

**PUBLIC HEARING
MAY 4, 2021**

ABR 2021-75: (Continued from 4/20/2021) Yunus Yildirim (Cedar Lee Property LLC), 2278-2280 Lee Road, requests to replace the storefront.

- Ms. Kirk said this case was continued from the last meeting, where the Board asked the applicant to consider centering the doors, keeping the transom window details, and adding a frost slab. At the previous meeting, the Board brought up the issue of the doors swinging into the public right-of-way. Ms. Kirk said she since learned that the applicant owns about 17 feet of pavement in front of the building, so the door issue would not apply.
- Mr. Yildirim addressed the other concerns. He said that an interior wall was removed, which resulted in the need for a structural support beam that would block the doors if they remained centered. He said the material beneath the windows would be stone. He favored the original design and liked the windows as they were proposed. He said it is similar to the design of the storefronts across the street for Phoenix and Mitchell's.
- Mr. Brooker said there is a loss of character with the new design. He said that even though the nearby storefronts have simple aluminum frames, they still have canopies or other elements that add detail. Mr. Saylor said this

building relates more to the Anatolia Café building next door than it does to the storefronts across the street. He wondered if the architect for this project had studied transom windows or other details. He said the Board accepted the reasoning for offsetting the doors, but would still like to see more detail and relation to the adjacent building by continuing the line pattern in the windows.

- Mr. Yildirim said the building has tall ceilings and he wants to keep the amount of proposed glass. Mr. Saylor said they are not trying to minimize the amount of glass, but instead would like to break it up and bring it down to human scale with the addition of a horizontal line. He said it would still be the same amount of glass, but with a 2-inch mullion separating the panels. There would still be glass above and below the mullion.
- Mr. Yildirim said they will build an awning, possibly next year. Mr. Saylor said an awning would start to break up the mass, but it is not shown on the plans and will be added at a later date, so they cannot review it.
- Mr. Saylor asked about the material under the new stone panel that appears when the grade slopes downward. Mr. Yildirim said it is limestone and will remain. Mr. Brooker mentioned at the previous meeting, Mr. Yildirim's contractor said that a weather-resistant Citadel panel will be used where the plans noted a "new stone panel" but Mr. Yildirim said he can use granite. Mr. Brooker said he was okay with the embossed metal Citadel panel.
- Mr. Brooker said there is a difference of opinion with the storefront and he does not think the proposal is an appropriate design solution in this context. Mr. Saylor said it sounds like they need to take another look and suggested having the architect join the next meeting. They would like to see the window mullion presented.

ACTION: This was considered a preliminary review.

ABR 2021-80: (Continued from 4/20/2021) Alfred & Elizabeth Mansfield, 2346 Woodmere Drive, request to install a new window.

- Ms. Kirk said this case was continued from the last meeting, where the Board asked the applicant to consult with the window contractor about the price to add grids to the window. She also received a public comment.
- Mr. and Mrs. Mansfield addressed the concern. They consulted with their contractor, who said the previous quote for adding the 8/12 grid pattern still stands and will cost \$600 extra for this one window. They sought other estimates as well. One bid was \$1,100 to repair the existing window. Mr. Mansfield said if the Board wants homeowners to maintain their homes, they must make it affordable to do so. He added this is the standard that exists in their neighborhood. This is a quality Marvin window with fiberglass that will accept paint. Mrs. Mansfield said if they were talking about the front of the

house, they would retain the grids to keep with the character of the house, but this is on the side of the house.

- Mr. Saylor said he was concerned that approving this 1 window would set a precedent that could allow for future windows on the home to be approved without grids.
- Ms. Kirk read a public comment made by Yun-Ting Lee and Joshua Harris at 2352 Woodmere Drive, received via email 5/4/21 at 3:30 pm.

"We are the neighbors of Alfred and Beth Mansfield on 2346 Woodmere Drive. They have been wonderful neighbors and have done a great job of maintaining their house. We wanted to write this letter of support and urge the Architectural Board of Review to accept their request to install a new window for their house. As we all know these homes need love and care and we believe Al and Beth have maintained their house with care and thought. We see the window in question on a daily basis and we believe it would not change the integrity of the house if it is changed to a new window. In addition, there are several houses on our block that have installed new windows without the panes that protect and improve the value of these houses. Thank you for your time and consideration."

