

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
FEBRUARY 20, 2020**

MEMBERS PRESENT: Terry Saylor, Acting Chair
Joseph Strauss
Jonathan Kurtz

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 FEBRUARY 4, 2020, MINUTES

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

**PUBLIC HEARING
FEBRUARY 20, 2020**

ABR 2020-14: Colonic Health and Wellness LLC, 2145 North Taylor Road (continued from February 4), requests to build a single-family home with an attached garage.

- Contractor Ronald Burrell, 1950 Hanover Road, 44112, said changes were made to the gables and two windows were added.

ACTION: Mr. Kurtz moved to approve the home as shown on the plans by Ibrahim Hakki, received February 12, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

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

- Heritage Windows' Gary Wood, 100 East Summit Street, 44022, said the owner planned new doors, awnings, landscaping, cleaning the building's stone and brick and updating the garage trim. He submitted a list of 45 properties on Noble Road and 42 of those had white windows. Seven of this building's windows were already replaced using white double-hung windows by a previous owner. He installed new windows in one apartment to show the effect to the owner. The price quote that he recently submitted was in response to comments about the white window color. The Pella fiberglass window quote was \$210,000 which could not be afforded.

- Mr. Wong showed photos he had taken for the first time this case appeared.
- Mr. Saylor said that it wasn't the color but the monolithic scale of the double-hung windows that needed to be addressed.
- Mr. Kurtz noted the elegance of the thin lines and proportions of the existing windows in addition to the color. He had wished that Mr. Wood had explored using casement windows.
- Mr. Wood said he has done many projects in Cleveland Heights, Shaker Heights, and University Heights. He emphasized that the owner had already bought the windows. He said a casement window with a transom was \$2300 for one opening. He said the City's Point of Sale violations report said the rest of the windows had to be replaced. Since some had been already replaced, the proposed windows he said would match the other replacement windows.
- Mr. Kurtz said a project of this scale should be reviewed holistically with the rest of the work. A piecemeal request for only the windows was a flawed process because the other work was not understood.

ACTION: Members decided to continue the matter so that the applicant can provide more information about the other improvements and continue to consider alternatives at a future meeting.

ABR 2019-806: Laura Ospanik and Steve Robbins, 2224 Devonshire Drive, request to demolish the home and garage to build a two-story, single-family home with an attached garage. A preliminary review occurred on December 3, 2019.

- Modern Smart Homes' Dave Maddux, 17306 Madison Avenue, 44107, said in response to a question from Mr. Saylor, he said the preliminary review comments were about the materials and the size of overhang which was increased. He showed a sample of a metal siding that had a wood grain appearance.

ACTION: Mr. Strauss moved to approve the home as shown on the plans by Modern Smart Homes, received February 19, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-26: Kathy Ruekberg, 10 Kenilworth Mews, requests to extend rear deck and replace wooden rear yard fence with a lower picket fence.

- Designer Jay Szabo, 2472 Kingston Road, 44118, presented the rear yard improvements.

ACTION: Mr. Saylor moved to approve the deck, fence, and other improvements as shown on the plans by Architect John Payne and designer Jay Szabo, received January 31, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-27: Michael Herschman (Heshny LLC), 2196 Lee Road, requests to install sign reading "MOJO world eats & drink."

- Architect Jerry Herschman, 25001 Emery Road, #400, 44128, described the proposed façade changes.

ACTION: Mr. Saylor moved to approve Mojo's sign as shown on the plans by Jerry Herschman, received February 3, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-28: MUY Hamburgers (FX Wen Portfolio 1 LLC), 13246 Cedar Road, requests to install corrugated metal panels over parts of brick wall and other alterations to Wendy's restaurant.

- Linear! Architecture's Tania Inigo, 8951 Cypress Waters Boulevard, Suite 130, 75019, described the changes.

ACTION: Mr. Kurtz moved to approve the alterations as shown on the plans by Linear! Architecture, received February 4, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-29: Paul Wittmer, 3024 Euclid Heights Boulevard, requests to replace three double-hung windows using a bay window on the first-floor front wall.

- Joyce Factory Direct's Chris Sawicki, 1125 Berea Industrial Parkway, 44017, said in response to a question from Mr.

ACTION: Mr. Strauss moved to approve the bay window as shown on Joyce Factory Direct's plans, received January 29, 2020, with the condition that the center fixed window has one row of mullions across the top. Seconded by Mr. Saylor, the motion was unanimously approved.

Old Business

No old business was raised.

New Business

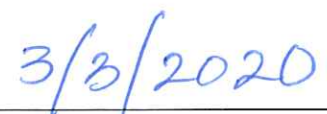
No new business was raised.

Adjournment

The meeting was adjourned at 8:37 PM.

Respectfully Submitted,


Melissa Fliegel, Chair


date


Richard Wong, Secretary


date

