

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

MEMBERS PRESENT: Joseph Strauss, Chair
Denver Brooker
Terry Saylor

STAFF PRESENT: BreAnna Kirk, Planning Technician

CALL TO ORDER

Ms. Kirk called the meeting to order at 7:02 PM with all the above-listed members present.

APPROVAL OF THE JULY 21, 2021, MINUTES

Ms. Kirk stated there were technical problems with the audio recording and she was still working on completing the July 21, 2021 minutes.

**PUBLIC HEARING
August 4, 2021**

ABR 2021-175: Board of Education Heights High School, 13263 Cedar Road, requests to alter cellular antennas and related equipment on an existing monopole.

- Ronald A. Gainar of Ronald A. Gainar, Esq., 2515 Red Fox Pass, 44094, provided a project overview of the equipment replacement. The related equipment is in a shelter, so the only visible change is on the monopole.

ACTION: Mr. Brooker moved to approve the antennas and related cellular equipment as shown on Harper Engineering's plans, received July 18, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-176: Musicians Towers OH TC LP, 2727 Lancashire Road, requests to alter cellular antennas and related equipment on the building.

- Ronald A. Gainar of Ronald A. Gainar, Esq., 2515 Red Fox Pass, 44094, provided a project overview of the equipment replacement. The antennas will be painted to match the building façade and sit as flush with the building as possible.

ACTION: Mr. Saylor moved to approve the antennas and related cellular equipment as shown on Harper Engineering's plans, received July 18, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-177: Dan Siegel (Overlook Park Partners LLC), 2235 Overlook Road, requests to renovate 2 apartment units and convert a 3-bay garage into an apartment.

- Ted Singer of Dimit Architects, 14414 Detroit Avenue, 44107 and Bill Byler of Cherokee Construction Services, 4100 County Line Turnpike Road, 44470, described the carriage house alterations. It is two stories in the front and one story in the back. An additional unit will go in the existing garage space. The garage doors will be converted to windows and a man door will be added.
- Mr. Brooker said the white windows on the stone building are not complimentary, however, many of the existing windows are white and they are not being replaced. He said it'd be better for all the windows to match even if they are white.
- Mr. Brooker said normally they would request that everything matches, which is exactly what the applicant is proposing, but since the building is full of character and beauty, it would look nice even if some of the windows had grids. He wondered if the more signature windows, like those replacing the garage doors and the side cluster of 5, had grids to add some of the character back. Mr. Singer said this is acceptable. Mr. Strauss said that eliminating the doors results in a loss of character, and adding the grids is a way to maintain some of it.

ACTION: Mr. Brooker moved to approve the carriage house alterations as shown on Dimit Architects' plans, dated June 23, 2021, with the condition that grids are added to the windows on the first floor with the exception of the two existing windows next to the side entry doors. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-178: Russell Sweet, 1009 Englewood Road, requests to alter the front porch.

- *Applicant withdrew application*

ABR 2021-179: Board of Education Canterbury School, 2530 Canterbury Road, request to install new windows.

- Kurtis Taylor of Taylor Consulting Group, PO Box 1570, 44061, and George Petkac of Cleveland Heights-University Heights City School District, 2155 Miramar Boulevard, 44118, described the windows. The existing windows jut out around 4 inches from the wall. The new windows are flush-mounted, white, and have full grids. They will be aluminum.

ACTION: Mr. Strauss moved to approve the windows as shown on Taylor Consulting Group's plans, received July 23, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-180: Board of Education Noble School, 1293 Ardoon Avenue, request to install new windows.

- Kurtis Taylor of Taylor Consulting Group, PO Box 1570, 44061, and George Petkac of Cleveland Heights-University Heights City School District, 2155 Miramar Boulevard, 44118, described the windows. Only the west elevation will be done at this time, but the rest of the building will be done down the road.
- Mr. Saylor noted the elevation is missing some windows but Mr. Taylor confirmed they are shown later in the plan view. The elevation also shows an incorrect grid pattern for the windows on either side of the entry doors.

ACTION: Mr. Strauss moved to approve the windows as shown on Taylor Consulting Group's plans, received July 23, 2021, with the condition that the windows next to the entry doors be similar to window type "B" and that the windows not shown on the elevation be type "B". Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-181: John Loney, 3003 Edgehill Road, requests to install new windows.

- Jennifer Sickels of Renewal by Andersen LLC, 17450 Engle Lake Drive, 44130, described the windows. Three windows on the front porch are changing in color and upper sash grid pattern to match the rest of the home.

