

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JANUARY 22, 2020**

MEMBERS PRESENT: Melissa Fliegel, Chair
Joseph Strauss
Terry Saylor

STAFF PRESENT: Richard Wong, Planning Director
Kara O'Donnell, Planner II
Polly Lynam-Bloom, Intern

CALL TO ORDER

Mr. Wong called the meeting to order at 6:45 PM with the above-listed ABR members present.

DESIGN GUIDELINES

- Ms. O'Donnell presented a Powerpoint show describing the proposal to create design guidelines. Goals would be to encourage historic preservation and to guide and educate applicants. Mr. Strauss said guidelines give reviewers additional support for decisions. Members said they would like to be involved in the preparation. She suggested that they email suggestions to her.

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 22, 2020**

ABR 2020-5: Anna Hotska & Mykola Riabinko, 1066 Nelaview Road (continued from January 7, 2020), request to replace windows without matching existing.

- Matt and Alina Minar, sister and brother-in-law of Mr. Riabinko, helped the applicants translate members' comments to overcome a language barrier. They said that without a permit most of the proposed windows were installed.
- Mr. Wong stated that ABR's decision should not be influenced by work done without a permit because that precedent would encourage others to ignore the approval process.
- Mr. Strauss said at a minimum, the front of the home should have windows with mullions matching the original windows.

- Mr. Saylor asked if mullions could be added to the new windows that had no mullions.
- Ms. Fliegel said she was not prepared to approve the windows in front that had no mullions. She also wanted information about the attic window in back. It looked like the same size and style as a second-floor window, so it should not be changed from a hopper or awning window to become a double-hung style. She said the applicants' inability to understand spoken and written information about the City's procedures was a likely reason for the failure.

ACTION: The case was continued so that the applicant could propose alternative solutions that preserved the home's historic character. Plans clearly explaining the proposal were needed.

ABR 2020-6: Windwoods LLC, 2360 Noble Road (continued from January 7, 2020), requests to replace windows without matching existing.

- The applicant was not present so the case would be heard at a future meeting.

ABR 2020-9: Liza Grossman and Philip Gould, 1640 Rydalmount Road, request to replace windows without matching existing.

- Window Nation's Jered Schloss, 4350 Renaissance Parkway, 44128, and the applicants explained that new windows would be a mix of types sliders and double-hung, some without and some with mullions.
- Ms. Fliegel said she would prefer—but not require-- the rear first floor windows to be changed from slider to double-hung.
- Mr. Saylor suggested a page-by-page review of Window Nation's diagrams and photos.
- Mr. Strauss asked to see Google Streetview photos of other Rydalmount homes.
- Mr. Saylor recommended that the attic windows be consistently double-hung with upper sash mullions.

ACTION: Ms. Fliegel moved to approve the windows as shown on Window Nation's plans, received January 7, 2020, with the condition that all new upper floor windows have grids in the upper sash and that the first floor back windows either match the existing sliders or be replaced with double-hung sash. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-10: Patricia and William Hanavan, 2935 Scarborough Road, request to install 20 solar panels on the south-facing roof.

- YellowLite, Inc.'s Reynard McPherson, 1925 St. Clair Avenue, 44114, said the 20 solar panels would be connected to a conduit, painted to match the background surface it ran across from the roof to the base of the house. He submitted a revised conduit route photo mock-up that avoided extending conduit beyond the rain gutter.

ACTION: Ms. Fliegel moved to approve the solar panels as shown on YellowLite, Inc.'s plans, received January 7, 2020, with the conditions that the conduit be painted to match the roof or wall on which it is attached and that the conduit be routed less conspicuously as shown on the revised Picture 02. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-12: Wayne and Barbara Owens, 3382 Ormond Road, requests to build a two-car, detached garage.

- Simon's Construction's Simon Mack, 3362 Ormond Road, 44118,

ACTION: Mr. Saylor moved to approve the garage as shown on R. Kevin Madison's plans, received December 26, 2019, with the conditions that the roof be a reversed gable and that the corner trim be white and the siding match the color and lap size of the home's first-floor siding as closely as possible. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2020-13: Christine Nowak, Trustee, 2349 Coventry Road, requests to install 4'-high wood fence 4' from Corydon's public sidewalk replacing a fence that was closer to the sidewalk.

- It was determined that approval had been previously granted when the home's pergola was reviewed.

ABR 2020-14: Colonic Health and Wellness LL, 2145 North Taylor Road, requests to build single-family home with attached garage.

- The applicant was not present so the case would be heard at a future meeting.

Old Business

2540 Arlington Road: Mr. Wong showed photos of the original home's replacement wood shake shingle roof being restored. He explained that the owner had consulted with a historic preservation consultant from Stan Hywet who told him the Arlington home's original roof had been wood shake shingle. Mr. Wong received from the Cuyahoga County Archives an image of a house description card verifying that the original roof was a wood shingle. Past practice allowed owners to restore elements of a home without an ABR approval when the alteration matched the documented historical design. Members suggested that staff make sure work followed the approved plans and that window work and protection of window openings be reviewed.

2976 Coleridge Road: Revised elevations were discussed. Members asked for elevations of the entire side and rear that were part of the second-floor porch enclosure. They said double-hung or casement windows should be considered instead of sliding windows.

2211 Lee Road: Members asked about the wiring strung on the walls and the painted box in back that was near the place where two compressors were proposed. They suggested lowering the proposed compressors so that they were hidden by the proposed fence. The brown-painted air intake in back was acceptable. They asked if the existing fence was to be replaced so that all of the fencing looked the same. They also wanted the applicant to verify that the fence height was as tall as the machinery inside the fencing.

New Business

No new business was raised.

Adjournment

The meeting was adjourned at 9:13 PM.

Respectfully Submitted,



Melissa Fliegel, Chair

2/4/2020

date



Richard Wong, Secretary

2-4-2020

date