

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

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

STAFF PRESENT AT CITY HLL: BreAnna Kirk, Planning Technician

CALL TO ORDER

Ms. Kirk called the meeting to order at 7:00 PM with all the above-listed members present at remote locations joining through the City's WebEx meeting link. Applicants and interested parties also joined using WebEx.

APPROVAL OF THE DECEMBER 1, 2020, MINUTES

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

**PUBLIC HEARING
DECEMBER 15, 2020**

ABR 2020-225: Odies & Vicki Grant, 3732 Northampton Road, request to install new windows.

- Renewal by Anderson's Jen Sickels, 17450 Eagle Lake Drive, 44130, described the new windows. Many of the current double-hung windows have two vertical lines in the upper sash that create 3 rectangular panels and the new windows will have two vertical lines and one horizontal line to create 6 square panels in the upper sash.
- Mr. Brooker said the 6-panel upper sash will look good with the house, but was curious if the manufacturer could replicate the existing 3-panel upper sash. Ms. Sickels said yes and does not think there is a cost difference between the two styles.
- Mr. Saylor likes the proposed deep bronze color.
- Mr. Strauss asked if any neighboring homes have the 3-panel window style. Ms. Grant confirmed the neighbor to right has the proposed 6-panel window style.
- Mr. Saylor appreciates that the Grants proposed windows with grids because often times applicants propose to remove this architectural detail. He likes

the original 3-panel style but is okay with the proposed 6-panel style as well. Mr. Brooker and Mr. Strauss echoed these remarks.

ACTION: Mr. Saylor moved to approve the windows as shown on Renewal by Anderson's plans, received December 10, 2020, with the option of changing the new windows to match the existing 3-panel style. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-226: Chipotle Mexican Grill, 12401 Cedar Road, requests to install two illuminated wall signs, one illuminated blade sign, one illuminated mobile order pickup sign, and one illuminated clearance bar.

- The applicant was not present and Mr. Strauss suggested waiting to review the case until the end of the meeting in case the applicant joined.

ABR 2020-227: Julie Jones, 3550 Cummings Road, requests to build a two-car, detached garage.

- Tatiana Tate of Levine Architecture and Design, 3716 Tolland Road, 44122, described the garage.
- Mr. Saylor noted the roof pitch and roof orientation match that of the home.
- Mr. Brooker asked if the overhead door and man door will be white to match the proposed white siding. Ms. Tate confirmed everything was proposed to be white to match the portion of white siding on the home.

ACTION: Mr. Saylor moved to approve the garage as shown on Levine Architecture and Design's plans, received November 25, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-228 True Life Management (Aldranon Lloyd), 1570 South Taylor Road, requests to build a two-car, detached garage.

- Tatiana Tate of Levine Architecture and Design, 3716 Tolland Road, 44122, described the garage.

ACTION: Mr. Saylor moved to approve the garage as shown on Levine Architecture and Design's plans, received November 24, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2020-229: Laura Ospanik, 2224 Devonshire Drive, requests to install solar modules on the roof of the home.

- Ms. Kirk shared that the home is a new build that was approved in February 2020. She then announced there were two public comments regarding this project.
- YellowLite's Ray McPherson, 1925 Saint Clair NE Suite 250, 44114, described the solar panels.
- Mr. Brooker noted the home immediately to the north has solar modules on its roof.

- Ms. Kirk read a public comment made by Barbara French at 2253 Harcourt Drive, received via email 12/15/20 at 12:47pm.

"Hello,

I am a neighbor oh Laura Ospanik and have enjoyed watching the new house being built.

We are big fans of going green and wholly support her desire to put solar panels on the roof.

Please affirm this request.

Thank you,

Barbara French

2253 Harcourt Dr, Cleveland Heights, OH"

- Ms. Kirk read a public comment made by Dorothy Ceruti at 2226 Chestnut Hills Drive, received via email 12/15/20 at 1:24pm.

"This email concerns ABR 2020-229 request to install solar panels:

Solar panels become part of the landscape to be viewed more so by neighbors than by the owners of homes.

Since 2224 Devonshire is new construction, why were solar panels not part of the original architectural design of the house?

And why can solar panels not be integrated so that they are not so unsightly.?

Dorothy Ceruti

2226 Chestnut Hills Drive"

- Mr. McPherson said the homeowners always considered going solar, but the plans for the home were already completed by the time they decided.
- Mr. McPherson described the old style of solar panels that were blue with white stripes and silver frames. He said they now use all-black panels, with no stripes and black frames. The panels will be flush to the roof.
- Laura Ospanik said the solar panels will blend in with her metal roof, which is a deep bronze color.
- Mr. Strauss said most solar panel applications he receives are for existing homes. He added that ideally, one would incorporate solar panels into the original plans, but he's not sure how much the design would have changed if the homeowners had done so. He said the roof is shallow with a low pitch, so the panels will not be especially visible. He asked if they anticipate a need to add more panels in the future.
- Ms. Ospanik said they originally had more solar panels built into the design, but later found they would not need that much energy. She said they would not be adding more.

- Mr. Saylor echoed Mr. Strauss's comments about the low pitch roof. He said it will make the panels barley visible. He said if it were presented with the original home design, he would have been prone to accept it. He does not see a reason to not accept the solar modules as submitted. They are southern facing and not obtrusive.

ACTION: Mr. Saylor moved to approve the solar modules as shown YellowLite's plans, received December 3, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2020-230: Cuyahoga County Land Reutilization Corporation, 3048

Meadowbrook Boulevard, requests to alter windows and demolish existing sunroom and deck to build a two-story porch.