ACTION: Mr. Brooker moved to approve the windows as shown on Renewal by Andersen's plans, received July 13, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-182: Rebecca & Patrick Price, 3044 Essex Road, request to install an addition on the home.

- Metropolitan Architecture Studio's Kathleen Tark, 2310 Superior Avenue, Suite 240, 44114, described the addition, which includes a new family room, mudroom, and patio. It will have fiber cement shingle siding, vinyl Pella windows, wood trim, and asphalt roof shingles to match the existing.
- Mr. Brooker said the addition is handsome and well-scaled.

ACTION: Mr. Brooker moved to approve the addition as shown on Metropolitan Architecture Studio's plans, received July 12, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-183: Mejdi Hajdari, 1370 Inglewood, requests to install new windows and stairs.

- The applicant was not present to answer the Board's questions. No action was taken.

ABR 2021-184: Gavin Andersen, 3031 Berkshire, requests to alter front porch steps.

- Gavin Andersen described the steps. The existing steps are wood and will be replaced with masonry steps. Because the steps expand beyond the porch opening, it is difficult to use than hand railing to get up and down the stairs. He also thinks the steps are not original to the house for this reason. The new steps will go back to the original opening size.
- Mr. Saylor suggested adding a center support to the step to extend the life of the sandstone.
- Mr. Strauss noted that handrails will be required by code. Mr. Andersen said they do not have a specific plan yet, but plan to add back similar wood railings painted white.

ACTION: Mr. Saylor moved to approve the steps as shown on Delauro Brothers Contracting's plans, received July 8, 2021, with the condition that the brick color matches the house; the riser be a brick soldier course; a center masonry support for the sandstone tread is added, and code-compliant handrails are wood painted white in a similar style to the existing. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-185: Gabe Savage, 3030 Edgehill Road, requests to enclose an existing rear porch.

- Craig Howell of Regency Design + Build, 2020 South Taylor Road, 44118, described the project. There is an existing porch that will be enclosed and become part of the kitchen. The siding and trim will match the rest of the home. There is an existing window that will be pulled forward and reused on the new wall.
- Mr. Saylor suggested removing extra siding and toothing in the new siding on the side of the house so it looks continuous. He said all of the siding on the back should be replaced.

ACTION: Mr. Saylor moved to approve the porch alterations as shown on Regency Design + Build's plans, received August 3, 2021, with the condition that the head height of the relocated window matches the adjacent window; the rear elevation siding is replaced; the trim board at the corners matches, and the side elevation siding is continuous. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-186: Gregory Huth & Hollie Reeves, 3144 Coleridge Road, request to install new windows.

- The applicant was not present to answer the Board's questions. No action was taken.

ABR 2021-187: High Top LLC-ETAL, 1782 Coventry Road, requests to alter the storefront and construct a new building in the rear.

- MaryKate McCafferty and Dave Kaplan of Oliver Architecture, 7100 Euclid Avenue, Suite 200, 44103 and Brandon Stevenson, Caroline Henry, Anthony Carabello, and Matt Winningham of Buckeye Relief, 33525 Curtis Boulevard, 44095, described the building alterations. A secure delivery area will be constructed in the rear which will not be visible from the street. The front entrance will be made more accessible and the storefront window system will be replaced and reinforced.
- Mr. Saylor pointed out that the metal shutter gate sends the wrong message and wondered if there was an alternative, especially since the inside of the building is secure. Mr. Strauss was not as concerned with the shutter. Mr. Brooker said that Coventry is a special street with character and vitality, and a storefront with these shutters changes that. He considered the hours of operation and said if they opened with the coffee shops and closed with the bars, the shutters would only be down in the middle of the night when there was little activity, which he might feel better about. However, that's not the case and the shutters will be down while the street is still active well before they open and well after they close.
- Alternatives to the shutter were discussed, including bollards, planters, screening, a mural on the shutter, metal artwork.

ACTION: Mr. Saylor moved to approve the storefront and rear building alterations as shown on Oliver Architecture's plans, dated July 2, 2021, with the condition that the metal shutter gate is denied and the applicant submits alternatives. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-188: True Life Management (Aldranon Lloyd), 1570 South Taylor Road, requests to install a deck in the rear yard.

- Tanya Tate of Levine Architecture & Design, 3716 Tolland Road, 44122, described the deck.

ACTION: Mr. Saylor moved to approve the deck as shown on Levine Architecture & Design's plans, dated July 6, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

Old Business

New Business

Adjournment

The meeting was adjourned at 9:12 PM.

Respectfully Submitted,

BreAnna Kirk

BreAnna Kirk, Secretary

8/17/21

date

Approved,

Joseph Strauss

Joseph Strauss, Chair

8/17/21

date