

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

ARCHITECTURAL BOARD OF REVIEW Joseph Strauss, Chair
MEMBERS PRESENT AT REMOTE Jonathan Kurtz
LOCATIONS: Terry Saylor

STAFF PRESENT AT CITY HALL: Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:22 PM with all members present at remote locations joining through the City's WebEx meeting link. Applicants and interested parties also joined using WebEx.

APPROVAL OF THE JUNE 16, 2020, MINUTES

Members had no comments or corrections, so the minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING
JULY 7, 2020**

ABR 2020-73: Waldorf Partners, 2300 Overlook Road, request installation of exterior cladding to replace failing brick.

- LDA Architects' Dominick Durante, 5000 Euclid Avenue, Suite #104, 44103, said that comments from the previous ABR meeting influenced the revised design. Lighting alternatives were presented including lighting the transition to metal panels, the rectangular accent rectangles, and internally lit "Waldorf Towers" lettering at the entrance canopy. Mr. Durante said the intention was for the metal material to match the brick's course spacing of 2-2/3".
- Mr. Saylor said that the concerns from the previous meeting were addressed. He liked the colors and the design solution.
- Mr. Strauss agreed with Mr. Saylor. He liked the version that would have a greater contrast between the two metal colors.
- Mr. Kurtz said color selections would require additional study.
- Mr. Durante said he was thinking of larger mock-up samples in the field to judge colors.
- Mr. Saylor liked the version with greater contrast between the two colors. He said colors could be submitted at a later date as a condition of ABR's approval. He liked the lighting of the rectangular window accents which would be fun and unique.

- Mr. Strauss said the lighting makes the apartment building feel commercial and is not in keeping with the neighborhood.
- Mr. Kurtz agreed with Mr. Strauss to not favor lighting the accent rectangles because of the building's location. All members said the canopy and Waldorf Towers sign on the canopy could be lit.

ACTION: Mr. Strauss moved to approve the metal siding and lit canopy sign as shown on LDA Architects' plans, dated June 30, 2020, with the condition that color samples of the metal siding and windows be provided for final approval. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-87: Konrad and Rebecca Wiederhold, 3312 East Monmouth Road, request to replace an asphalt shingle roof using standing seam metal.

- Distinctive Metal Roofing's Gary Hromi, 36040 Caronia Circle, 44011, said a black metal roof would be on the main house and front porch. The owner had plans to modify the enclosed side porch so he wanted to keep the old roof shingles on the side porch until future improvements were completed.
- Although Mr. Saylor and the other members considered requiring a matching roof on the side porch, they ultimately decided to respect the owners' preference to install a compatible roof when the side porch is improved.

ACTION: Mr. Saylor moved to approve the metal roof as shown on Distinctive Metal Roofing's plans, received June 10, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-88: Robert and Monica Goldstein, 3419 Blanche Avenue, request to build a rear, 2-story addition and an addition over an existing attached garage.

- Architect Rebecca Fertel, 3429 Blanche, 44118, described the addition and said the large addition was on a deep yard leaving a large back yard. In response to Mr. Saylor's question, she said the roof was a different height to add interest to a long addition.

ACTION: Mr. Saylor moved to approve the addition as shown on Rebecca Fertel's plans, dated June 3, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

Note: Mr. Saylor needed to leave the meeting at this time.

ABR 2020-96: Samuel Feuer, 3717 Severn Road, requests to build a 1-story addition and deck in back.

- Architect Rebecca Fertel, 3429 Blanche, 44118, showed photos of the property and slides of the proposed addition and deck.
- Ms. Fertel, in response to Mr. Strauss's question, said the occupied basement with bedrooms was the owners' preference.
- Mr. Wong, in response to a question from Mr. Kurtz, said that the side yard setback was defined as starting from grade upward so that the basement lightwell was permitted to be in a required side yard.

ACTION: Mr. Kurtz moved to approve the addition as shown on Rebecca Fertel's plans, dated June 15, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-89: Jacob Lovick, 2613 Princeton Road, requests to install sliding windows and glass knee walls on an existing side porch.

