

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
SEPTEMBER 9, 2021**

MEMBERS PRESENT: Joseph Strauss, Chair
Denver Brooker

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 AUGUST 17, 2021, MINUTES

Minutes were approved as submitted and signed by Mr. Strauss

**PUBLIC HEARING
SEPTEMBER 9, 2021**

ABR 2021-196: Church of the Savior, 2537 Lee Road, requests to install signage.

- Ms. Kirk stated that the Landmark Commission was invited to the meeting because the project would need their approval as well due to the site's local landmark status, however not enough commissioners were available to have a quorum. The Landmark Commission will review the project at a later date.
- Kevin Holiday of A Sign Above, 8982 Dutton Drive, 44087, described the signs. There is one main identification sign in the middle of the site to remain. There will be 3 new parking signs (one at each lot entrance) and two new secondary identification signs (one on each end of the property fronting Lee Road). The zoning code only permits 1 identification sign in this instance, so a zoning variance is required. They will be aluminum composite material and high-density urethane. The base of the secondary identification signs will be a faux stone in the high-density urethane.
- Mr. Brooker asked if the intention with the faux stone base was to match the stone on the building. Mr. Holiday said yes and Mr. Brooker said he would rather see a simple black base instead of faux stone in front of a real stone landmark building. He also stated the main identification sign has real stone,

so he does not see a reason to use faux stone for the secondary identification signs.

- Mr. Strauss questioned the need for 3 identification signs. Mr. Holiday said it is because the property is large. Mr. Strauss said there are plenty of other large buildings that have only 1 identification sign, plus these are all on the same street.
- Mr. Strauss asked if the existing small brown signs that will be replaced by the secondary identification signs are permitted. Ms. Kirk said the existing signs are for the Early Learning Center/Co-op Nursery School, so their main purpose is not to identify the *church*, unlike the proposed signs.
- Mr. Holiday said the replacement signs are to continue the branding of the interior signs that are grey with a stained-glass motif. Mr. Strauss said he did not have a problem with these elements, but again questioned the need for 3 identification signs.
- Mr. Brooker said the monument signs are technically replacing existing signs and he is fine with keeping the same number of signs. He is also okay with the branding continuity, but still has a problem with the faux stone. He proposed using poles similar to the parking signs because they are simple and tie into the black in the stained glass, plus one of them is in landscaping and the poles would not be as visible. He said this would be simpler, it would solve the issue of trying to be something it's not, and it would be more like a secondary sign.

ACTION: Mr. Brooker moved to approve the signs as shown on A Sign Above's plans, dated July 21, 2021, with the condition that the secondary identification signs have posts similar to the parking signs in lieu of faux stone base, pending Landmark Commission approval. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-197: Tsperson Investments LLC, 3016 Lincoln Boulevard,
requests to install new windows.

- *Materials not received; no review or action*

ABR 2021-198: Muy Hamburger (FX Wen Portfolio 1 LLC), 13246 Cedar Road, requests to install new signage.

- Marie Cipoletta of Signarama Cleveland, 18200 South Miles Road, 44128, described the signs. Wendy's is rebranding and would like to change their signs to incorporate the new Wendy's font.

ACTION: Mr. Brooker moved to approve the signs as shown on Signarama Cleveland's plans, dated July 7, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-199: Christopher & Beth Karr, 3367 Dellwood Road, request to construct a first-floor addition, install new siding, and replace windows.

- Christopher Karr described the addition, siding, and windows. The current siding is wood and will be replaced with vinyl siding that will match the color and style of the wood. The windows are original and do not function properly; they will be replaced with vinyl windows that match the style of the existing ones. The rear addition will be about 400 square feet.
- Mr. Brooker noted the plans did not specify that the windows will be replaced in kind, so it will be part of the motion.

ACTION: Mr. Brooker moved to approve the addition, siding, and windows as shown on Kevin C. Robinette Architects, LLC RA's plans, received July 30, 2021, with the condition that the windows are replaced in kind with dividers in the top half. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-200: Heights Emergency Food Bank (Christian of Cleve), 3663 Mayfield Road, requests to alter entrance doors and walkway.

