

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
SEPTEMBER 15, 2020**

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

STAFF PRESENT AT CITY HALL: Richard Wong, Planning Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 7:00 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 SEPTEMBER 1, 2020, MINUTES**

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

**PUBLIC HEARING  
SEPTEMBER 15, 2020**

**ABR 2020-154: Marvin Bagley, 3372 Washington Boulevard,** requests to build a back deck.

- Independent Improvements' Jason Woods, 3433 Wade Avenue, 44113, described the proposed deck while the slides were shown.
- Ms. Fliegel said the drawings were clear and her only comment was that after the wood was dry enough that it be stained or painted.

***ACTION: Mr. Saylor moved to approve the deck as shown on Independent Improvements' plans, dated August 17, 2020, with the condition that the wood be stained or painted after it is sufficiently dry. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-155: Loccie Foster, 3577 Cummings Road,** request to build a back deck.

- Levine Architecture & Design, Ltd.'s Tatiana Tate, 3716 Tolland Road, 44122, described the deck, saying that the wood will be painted.

***ACTION: Ms. Fliegel moved to approve the deck as shown on Levine Architecture & Design, Ltd.'s plans, dated August 20, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-156: Michael Covitch, 1976 Revere Road,** requests to install vinyl siding over stucco and timber areas on front of home.

- The Home Corporation's Bonder Carthen, 23215 Commerce Park Drive, Suite 115, 44122, said that vinyl siding was proposed to cover the stucco which has become a maintenance problem.
- Ms. Fliegel said the proposed siding would lose too much of the home's style. She was curious if Hardie material was considered.
- Mr. Strauss said he agreed that significant parts of this home's design were being lost.
- Mr. Saylor said he was also agreeing that the proposal was a hodge-podge.
- Mr. Carthen asked about saving the vertical timbers but clad them in aluminum.
- Ms. Fliegel said that the home's style would still be lost.

***ACTION: Ms. Fliegel moved to continue the request to allow the applicant to propose alternative solutions. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-157: Moira Properties, 14626 Superior Road,** request to retain second floor back porch railing built without approval.

- Platinum Construction's Nilsa Carrero, 26381 Cannon Road, 44146, described the garage.

***ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Construction's plans, received September 1, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-158: W Home Designs, LLC, 3584 Blanche Avenue,** requests to build a 2-car, detached garage.

- Platinum Construction's Nilsa Carrero, 26381 Cannon Road, 44146, described the garage with a reversed gable roof matching the home's main roof.

***ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Construction's plans, received September 1, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-159: Tierita Elhalady, 956 Rushleigh Road,** requests to build a 2-car, detached garage.

- Platinum Construction's Nilsa Carrero, 26381 Cannon Road, 44146, described the garage. The siding and trim would match the home's trim color.

***ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Construction's plans, received September 2, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-160: Debor Mande & Rachel Rozsa, 3046 East Overlook Road,** requests to install solar panels on back roofs of home.

- Power Home Solar's Derek Ault, 919 North Main Street, 28115, said 11 panels, a back-up battery, and an inverter near the electrical meter were proposed. The back-up battery would be inside the house. He later realized 10 panels were proposed.

***ACTION: Ms. Fliegel moved to approve the solar panels as shown on Power Home Solar's plans, received August 7, 2020, with the condition that plans be provided showing the conduit's routing. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-161: Tracey Pratt, 3603 Berkeley Road,** request to rebuild rear porch, replace windows, and rebuild front steps.

- The Cuyahoga Land Bank's Lori Brdar, 812 Huron Road, E., Suite 800, said all of the windows would be replaced, the front steps rebuilt, the back porch rebuilt, and some of the siding replaced on a side porch.
- The Cuyahoga Land Bank's Wesley Walker in response to Ms. Fliegel's question said that the front, second-floor window mullions were not drawn right. They would match the other windows.

***ACTION: Ms. Fliegel moved to approve the proposed work as shown on the City Architecture's plans and other information, received September 1, 2020, with the condition that the front, second-floor windows have top grids proportioned like the other windows. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-162: T Mobile, 3965 Mayfield Road,** requests to install a wall sign.

- Signarama's Marie Cipolletta, 731 Beta Drive, Unit D, 44143, said the proposed sign was to be lit letters on a channel.

***ACTION: Mr. Saylor moved to approve the sign as shown on MC Group's plans, dated July 9, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-163: Peter Thomas, 3025 Meadowbrook Boulevard,** requests alterations to home, including side porch roof.