- Jacob Lovick presented the sunroom proposal.
- Mr. Kurtz said that door at the existing stairs may trigger a building code requirement to add a landing.
- Mr. Wong agreed, saying it was up to the Building Department's code reviewer.

ACTION: Mr. Strauss moved to approve the sunroom as shown on Patio Enclosure's plans, dated May 21, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-91: Patrick Slattery, 2997 Euclid Heights Boulevard, requests to build a stone patio and pergola.

- Patrick Slattery said the forms respected the local architecture.
- Mr. Kurtz asked that the height be studied before construction so that it looked right with respect to the adjacent garage's height.

ACTION: Mr. Kurtz moved to approve the pergola as shown on the applicant's plans, dated June 12, 2020. Seconded by Mr Strauss, the motion was unanimously approved.

ABR 2020-92: Jaqueline Westbrook, 1023 Elbon Road, requests to replace a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said the colors of the garage's materials were based on the home's colors. The roof will be a reversed gable with a 6:12 pitch.

ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Construction's plans, received June 17, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-93: Home Consulting Solutions, 836 Nelaview Road, requests to replace a two-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said the colors of the garage's materials were based on the home's colors. The roof will be a reversed gable with a 6:12 pitch.

ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Construction's plans, received June 17, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-94: Barbara Danforth, 2501 Bolton Road, requests to replace windows without matching originals' look.

- Renewal by Andersen's Jennifer Sickles, 17450 Engle lake Drive, 44130, showed photos and illustrations of the proposal.
- Mr. Strauss suggested considering three-window sliding windows for preserving instances in which three main windows were present.
- Ms. Danforth said that the project's cost was a significant consideration. She also mentioned that the windows would not be as bright as the illustration.
- Mr. Wong read the approval letter of the Forest Hill Home Owners' Standards Committee. A City staff rendering was also shown to more accurately depict the proposed appearance.
- Mr. Kurtz agreed with Mr. Strauss' position about consideration of a three-panel slider. He also respected that the Home Owners' approved this design.

ACTION: Mr. Strauss moved to approve the windows as shown on Renewal by Andersen's plans, received June 16, 2020, with a suggestion to consider 3-panel sliders where three windows were to be replaced. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-95: Ken Burk, 1580 Rydalmount Road, requests to build a two-car, detached garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, said the garage wall materials were all white and the roof was gray to match the home. The roof would be a 4:12 reversed gable to match the home.

ACTION: Mr. Strauss moved to approve the garage as shown on Shannonwood Homes' plans, received June 23, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-96: Emmet Inc., 3595 Bendemeer Road, requests to build a two-car, detached garage.

- Emmet Inc's Alec Vinokur, 3595 Bendemeer Road, 44118, described the garage's design.
- Mr. Strauss asked that the garage roof be a reversed gable. He asked about the slope of the home.
- Mr. Vinokur said the home's entry porch had a gable that could be matched.
- Mr. Kurtz said he liked a reversed gable garage roof. He was fine with a regular gable if it matched the front porch's pitch.

ACTION: Mr. Kurtz moved to approve the garage as shown on Emmet Inc's plans, received June 22, 2020, with the condition that the garage roof match the front porch's roof slope. Seconded by Mr. Strauss, the motion was unanimously approved.

At this time, Mr. Saylor returned to the meeting.

Old Business

Mr. Kurtz questioned the Bolton Road window replacement. The copper gutters, downspouts, and flashing were part of a carefully designed home and the proposed

windows were not in keeping with the home's style. Members agreed to revisit their criteria for window replacements at a future meeting.

New Business

Adjournment

The meeting was adjourned at 9:52 PM.

Respectfully Submitted,



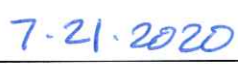
Joseph Strauss, Chair



date



Richard Wong, Secretary



date

20/10/17

20/10/17