- Mr. Brooker said that what's been presented is 1 replacement window, and while it does affect the precedent, they can only review it in the context of the proposal. While he thinks a window with grids would better maintain the integrity of the home, it is on the side of the house. He said that based on conversations with other window companies, he is still very surprised at the cost. Mr. Mansfield said that other companies can put in a less costly grid insert between the panes of glass, but they come in pre-set colors that would not match the rest of the windows on his home.
- Mr. Saylor said that the window is set on the left of the porch so it stands alone and some third-floor windows on the home do not have grids. He is okay with the clear glass.

ACTION: Mr. Brooker moved to approve the window as shown on the Mansfield's plans, received April 8, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-99: Alvin M. Barnett, 3455 Monticello Boulevard, requests to extend and repair the porch in the rear yard.

- Mr. Barnett described the porch alterations. The upstairs porch will remain but the first-story porch is rotted out and will be replaced with a larger deck. He will use composite decking and PVC railings.

ACTION: Mr. Saylor moved to approve the deck as shown on Alvin Barnett's plans, received April 7, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-100: Jason Haremza, 2746 Derbyshire Road, requests to install a mini-split system.

- Ms. Kirk said the line sets for mini-split systems used to be approved administratively by the previous Planning Director. The new Planning Director, Eric Zamft, wanted to send the projects back to the ABR for the Board to decide if it should continue to be a Planning Director Administrative Approval or if they should all go before the Board.
- John Gorjanc of Gorjanc Comfort Services, 46 Alpha Park, 44143, described the system and line sets. They try to minimize the number of lines on the exterior, so they combine lines for the first and second floor into the same line. They will be dark brown to blend into the home.
- Mr. Saylor asked if the conduit on the opposite-drive side of the home could be moved next to the downspout or the chimney. Mr. Gorjanc said they might be able to move it depending on where the in-room units will be.

ACTION: Mr. Saylor moved to approve the mini-split system as shown on Gorjanc Comfort Services' plans, received April 19, 2021, with the recommendation of tucking the line set on the opposite drive-side into the corner. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-101: Zach Ladner, 2457 Kenilworth Road, requests to install a mini-split system.

- John Gorjanc of Gorjanc Comfort Services, 46 Alpha Park, 44143, described the system and line sets. He said they avoid running line sets on the front of the home when possible, but it is necessary in this instance due to the layout of the home.
- Mr. Saylor asked if there were downspouts on either end of the front façade, in the area covered by evergreen trees. He said it might make sense to run the vertical line set in that area, and then run it horizontally below the cornice area at the peak. Mr. Gorjanc said the indoor units terminate below the top height of the window and that the vertical orientation helps eliminate moisture backup. Mr. Saylor asked if the conduit could be moved to run alongside the downspout on either side of the front porch and terminate at the rowlock under the windows. Mr. Gorjanc said that would help for the second-floor units but would miss the first-floor units. He said it might work if the homeowners would allow it to go straight into the basement from the floor and run it through the interior. That way, there would not be an exterior penetration for the first floor. Mr. Saylor said that would be the best option.
- Mr. Gorjanc said they can move the line set on the side of the home to be closer to the downspout.
- Mr. Brooker asked for the dimensions of the line set covers, to which Mr. Gorjanc replied 4.5 inches wide and 3 inches deep. Mr. Saylor said he was

picturing something smaller and Mr. Brooker said the previous recommendation for the front facade of running the line set horizontally along the rowlock might not work. Mr. Gorjanc said they might be able to run it internally at that point.

ACTION: Mr. Saylor moved to approve the mini-split system as shown on Gorjanc Comfort Services' plans, received April 19, 2021, with the condition that the applicant submits a final plan to be approved administratively. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-102: Chris & Coleen Chin, 2565 Norfolk Road, request to install a 4' tall fence in the rear yard and corner side yard.

- Ms. Kirk said the fence will need a zoning variance because chain-link fencing is not permitted in the corner side yard.
- Chris Chin and Brian Kelly of NEO Fence Co Inc., 14855 Broadway Avenue, 44137, described the fence. There is an existing chain-link fence along the side and rear yard and they would like to add internal sections of fence that run from the house to the existing fence.
- Mr. Saylor asked why the fence doesn't start at the corner of the home because it would be a shorter run and Mr. Kelly said trees obstruct that path.