- Peter Thomas said the porch roof would be a pitched shed roof and the door above would be replaced by a window. The two brick support piers would be replaced by three 4-by-4 columns.
- Ms. Fliegel said the look of the porch columns was too unfinished looking.

***ACTION: Mr. Saylor moved to approve the porch as shown on the applicant's plans, dated August 15, 2020, with the condition that the 4-by-4 columns be wrapped in one-by boards with infill panels. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-164: Heather Toney, 1512 Compton Road,** requests to replace four kitchen windows with two windows.

- Heather Toney explained that the smaller windows and loss of two windows would allow for more kitchen cabinetry.
- Ms. Fliegel and Mr. Saylor noted that the existing window arrangement in the photos was not as symmetrical as it had been drawn, so the randomness of the proposed windows was acceptable.

***ACTION: Ms. Fliegel moved to approve the alterations as shown on the applicant's plans, received September 10, 2020, with the condition that the window mullions match the existing windows. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-165: Naomi Netanel, 3619 Shannon Road,** requests to build a 2-story addition.

- The CM Consulting Group's Joe Calderwood, 6064 Hyde Street, 44060, was proposing a three-story addition and all new replacement windows. Brick from a chimney that is to be dismantled would be reused for the addition's foundation. The vinyl siding would be a dark color and the roof shingle would match the existing roof. In response to a comment by Ms. Fliegel, he said the large-sized, double-hung attic windows were for emergency escape and rescue to a bedroom. Casement windows would be the only other solution.

***ACTION: Ms. Fliegel moved to approve the addition as shown on the CM Consulting Group's plans, received September 10, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-166: Cecile Ferrando, 2257 South Overlook Road,** requests to rebuild a brick and stone stoop and add a gable roof.

- Koogle Design's Kevin Koogle, 519 Park Avenue, 44240, said a stoop and stoop cover would match the existing home's colors. In response to a comment by Mr. Strauss, he said that a window was to be removed on the side elevation for storage inside. Ms. Ferrando said the proposed wine storage would not be possible if the window stayed. In response to a question by Mr. Saylor, he explained that two casement windows were proposed in the kitchen but were not shown on the drawings.

***ACTION: Mr. Saylor moved to approve the brick and stone stoop and stoop roof and alterations as shown on Koogle Design's plans, received September 2, 2020, with the condition that the rear elevation's drawing be***

***submitted, the rear pair of casements match the windows to the left, and brick be filled into the area where the side window is removed. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-112: T Mobile at Severance Towers, 25 Severance Circle (continued from 8-5-2020):** requests to replace antennas and related equipment.

- Sure Site's Amy Wicklund, 3659 Green Road, Suite 214, 44122, said that twelve antennas and twelve radios would be replaced by six antennas and six radios.

**ABR 2020-152: Cleveland Heights Storage, LLC, 2037 Lee Road (continued from 9-1-2020),** requests to install a wall sign.

- Blink Sign's Vince Diionno, 1925 St. Clair Avenue, 44114, said the building's dimensions were field-checked after the last meeting and corrected.
- Petrick Property Group's Lisa Todaro, 15400 Pearl Road, 44136, said in response to a question from Ms. Fliegel that the sign's font was the preferred font as it was drawn. It can't fit into the building's original sign area and be legible.
- Mr. Diionno affirmed Mr. Strauss's assumption that the building's soldier course would be completely covered by the sign.
- Ms. Fliegel said dimensional letters that allowed the background to be seen would have problems because the old post office's sign would be visible.

***ACTION: Mr. Saylor moved to approve the sign as shown on Blink Sign's plans, dated September 1, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

### **Old Business**

Members discussed the board's latitude when a project was not what they preferred but was not bad enough to deny. Design guidelines were mentioned as potentially being helpful to their decisionmaking and consistency.

Mr. Saylor asked about the status of the Noble Road apartment building where replacement windows were finally approved. He also asked about the status of the Waldorf Towers lighting proposal. Mr. Strauss said that the Noble Road applicant was to provide an alternative window design for the stairs.

Ms. Fliegel said the Shaker Heights Zoom meeting kept her from speaking until it was her project's turn. She said applications had to be electronic. Whereas in Mayfield Heights, meetings are in-person.


### **New Business**


No new business was raised.

**Adjournment**


The meeting was adjourned at 9:25 PM.

Respectfully Submitted,

  
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Joseph Strauss, Chair

  
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date

  
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Richard Wong, Secretary

  
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date