

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW MINUTES
JULY 20th, 2023**

ABR MEMBERS PRESENT:

DENVER BROOKER, CHAIR
JOSEPH STRAUSS
KATHRYN LESTER

STAFF PRESENT:

NICOLE BLUNK, CITY PLANNER I

CALL TO ORDER

Ms. Blunk called the meeting to order at 7:00 PM with all the above-listed members present.

APPROVAL OF THE MINUTES.

The previous meeting minutes were approved.

3.1 ABR 2023-118: (CONTINUED) MICHAEL SUSTER, 18100 SHELBURNE, request to alter porch.

Action: Mrs. Lester made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

3.2 ABR 2023-120: (CONTINUED) IAN & YOCHVED NEELAND, 3515 SEVERN, request to alter windows.

Action: Mr. Strauss made a motion to approve, seconded by Mrs. Lester, the motion was unanimously approved.

3.3 ABR 2023-122: (CONTINUED) VOLODYMYR POLIUK, 957 BRUNSWICK, request to construct garage.

Action: Mr. Strauss made a motion to approve, seconded by Mrs. Lester, the motion was unanimously approved.

3.4 ABR 2023-125: (CONTINUED) 2453 OVERLOOK LLC, 2453 OVERLOOK, request to alter roofing.

Action: Mr. Brooker made a motion to deny, seconded by Mrs. Lester, the motion was unanimously approved.

3.5 ABR 2023-129: (CONTINUED) GWEN DAVIS, 3415 SPANGLER, request to alter steps.

Action: Mr. Brooker made a motion to continue, seconded by Mrs. Lester, the motion was unanimously approved.

3.6 ABR 2023-131: (CONTINUED) MARQUIS CARTER, 3812 MONTICELLO, request to install solar panels.

Action: Mr. Brooker made a motion to deny, seconded by Mr. Strauss, the motion was unanimously approved.

3.7 ABR 2023-132: (PRELIMINARY REVIEW) TWG DEVELOPMENT, LLC, 2228 NOBLE, request to construct 52-unit apartment building.

Public Comment:

Melody Joy Hart, 2976 Monmouth

- *I am a current councilmember and I got some calls about this. I actually went out there so I could see what they are talking about. My concern is there is a very nice residential area there and these people are*

concerned about parking which will encroach into the residential area down the street, another concern is that this will negatively impact residential property values.

Diane Hallum, 1059 Oxford

- *I have reviewed their prior constructions on their website and I find the quality of windows to be low. The construction design aspect is not harmonized with the quaint and charming bungalows that are featured on the streets around this property. I am concerned about the design, to all of us it looks like a warehouse, not like a residential property, it's a very unwelcoming home, particularly that aesthetic. I have concerns about the interior, particularly the lobby space, which appears very small when you walk out of this facility, along with the elevator size, there will be people moving things in and out and it doesn't look like its large enough to accommodate the population. None of their other low-income, high density buildings they created feature landscaping, they look like industrial sites. This is our neighborhood and we want it to look welcoming and homey, none of the buildings they built look homey. I want to point to the concern of the harmonious look in our residential neighborhood because its not matching it in any way and it goes deep into the residential neighborhood. It does not fit. Very upset about this whole look, it just looks like a warehouse.*

ABR Member Comment:

- *A four-story building oriented across the site's long axis diminishes the privacy of adjacent single-family homes on Selwyn. The site is too narrow to comfortably fit the proposed use. A three-story building would be less imposing.*
- *Perspectives should be provided from the vantage point of the Selwyn Road homes. The provided perspective should include its context, too.*
- *The retention basin along Noble Road needs further study regarding its appearance. The materials and landscaping were not provided. Putting the retention basin in front may not be the best decision.*
- *A tree survey should be provided and large, healthy trees should be preserved. In the ten-foot buffer facing the Selwyn Road homes, a landscaping plan is needed to show that tall-growing trees will be established. This is in addition to the building being reduced to three floors. Are fences proposed along the border? The scant information does not document that this will be architecturally well-designed with durable, high-quality materials in a beautifully landscaped setting. The absence of information about landscaping even at this early stage indicates that no conceptual landscape plan exists.*
- *The primary entry looks weak compared to the mass of the building. Please indicate how it will be lit, too.*
- *White vinyl siding is a cheap material. Please provide assurances such as photos of other projects demonstrating that four stories of white vinyl will look fine.*
- *Balconies, awnings, and other three-dimensional interest is needed to reduce the scale so that it respects its context.*
- *The site plan needs to show existing and proposed grades and placement of utilities so we understand the site disturbance better and the building's spatial relationship to surrounding buildings.*
- *The green consultant's work should be more ostensible. Seems like solar panels could be incorporated into the design on the south wall. Bicycle parking for residents should be indoors. A bike repair station is a low-cost amenity that encourages bike use, too. Proposing three outdoor bike racks does not serve the building's residents well.*
- *The wall light fixtures and pole lights should be shown on a plan to understand the lighting concept. The resultant foot-candle levels are helpful, but don't explain how the lights will be spaced.*
- *Hate to be so negative about a project initiated by the good staff of the City, but the proposal would need to be significantly revised.*
- *Placing the dumpster deep into the site may be problematic depending on the time when it is emptied. No details were provided to show how the dumpster will be screened and enclosed.*
- *Landscaping details are needed to understand how the will affect and relate to the structure.*
- *Entry feature of the structure must be strengthened.*