- Justin Fliegel of Van Auken Akins Architects, 1422 Euclid Avenue, STE 100, 44114, described the entrance and ramp. The food bank receives deliveries each week but there is no way to get pallets in the door. There is also no direct ADA access to the Food Bank. The steps on the west side will be redone with a ramp added. There will be a new path for deliveries that comes through the courtyard area to a new set of doors that will replace an existing window.

ACTION: Mr. Strauss moved to approve the entrance and ramps as shown on Van Auken Akins Architects LLC's plans, dated July 27, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-201: Tameeka Simington, 2195 Lee Road, requests to install new signage.

- Tameeka Simington described the sign. The building is brick that is currently painted dark grey and it will be repainted white.

ACTION: Mr. Brooker moved to approve the sign as shown on Tameeka Simington's plans, received August 13, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-202: Mojo World Eats and Drinks (Heshny LLC), 2196 Lee Road, request to install a patio awning.

- Kevin Waugh of Bright Horizon Group, LCC, PO Box 312, 43028, and Jerry Herschman of Onyx Creative, 25001 Emery Road #400, 44128, described the patio cover. It will be a white awning-style cover.

ACTION: Mr. Strauss moved to approve the awning as shown Bright Horizon Group's plans, received August 9, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-203: J.J. and Alicia Costello, 2707 Colchester Road, request to install a pergola attached to the garage in the rear yard.

- J.J. Costello described the pergola. It will attach to the garage in the rear yard and have a shade sail over the top. The plans show 2" x 6" beams running from the garage to the frame, but a contractor suggested at least 2" x 8" beams for structural and aesthetic reasons. It will be built with pressure-treated lumber.

ACTION: Mr. Brooker moved to approve the pergola as shown on J.J. Costello's plans, dated July 30, 2021, with the option of using 2" by 8" beams. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-204: Brian & Catherine McAllester, 2210 Lamberton Road, request to remove the roof over the back door and replace it with a patio/porch.

- Molly Machmer-Wessels and Jessica Powell of Woodland Design Company, 2964 Montgomery Road, 44122, described the porch. It will mimic the front porch and create a usable, shaded outdoor area.

ACTION: Mr. Brooker moved to approve the patio as shown on Jessica Powell's plans, dated July 20, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-205: Tony Sias, 1500 Parkhill Road, requests to construct a two-car, detached garage.

- Diane Bija of New Creation Builders, 818 East 73rd Street, 44103, described the garage. The garage will have a gable roof. The house siding and roof colors are changing to a cream and brown color and the garage will match.
- Mr. Strauss said the house has a reverse gable roof. Mr. Brooker said the Board prefers the gable orientation to match the house and Ms. Bija said they do not have a problem with a reverse gable.

ACTION: Mr. Brooker moved to approve the garage as shown on New Creation Builders' plans, dated August 3, 2021, with the condition that the siding and roof colors match the home and the roof be a reverse gable. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-206: Virgil & Debra Anderson, 1153 Hereford Road, request to install new windows.

- Virgil Anderson described the windows. The existing picture window on the front of the home will be replaced with 2 Light Sliders with colonial grids.

ACTION: Mr. Strauss moved to approve the windows as shown on Window Nation's plans, received August 3, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-207: Sahaba Muhammad (Zipkin Lewis A TR), 1854 Coventry Road, requests to install new signage.

- Shadi Almikdud of Neon Signs, 10505 Berea Road, 44102, described the sign for Courtyard.

ACTION: Mr. Brooker moved to approve the sign as shown on Neon Sign's plans, dated August 2, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-208: Dorothy Rambo, 3342 Chelsea Drive, requests to construct a covered entry porch.

- Dorothy Rambo and Charles Miller of C2 Arch, 3368 Mayfield Road, 44118, described the porch. The previous roof structure was destroyed by a tree and a new one will be built in its place.

ACTION: Mr. Brooker moved to approve the porch as shown on C2 Arch's plans, received August 5, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-209: Susan Jose, 3500 Northcliffe Road, requests to install a fence in the rear yard and corner side yard.

- *Application withdrawn by the applicant*

ABR 2021-210: Elchanan & Naomi Stern, 3659 Bainbridge Road, request to replace windows and alter the opening size.

- Naomi Stern described the windows. Due to a kitchen renovation, two windows on the side of the home will change in size and the opening will be covered in brick to match the house. The existing bricks vary in color more than traditional bricks so they might be easier to match.

