

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JANUARY 7, 2020**

MEMBERS PRESENT: Melissa Fliegel, Chair
Joseph Strauss

STAFF PRESENT: Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 6:59 PM with the above-listed ABR members present.

APPROVAL OF THE DECEMBER 17, 2019, MINUTES

Members had no comments or questions so the minutes were approved as submitted and signed by Ms. Fliegel.

**PUBLIC HEARING
JANUARY 7, 2020**

ABR 2019-798: Robert Higgs, 3611 Blanche Avenue, requests to install house vinyl siding without matching the existing siding.

- Window Nation's Donald Baughs, 4360 Renaissance Parkway, 44128, showed a sample of the vinyl siding to be installed over the wood siding. Window trim had already been covered.
- Mr. Wong said in response to Ms. Fliegel's comment that he would make sure that a notice was sent about the absence of a second-floor porch railing seen in a photo.

ACTION: Ms. Fliegel moved to approve the siding as shown on Window Nation's plans, received November 15, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-1: Cuyahoga County Land Bank, 1155 Oxford Road, requests to build a two-car, detached garage.

- Debo Paving & Concrete's Mohammed Abuhamdeh, 28080 Bassett Road, 44145, described the garage under review. It was already built and shown in the staff's photo.

ACTION: Ms. Fliegel moved to approve the garage as shown on Debo Paving's plans, received December 10, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-2: Nancy C. Thrans & Mary Frances Twomey, Trustees, 2991 Coleridge Road, request to install 20 solar panels on the south-facing roofs.

- YellowLite, Inc.'s Reynard Mcpherson, 1925 St. Clair Avenue, 44114, said in response to Ms. Fliegel's comment that the conduit could avoid a route that bent around the roof's gutter. He will email an alternative routing for ABR's approval.

ACTION: Ms. Fliegel moved to approve the solar panels as shown on YellowLite, Inc.'s plans, received on December 13, 2019, with the condition to study a less conspicuous conduit route. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-3: Jessica and Yuriy Zelikovich, 3767 Severn Road, request to remove rear three-season room and build deck.

- Design consultant Bob Cancasci, 1391 Apple Valley Ct. 44147, said a treated lumber porch would replace a three-season addition and enclosure.

ACTION: Mr. Strauss moved to approve the siding as shown on Bob Cancasci's plans, received December 17, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-4: Cuyahoga County Land Bank, 3678 Atherstone Road, requests to replace windows without matching existing.

- Yosemite Construction's Michael Leonetti, 1904 South Taylor Road, 44118, said that the casement windows would be replaced using double-hung. In response to Mr. Strauss' comment, he said he would use sliding windows but didn't think that they would be approved. After a thorough discussion, members decided that double-hung windows would be fine as proposed.

ACTION: Ms. Fliegel moved to approve the windows as shown on Yosemite Construction's plans, received December 17, 2019, with the condition that two ganged double-hung windows be substituted for the proposed 51"-wide windows. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-5: Anna Hotska & Mykola Riabinko, 1066 Nelaview Road, request to replace windows without matching existing.

- Mr. Riabinko attempted to present the request which would result in a loss of window mullion divisions and other related detail. Unfortunately, the conversation was complicated by his inability to speak and comprehend English.
- Ms. Fliegel said small awning or hopper windows should not be replaced by double-hung windows because the proportions would be out-of-character with the remaining windows.

- Mr. Wong suggested that the applicant again find someone that spoke and understood English better. He also asked that he provide measurements of the windows on the top floor.

ACTION: ABR continued the case to receive a window alternative that matched the home's character more closely.

ABR 2020-6: Windwoods LLC, 2360 Noble Road, requests to replace windows without matching existing.

- Heritage Window + Door's Gary Wood, 100 East Summit 44022, said about eight windows had been replaced prior to his involvement. He had replaced five windows of one apartment which was visible in Mr. Wong's and the applicant's photos. Responding to Mr. Strauss's point about windows not matching the pattern of the existing windows, Mr. Wood said he had talked the owner into low-E glass which was an additional \$2400. Of twenty-six buildings on Noble north of Mayfield, only four have grids and four that are exceptions to white windows. All 22 buildings that have been redone have white windows.
- Mr. Strauss said the buildings with white windows that he noticed had a lighter brick and were newer than this one, probably from the 50s or 60s and the whole design concept was thought-out.
- Ms. Fliegel said she was disappointed with the direction that was taken in the oversimplified window choice. The industrial-looking windows could be replicated by other manufacturers.
- Mr. Wood said those windows would be costly. He said he would report back to the owner and try to work out a solution. He said a beige window would be a vinyl alternative. He said commercial windows are not available in vinyl of a color matching the existing windows. If aluminum windows were chosen, the cost might be \$180,000 instead of \$80,000.
- Ms. Fliegel asked that the applicant provide an elevation drawing to accurately show the mullions and window type.

ACTION: ABR continued the case to receive a window alternative that matched the building's character more closely.

ABR 2020-7: Futureheights, Inc., 3499 Cummings Road, requests to replace attached garage.

- CM Consulting Group's Joseph Calderwood, 6064 Hyde Street 44060, described the garage replacement, stating that the pitch of the roof had to avoid getting too close to a second-floor window needed for bedroom egress. The door on the second floor would be removed and the filled opening sided to match the rest of the wall. The house and garage would be completely resided and reroofed using the colors and types of the provided samples.

- Ms. Fliegel said siding needed an Architectural Board of Review approval if the half-timbering and stucco on the home's front were altered.

ACTION: Mr. Strauss moved to approve the garage as shown on CM Consulting Group's plans, received December 17, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-8: Cuyahoga County Land Bank, 2796 Coleridge Road, requests to build two-car, detached garage and rear deck.

- City Architecture's Katie Veasey Gillette, 3200 Euclid Avenue, 44115, said the home was to be comprehensively rehabbed. Cedar siding will be painted as will the brick that has been previously painted. The garage will be replaced. The rear porch will become part of the kitchen and a deck built in back.
- Ms. Fliegel asked about the proposed sliding windows on the second-floor porch. She noted that lattice was on the opening facing the side neighbor and a drawing should explain the look of those new windows.

ACTION: Ms. Fliegel moved to approve the garage, deck and other improvements as shown on City Architecture's plans, received December 17, 2019, with the conditions to provide to staff a detailed elevation of the back second floor sliding windows and to confirm the garage's vinyl siding lap height so that it related to the home's siding height. Seconded by Mr. Strauss, the motion was unanimously approved.

Old Business

No old business was raised.

New Business

No new business was raised.

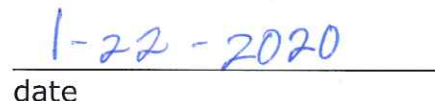
Adjournment

The meeting was adjourned at 8:40 PM.

Respectfully Submitted,



Melissa Fliegel, Chair



date



Richard Wong, Secretary



date