- Craig Stephens of Rare Design Studio, 4300 W. Streetsboro Road, 44286, presented the porch and window changes. He said the existing sunroom and deck will be demolished and replaced with the two-level porch. The windows will be replaced like-for-like with white trim. The first-story kitchen window on the left side of the home will be removed and replaced with the existing siding.
- Mr. Strauss asked what will be done to the area of the home where the window will be removed. Mr. Stephens said the window will be removed, the hole will be re-framed, and the house will be painted. The homeowner, Richard Shaffer, said the exterior work is expected to begin in the spring.
- Mr. Saylor asked if the two small windows on the front of the home above the front porch needed to be operable. Mr. Shaffer said they are bathroom windows and Mr. Saylor concluded they have reason to be operable.
- Mr. Brooker said maintaining the existing window pattern in the replacement windows is the right thing to do. He noted it was unusual to remove interior space for a porch, but said the proposed porch is appropriate in scale and will finish the house nicely.
- Mr. Strauss asked about plans to stain the porch once the pressure-treated wood has weathered. Mr. Shaffer said the house will be repainted light grey and the deck will be stained with a barnwood grey.
- Mr. Saylor directed the discussion back to the two small windows above the front door and wondered if they should have a grid pattern to match the rest of the front windows. Mr. Strauss said it would look better if they had grids in the top half. Mr. Brooker agreed. Mr. Saylor asked Mr. Shaffer if there was a compelling reason to not add top-sash grids, to which he said no.

ACTION: Mr. Saylor moved to approve the windows and two-story porch as shown on Rare Design Studio's plans, received December 3, 2020, with the condition that the two small windows above the front door have 4-panel grids on the top half of each window, and the deck be stained at a later date. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2020-231: Standish Stewart, 2294 Westminster Road, requests to build a new deck using the existing porch overhang.

- Ms. Kirk announced there was a public comment regarding this project.
- Mikel McLaughlin of Mikel McLaughlin & Associates, 44081, described the deck. He said the current deck is enclosed and they will open it up.
- Mr. Saylor said the roof pitch shown in the elevation looks greater than the existing. Mr. McLaughlin said it sunk over the years and they plan to jack it back up. The roof will not be removed.
- Mr. Brooker said it appeared everything will be white, and asked if that will match the trim on house. Mr. McLaughlin confirmed this, but added that the homeowner would like a dark brown 2x4 composite on top of the otherwise white railing. Mr. Strauss asked if the homeowner considered using a similar composite material for the deck to eliminate the need to stain it. Mr. McLaughlin said he can consult the homeowner but it would add quite a bit to the cost.
- Ms. Kirk read a public comment made by Marty Dybicz at 2282 Westminster Road, received via email 12/15/20 at 5:40pm.

"Re Standish Stewart's request to build a new deck using the existing porch overhang, my wife and I have complete confidence in Standish's judgement as to structural sounds and aesthetics. We completely support her request.

*Thank you,
Marty Dybicz
2282 Westminster Road"*

ACTION: Mr. Strauss moved to approve the deck as shown on Mikel McLaughlin & Associates' plans, received December 4, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-232: Cuyahoga County Land Reutilization Corporation, 13028 Cedar Road, requests to build a two-car, detached garage.

- Katie Veasey Gillette of City Architecture, 3200 Euclid Avenue, 44115, described the garage.

ACTION: Mr. Saylor moved to approve the garage as shown on City Architecture's plans, received December 7, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2020-233: Theresa Baumgartner, 1017 Rushleigh Road, requests to install new siding.

- David Zieleniewski, 10533 Abbey Road, 44113, presented the siding.

ACTION: Mr. Strauss moved to approve the siding as shown on the applicant's plans. Seconded by Mr. Brooker, the motion was unanimously approved.

Note: At this time, the Architectural Board of Review members revisited the second agenda item, ABR 2020-226.

- Ms. Kirk informed the board that the Chipotle Mexican Grill sign representative still had not joined the meeting. Mr. Saylor suggested completing a preliminary review.
- Mr. Strauss was surprised the applicant proposed two signs on Cedar Road.
- Mr. Saylor pointed out that the wall sign on the east elevation is slightly longer than the doors/windows under the sign and thinks it would look better if it were made slightly smaller to align. He wondered if the sign was a standard size or custom for this space. Mr. Brooker echoed this sentiment and said the wall sign on the south elevation looked tight in the small space. Mr. Saylor said if the applicant decides to make the east elevation sign slightly smaller to align with the entryway underneath it, they should match the size on the south elevation sign.
- Ms. Kirk asked if the applicant would need to attend the next meeting to answer the questions raised during the preliminary review. Mr. Strauss suggested emailing the comments and questions to the applicant, and said the board can decide how to proceed once the applicant responds.

ACTION: Mr. Strauss moved to grant preliminary approval for the signs as shown on ADCON's plans, dated November 3, 2020, with the question can the two horizontal signs be slightly reduced in size to match the width of the entry doors and windows on the east elevation. Seconded by Mr. Brooker, the motion was unanimously approved.

Note: Subsequent to the meeting, Ms. Kirk emailed the comments and questions to the applicant.

- The applicant said the wall signs are the smallest standard size in Chipotle's sign package and wishes to leave them the proposed size.
- Ms. Kirk shared the responses with the Board members.
- Mr. Brooker noted an existing canopy structure right above the entrance doors/window that was not immediately discernible in the elevations. He said the alignment of the sign with the doors and windows is not as critical because of the three-dimensional aspect of the canopy.

ACTION: Mr. Brooker moved to approve the plans as shown on ADCON's plans, dated November 3, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.


Old Business

New Business

Adjournment

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,



Joseph Strauss, Chair



date



BreAnna Kirk, Secretary



date

1900

1900