ACTION: Mr. Strauss moved to approve the windows as shown on Rebecca Fertel's plans, received August 17, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-211: Nancy Whiting, 3406 Ormond Road, requests to replace the front porch.

- Steve Ludeke, 3402 Ormond Road, 44118, described the porch. The existing porch is wood and it will be replaced with a stone porch to better match the neighborhood. It will be slightly enlarged to have enough room to open the door and enter/exit the home. It will have wrought iron handrails.
- Mr. Brooker said this is a great improvement.

ACTION: Mr. Brooker moved to approve the porch as shown on Steve Ludeke's plans, received August 9, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-212: Riben LLC, 3137 Fairmount Boulevard, requests to install a new patio and walkway.

- Myriam Ribenboim, 3137 Fairmount Boulevard, and Bill Hance of New Vista Enterprises, Inc., 11009 Woodland Avenue, 44104, described the patio. The home has a Fairmount Boulevard address but is oriented so the front of the home is on Wellington Road.
- Ms. Kirk said the zoning code defines the true front yard as the portion along Fairmount Boulevard, even though it is used as the homeowner's side yard. This project will need a zoning variance because the patio extends more than 6 feet into the required front yard.
- Mr. Strauss asked about the new landscaping and what kind of screening it would provide along Fairmount Boulevard. Mr. Hance said the variation of height and fullness of the selected plants will provide privacy for the homeowners but would also allow someone on the sidewalk to see the shoulders and heads of people on the patio.

ACTION: Mr. Brooker moved to approve the patio as shown on New Vista Enterprises' plans, dated August 9, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-213: Carla Rautenberg, 3065 Berkshire Road/1984 Cottage Grove Avenue, requests to remove entry steps and replace an entry door with a window.

- Carla Rautenberg and Len Friedson described the entry alterations. Their home is currently a duplex that is being converted into a single-family home. As a result, there are two existing entrances and one will be removed. The entry steps will be removed and filled in. The door will be changed to a window to match an existing window on the same elevation.

ACTION: Mr. Brooker moved to approve the step removal and window replacement as shown on Blatchford Architects' plans, dated August 9, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-214: KRV Properties, 2483 Queenston Road, requests to construct a two-car, detached garage.

- Ryan Lurie and Vince Ruggieri of KRV Properties, 663 Dewitt Drive, 44143, described the garage. The house will be re-sided and the garage will match in color. It will have a gable-style roof and white trim.
- Mr. Brooker noted the main roof on the home has a reverse gable orientation, but there is a large front porch and dormer that have a standard gable

orientation. These elements justify a gable orientation on the garage. Mr. Brooker noted the nice details this garage has.

ACTION: Mr. Brooker moved to approve the garage as shown on Excellent Floor Plans' plans, received August 18, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-215: Sheena & Jason McGee, 2648 Berkshire Road, request to install a wheelchair lift in the front yard.

- Sheena, Jason, and Zeeva McGee described the wheelchair lift. It will be located in the front yard to the left of the front steps. The porch railing will be cut only in the area where the lift will be located.

ACTION: Mr. Brooker moved to approve the lift as shown on Sheena McGee Designs' plans, dated August 7, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-216: Michael Callegari, 2577 Ashton Road, requests to install a fence in the rear and corner side yard.

- Courtney Behmlander, 2577 Ashton Road, described the fence. They originally wanted a chain-link fence because they planned on planting landscaping around the fence and felt it would blend in and "disappear".
- Ms. Kirk explained that chain link fencing is not permitted in the corner side yard. Ms. Behmlander said they decided to go with a wood picket fence when they learned this information.
- Ms. Behmlander said there are shrubs along where the fence will run and confirmed the shrubs will be on the outside of the fence and sit between the fence and the sidewalk.

ACTION: Mr. Strauss moved to approve the fence as shown on Great Lakes Fence's plans, received August 30, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

New Business

Old Business

Adjournment

The meeting was adjourned at 9:27 PM.

Respectfully Submitted,

BreAnna Kirk

BreAnna Kirk, Secretary

9.21.21

date

Approved,

Joseph Strauss

Joseph Strauss, Chair

9/21/21

date