ACTION: Mr. Brooker moved to approve the fence as shown on NEO Fence Co Inc.'s plans, received April 14, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-103: Brian Redding, 3145 Sycamore Road, requests to replace windows.

- Window Nation's Ryan Hume, 4350 Renaissance Parkway, 44128, described the project. There are 4 windows in a second-floor sunroom to be replaced. Two are on the rear façade with a 4x2 grid pattern in the top sash and there are two on the side of the home that have a 2x2 grid pattern in the top sash. They will all be replaced with grid-less windows. They are not visible from the street. The homeowner plans on eventually replacing all of the windows.
- Mr. Brooker noted the windows on the side of the house do not match the windows on the back of the house. The grid patterns and proportions are different, leaving some square and some rectangular.
- Mr. Saylor said the front of the house has a lot of character that would be lost if the future window replacements do not have grids at least on the front façade. He is okay with these 4 windows not having grids, but does not want to set a precedent for the rest of the house.

ACTION: Mr. Brooker moved to approve the windows as shown on Window Nation's plans, received April 19, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-104: Oriana Belavic & Michael Sherf, 1787 Middlehurst Road, request to install a paver patio and gazebo.

- Oriana Belavic and Michael Sherf described the 15'x20' patio and pergola. There will also be a 5' walkway. The wood on the pergola will be painted to match the trim on the home.
- Mr. Saylor said he would prefer an opaque stain but is okay with the paint.

ACTION: Mr. Saylor moved to approve the patio and gazebo as shown on Oriana Belavic's plans, received April 26, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-105: Russel H. Lamb (Cedar Taylor Holding Company LLC), 13463 Cedar Road, requests to install window decal signage.

- Tom Ott of Signarama Mayfield, 731 Beta Drive, Suite D, 44143, described the decals. They will feature the Haunted House Restaurant logo and aspects of the logo.

ACTION: Mr. Brooker moved to approve the signs as shown on Signarama's plans, received April 20, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-106: The Burkhart-Deming House LLC, 2485 Fairmount Boulevard, requests to create a new window opening and convert an existing window to a door.

- Donald J. Tarantino, 1802 Radnor Road, 44118, described the door and window. The new door on the front façade will be custom-made to match the existing door. The new window opening on the rear will match the existing nearby windows.

ACTION: Mr. Brooker moved to approve the door and window as shown on Donald J. Tarantino's plans, received April 20, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-107: Rosie Ford, 2216 South Overlook Road, requests to build a deck and one-story addition and to alter windows.

- Sharon Sanders of SKS Designs, 2372 Delamere Drive, 44106, described the deck, windows, and addition. On the back, far right corner, the door will be replaced with a triple casement window. On the drive side, another triple casement will be added; adjacent to this, an existing double-hung window will be filled in and sanded to match the rest of the home. The addition will have a shed roof and skylight. The deck will have steel railings and planter boxes.
- Mr. Brooker said the addition works with the character of the house and adds a lot of utility.

ACTION: Mr. Saylor moved to approve the deck, windows, and addition as shown on SKS Designs' plans, received April 26, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-108: Zelos Enterprises, LLC, 3973 Navahoe Road, requests to construct a two-car detached garage.

- The applicant was not present but the Board reviewed the plans given the simple nature of the project.
- Mr. Saylor said the roof orientation is good because it matches the adjacent house, though he was not sure about the pitch.

ACTION: Mr. Brooker moved to approve the garage as shown on Pap's Construction Services' plans, received April 19, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-109: Pam Davis & Jim Nerget, 2649 Berkshire Road, request to construct a deck in the side yard.

- Rob Woodbridge, 1265 Inglewood Drive, 44118, described the deck. There will be 3 steps to the deck. It will be 6-7 inches above grade and will be surrounded by landscaping river stones. It is tucked between brick walls and a fence. The deck boards are sustainable Brazilian hardwood.