- Noble Road or street facing elevations must contain architectural interest or details. The front elevation is disappointing.
- Outdoor amenities should be proposed for the children of the families who will reside here.
- What have you done to make this appropriate for this site, this building could be located anywhere in the USA?
- There is no sense of scale or place, it looks like a 1970s dormitory.
- The lobby is nothing more than a hallway you walk through, yet you keep referring to it as an amenity. A lobby should be standard.
- This building has no identity and it will need more than a color change. You need to take inspiration from the area. This is not a structure anyone would want to call home.
- Hate the entry to the building. You don't even notice it, if we were to drive down the road you have proposed to put next to the building, we wouldn't even know an entry door was there.
- You expect 52 different families and their friends to use the tiny entry door or the small door on the rear? It would be assumed the small door on the rear is the main entry door.
- We take exception to the fact that you state it's a low-income project so its budgeted to be low quality.
- You can alternate roof heights in order to obtain more character.
- There is no articulation or details in the facades that would elude to a sense of scale or place.
- Not comfortable with this project proceeding to a final review, we would like you to come back for another preliminary review with alternative options for the site.
- Did you consider alternative configurations for this site or constructing multiple buildings instead? it is possible and more can be cost effective than this kind of construction.
- Where are the plans for the mechanical systems?
- No HVAC layout was submitted but you stated the condensers and line sets will be on the roof, elevation drawings or renderings showing how those will appear on the pitch of this roof are required.
- Will you make another attempt to acquire the Vistes Property?
- The main entry is disappointing, needs elevating.
- More brick on the façade as opposed to vinyl or paneling would be better.
- There are mixed feelings on the setback from the street, people may not want this tall building in their backyards. We would like to see alternative proposals.

3.8 ABR 2023-133: DAVE OROS, 1667 HILLCREST, request to alter exterior.

- The board noted that the roof needs to continue across rear dormer on east side and the windows in east stair are to align.

Action: Mr. Strauss made a motion to approve as noted, seconded by Mrs. Lester, the motion was unanimously approved.

3.9 ABR 2023-134: JULIE TRENT, 3420 TULLAMORE, request to construct garage.

Action: Mrs. Lester made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

3.10 ABR 2023-135: HAROLD WAGNER, 3848 MONTEVISTA, request to construct garage.

Action: Mr. Strauss made a motion to approve, seconded by Mr. Brooker, the motion was unanimously approved.

3.11 ABR 2023-136: MARGARET O'NEILL & PAUL CLAPP, 2710 DERBYSHIRE, request to alter porch.

Action: Mrs. Lester made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

3.12 ABR 2023-137: JEWISH FAMILY SERVICE ASSOCIATION OF CLEVELAND, OH, 1892 SOUTH TAYLOR, request to alter exterior.

- The board noted that the Taylor Road entry door needs to be changed to a single door with sidelights.

Action: Mr. Strauss made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously approved.

3.13 ABR 2023-138: CALVIN & HEATHER BROWN, 2597 EXETER, request to construct garage.

- The board noted that the trim color needs to be heritage cream in color.

Action: Mrs. Lester made a motion to approve as noted, seconded by Mr. Strauss, the motion was unanimously approved.

3.14 ABR 2023-139: MOIRA & GERALD SCIPONE, 2195 DEMINGTON, request to alter siding.

Action: Mrs. Lester made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

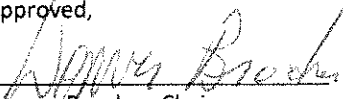
The meeting was adjourned at 9:23pm.

Submitted,


Nicole Blunk, Planner I

8/4/23
Date

Approved,


Denver Brooker, Chair

Aug 3, 2023
Date