

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
FEBRUARY 4, 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 7:00 PM with the above-listed ABR members present.

**APPROVAL OF THE JANUARY 22, 2020, MINUTES**

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

**PUBLIC HEARING  
FEBRUARY 4, 2020**

**ABR 2020-5: Anna Hotska & Mykola Riabinko, 1066 Nelaview Road (continued from January 7 and 22, 2020),** request to replace windows without matching existing.

- Mr. Riabinko presented photos of mullions that he added to the windows to create a pattern similar to the windows he had removed.

***ACTION: Ms. Fliegel moved to approve the windows as modified and shown in the attached photos with the condition that the rear attic window be replaced with a similar type of window and not a double-hung style. Seconded by Mr. Strauss, the motion was unanimously approved.***

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

- Contractor Ronald Burrell, 1950 Hanover Road, 44112, said a first-floor master bedroom was proposed with two more bedrooms upstairs. The plans showed a first-floor laundry and half-bath, too.
- Ms. Fliegel suggested a window to the right of the entry door to add interest to a blank wall. The gable above the garage door also needed interest. Consideration of the elimination of steps from the exterior was suggested to make the home more accessible.

***ACTION: The case was continued to allow the applicant to return with alternatives that addressed the areas that were blank and faced a street.***

**ABR 2020-15: Melinda Lawrence and Andrew Plante, 2301 Coventry Road,** request to construct a pool, patio and other exterior improvements in the rear yard.

- O'Neill Landscape Design's Heidi O'Neill, 7568 Fairmount Road, 44072, described the pool, fence and other exterior improvements.

***ACTION: Mr. Strauss moved to approve the pool, patio, and other exterior improvements as shown on O'Neill Landscape Design's plans, received January 20, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-16: Viktor and Jenn Krebs, 2188 Chatfield Drive,** request to construct a 6' by 8' addition to the rear of the home.

- Brandt Architecture's Jill Brandt, 19440 Riverwood Avenue, 44116, described the addition.

***ACTION: Mr. Strauss moved to approve the addition as shown on Brandt Architecture's plans, received January 16, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-17: Tshiperson Investment, LLC, 3408 Tullamore Road,** requests to construct a detached, two-car garage.

- ABC Construction Enterprise's Ilya Volokh, 8154 Chagrin Road, 44023, Described the vinyl-sided, reverse-gabled garage.

***ACTION: Ms. Fliegel moved to approve the garage as shown on ABC Construction Enterprise's plans, received January 10, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-18: Dina Rappaport, 3682 Shannon Road,** requests to construct a two-story addition at the rear of the home on a corner lot.

- CM Consulting Group's Joseph Calderwood, 6064 Hyde Street, 44060, agreed with Ms. Fliegel's suggestion that the rear elevation's upper windows be double-hung.

***ACTION: Mr. Strauss moved to approve the addition as shown on CM Consulting Group's plans, received January 10, 2020, with the condition that the rear upper floor windows be double-hung. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-19: Cedarmount Condominium Owner's Association, 12484 Cedar Road,** requests to install an internally lit 3' by 4' identification sign at each entry.

- Cedarmount Condominium Owner's Association's Bill Stickley, 12484 Cedar Road, 44106, said the sign would be Corten metal and internally lit. Only one sign was proposed and would be at the Cedar driveway.

***ACTION: Mr. Strauss moved to approve the sign as shown on Cedarmount Condominium Owner's Association's plans, received January 14, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-20: Lisa and Rob Savin, 3004 Coleridge Road,** request to install two skylights on the rear roof of the home.

- Lisa Savin and contractor Matt Jenkins presented the proposal.

***ACTION: Ms. Fliegel moved to approve the skylights as shown on Studio One Design's plans, received January 21, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-21: Case Western Reserve University, 2315 Murray Hill Road,** requests to relocate the service dock, expand the existing dining hall, and add site improvements.

- Case Western Reserve University's Joanne Brown and Chris Panichi, 10620 Cedar Avenue, showed a Powerpoint show of the proposal. A narrow section of the addition was to be in Cleveland Heights. The addition would accommodate more students in the dining hall. A loading dock would be relocated to the south side of the building and be screened from dorms by landscaping. Additional glass will create a more inviting look.

***ACTION: Ms. Fliegel moved to approve the service dock relocation, dining hall expansion, and site improvements as shown on the plans by Ayers Saint Gross, received January 21, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-22: CLE Real Estate Group, 3303 Altamont Avenue,** requests to build detached, one-car garage.

- The applicant was absent, so the case would be heard at a future meeting.

**ABR 2020-23: Regina Williams, 3014 Kensington Road,** requests to replace six windows without matching the existing windows.

- Window Nation's Brian Naughton, 4350 Renaissance Parkway, 44128, explained that of 22 windows, only six first-floor arched windows were to not match the existing windows. Fixed windows would replace four of the six double-hung windows.

***ACTION: Ms. Fliegel moved to approve the proposed windows as shown on Window Nation's plans, received January 22, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-24: Integrity Realty Group, 2235 Overlook Road,** requests preliminary review to construct two boarding houses and one carriage house with the three other multi-family buildings.

- Dimit Architects' Ted Singer said student housing was being designed in three new buildings fitted into a property that has three existing buildings. Each of fourteen townhouses will contain living, dining, kitchen, powder room, and parking with four or five bedrooms having one full bath for every bedroom. Hardi panel siding was proposed with a base of stone that would match the stone of the carriage house and walls. An arborist's tree survey

and evaluation recommended that certain trees be removed due to the species or condition. Many trees between the proposed building and Euclid Heights Boulevard would remain and new trees would be added. A 5'-wide landscaped area between a proposed parking lot and a neighboring parking lot to the east was being revised to widen at its northern end to 13'. That would allow larger-growing trees to be at that end.

- Integrity Realty Group's Dan Siegel in response to a question from Mr. Wong said that the existing 8-space garage may be preserved. It is attached to an attractive, old stone wall and provides screening and privacy to the Sullivans who live directly north.
- Don King, 2330 Euclid Heights Boulevard, was concerned about the loss of trees.
- Ms. Fliegel asked that a section drawing be provided showing the site's grade from Euclid Heights Boulevard to the nearest new building's entry stairs. From a general massing standpoint she had no concerns. The carriage house elevations' overhangs feel a little "clunky." The three-dimensional drawing feels a little bit better.

**ABR 2020-25: Norm and Lisa Muskal, 2066 South Taylor Road,** request to remodel the storefront.

- The City's Storefront Renovation Program's Kara Hamley O'Donnell said this project has been two years in development.
- Levine Architecture & Design, Ltd.'s Tanya Tate, 3716 Tolland Road, 44122, showed plans of the proposed landscape beds, entrance addition, wall signs and projecting signs.
- Mr. Strauss said the Neoclassical style was foreign to the context.
- Ms. Fliegel said overall improvements were a plus.

***ACTION: Ms. Fliegel moved to approve the storefront as shown on Levine Architecture & Design's plans, received January 22 and February 4, 2020. 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 9:10 PM.

Respectfully Submitted,



Terry Saylor, Acting Chair

2-20-2020

date



Richard Wong, Secretary

2-20-2020

date