ACTION: Mr. Brooker moved to approve the deck as shown on Rob Woodbridge's plans, received April 26, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-110: James Englemann, 3297 Dellwood Drive, requests to build a two-story addition.

- Mr. Englemann described the addition. It will replace an existing 1-story, 3-seasons porch. The footprint is only slightly larger than the existing porch. It will be sided to match the rest of the home. The details on the rest of the home, such as the open eaves and Roman arch cut into the edge of the fascia, will be replicated on the addition.
- Mr. Brooker said the addition is well-scaled and thoughtful. He said it works well with the rest of the house.

ACTION: Mr. Brooker moved to approve the addition as shown on James Englemann's plans, received April 26, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-111: Rich Management Company, LLC, 1728 Middlehurst Road, requests to construct an 8-suite apartment building.

- Eli Mahler of Eli Mahler Associates, 3947 West Ash Lane, 44122, and Jonathan Rich of Rich Management Company LLC, 950 Main Avenue, 4th Floor, 44113 described the 8-unit apartment building. This project came

before the Board previously and was put on hold because of the pandemic. This 2-story building is adjacent to a 3-story apartment building and serves as a transition to single-family housing down the street. Each unit has direct access to the common garage. The materials will be brown Hardie board siding, white Hardie trim, culture stone, and prairie-style windows. The flat apartments will have balconies.

- Mr. Saylor was not in favor of the shutters on the second-story windows.
- Mr. Saylor said it seems that there should be a transition between the siding and gable shingles. It exists on the north elevation but disappears on the townhouse ends. Mr. Mahler said they can match the trim detail. Mr. Rich noted the beam detailing in the gable section is not flush on the shingles, but sits flush with the rake.
- Mr. Brooker asked if the windows will be trimmed and Mr. Saylor said that a horizontal band above the window trim on the townhouse side would prevent a small section of siding between the trim and gutter board. Mr. Mahler agreed and said they can put in a frieze.
- Mr. Saylor mentioned the stone on the townhouse ends and said he would align it with the window sill height. Mr. Mahler said they can lower the height of the stone to match the sill height and that the depth of the stone is about 3 inches.
- Mr. Brooker said the level of detail that makes this a true traditional building is missing, but once you trim out the windows and follow the previous recommendations, it creates detail and texture across the building.
- Mr. Saylor said the roof area seems massive and a bit stark but was not sure how to break it up. Mr. Brooker agreed it seems massive, but noted the elevation could be deceiving.
- Mr. Brooker said that a fascia board, similar to what they discussed for the second-floor roof under the eaves, could be placed between the columns and overhang to add a nice detail.
- Mr. Saylor said the west elevation lost some of the detail from the east elevation but said it is not as visible. He said the roof over the door seemed high and would look better if it dropped down a couple of feet.

ACTION: Mr. Brooker moved to approve the apartment building as shown on Eli Mahler Associates' plans, dated April 17, 2021, with the following conditions: eliminate the shutters; add horizontal trim between the gable shingles and siding; add window trim; lower the height of the stone to match the window sill height; lower the stoop roof on the west elevation; add a beam above the porch columns. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-112: 1825 Coventry Properties, 1825 Coventry Road, requests to install signage for Taco Roosters.

- Vince Dilonno of Blink Signs, 1925 Saint Clair Avenue NE, 44114, described the signs. There will be one sign mounted to the building and a black awning with the restaurant name on either side.

ACTION: Mr. Saylor moved to approve the sign as shown on Blink Signs' plans, dated February 15, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

Old Business

New Business

Ms. Kirk said the Planning Department is drafting zoning code amendments to the garage section.

She also said they are considering keeping the meeting schedule the same, but pushing the deadlines back. There is not enough time between meetings to review the new applications and send out public notices in time, especially with USPS delays.

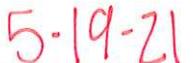
Adjournment

The meeting was adjourned at 10:18 PM.

Respectfully Submitted,

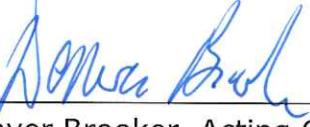


BreAnna Kirk, Secretary

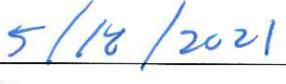


date

Approved,



Denver Brooker, Acting Chair



date

