

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
NOVEMBER 2, 2021**

MEMBERS PRESENT: Joe Strauss, Chair
Denver Brooker
Terry Saylor

STAFF PRESENT: BreAnna Kirk, Planning Technician

CALL TO ORDER

Ms. Kirk called the meeting to order at 7:01 PM with all the above-listed members present.

APPROVAL OF THE OCTOBER 19, 2021, MINUTES

Minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING
NOVEMBER 2, 2021**

ABR 2021-252: Grant Mueller, 3370 Meadowbrook Boulevard, requests to construct a porch addition and install a two-car, detached garage.

- Grant Mueller and Donald Plunkett of Studio One Design Group, 2451 Stratford Road, 44118, described the porch and garage. A covered front porch will span the width of the home and the front will be replaced with a picture window. The decorative light fixture above the door will remain.
- Ms. Kirk explained that this would need a zoning variance because the front porch extends more than the permitted 6 feet into the required front yard, it is 2 feet over. Board Members said they would support a variance. Ms. Kirk explained that the garage also needed a variance because it caused a rear yard coverage issue. Ms. Saylor felt that a 24' by 24' garage was not an unreasonable request given the size of some vehicles and he would support this variance request as well.
- Mr. Plunkett described the garage. It will have a standard gable roof with a 6:12 pitch to match the new front porch element. The front will be done in 4" utility brick, which will wrap around to the sides for 2' to be met with vinyl siding.

ACTION: Mr. Saylor moved to approve the garage and porch as shown on Studio One Design Group's plans, dated September 23, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-253: Karen Kidwell & Henry Billingsley, 2270 North Saint James Parkway, request to install new windows and doors.

- Karen Kidwell and Martin Johannessen of Harmoni Designs, LLC, 2990 Berkshire Road, 44118, described the window and door alterations. One window on the north elevation will be removed and the opening will be patched over with stucco to match. The other will become double casement windows. A door on the south elevation will be replaced with a window and three windows will be replaced with full-grid casement windows. On the west elevation, a window will be replaced with a door and the existing windows will be replaced with full-grid casement windows.

ACTION: Mr. Brooker moved to approve the windows and doors as shown on Harmoni Designs' plans, received September 28, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-254: Thurman & Tracee Powell (Doris Jenkins), 3402 Rosedale Road, request to construct a two-story rear addition.

- Thurman Powell and Tony Kucia of Cleveland Custom Builders and Remodeling LLC, 12025 Schreiber Road, 44125, described the addition. The existing one-story addition and second-story porch will be demolished.
- Mr. Saylor noticed the doors shown on the rear elevation and asked about steps to grade. Mr. Powell was not sure what steps they will go with and Mr. Saylor said they should be submitted at a later date. The Board agreed it can be an administrative review.

ACTION: Mr. Saylor moved to approve the addition as shown on Cleveland Custom Builders and Remodeling's plans, dated August 8, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-255: Cuyahoga County Land Reutilization Corporation, 1704 Lee Road, requests to install new windows and siding and construct a two-car, detached garage.

- Jay Pittman of Wayside Builders, 34194 Aurora Road, Suite 218, 44139, described the garage. The garage will have cedar shake siding to match the house.
- Board members noticed a discrepancy in the plans—one view showed the garage door and man door on the same side, and another showed them on different sides. There was not a strong preference either way and Mr. Pittman preferred them to both to be on the front.

ACTION: Mr. Saylor moved to approve the garage as shown on Wayside Builders' plans, dated October 1, 2021, with the condition that the siding matches the house and the garage door and man door are on the same side of the garage and are spaced equally. Seconded by Mr. Brooker, the motion was unanimously approved.

- Mr. Pittman described the siding and windows. The side addition on the home will have 4 new window openings with windows to match the rest of the home. Existing windows and shake siding will be replaced in kind as necessary.

ACTION: Mr. Saylor moved to approve the siding and windows as shown on Wayside Builders' plans, dated October 1, 2021, with the condition that the windows are replaced in kind and the 4 new windows match existing. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-256: Cuyahoga County Land Reutilization Corporation, 3410 Hartwood Road, requests to construct a two-car, detached garage.

- Jay Pittman of Wayside Builders, 34194 Aurora Road, Suite 218, 44139, described the garage. It will have white vinyl siding.
- Board members noticed a discrepancy in the plans regarding man door location, and Mr. Pittman said it will be on the right side when facing the garage.

ACTION: Mr. Strauss moved to approve the garage as shown on Wayside Builders' plans, dated October 1, 2021, with the condition that the roof is reverse gable with a 4:12 pitch; siding is white vinyl; man door is on the right side when facing garage. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-257: Lori Stokes, 2235 Woodmere Drive, requests to construct a deck, soak tub, and patio.

- Jules Protz and David Thorn of dt design & Project Management, 155 Treat Road, 44202, described the deck, soak rub, patio, and landscaping. The soaking tub will essentially be a large hot tub and will have a cedar cover. The ipe deck will have an outdoor kitchen and seating area. There will be a patio with seating south of the ornamental pool. Landscaping will provide privacy.

ACTION: Mr. Saylor moved to approve the deck, soak tub, and patio as shown on dt design & Project Management's plans, received October 5, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-258: Edward Franklin, 1520 Rydalmount Road, requests to construct a two-car, detached garage.

- Eli Mahler, architect, 3947 West Ash Lane, 44122, described the garage. It will have a 5:12 gable roof to match the house.

ACTION: Mr. Saylor moved to approve the garage as shown on Eli Mahler's plans, dated October 4, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-259: Agostino Pintus (Alphavision LLC), 2304 Noble Road, requests to construct a two-car, detached garage.

- Eli Mahler, architect, 3947 West Ash Lane, 44122, described the garage. It will have a 4.5:12 gable roof to match the house.
- Ms. Kirk noted that because this is a two-family home, four parking spaces are required. Based on legislation that was passed the previous evening, only two of those have to be in a garage. Therefore, the two-car garage is compliant as long as a parking pad that can accommodate two cars is added.

ACTION: Mr. Saylor moved to approve the garage as shown on Eli Mahler's plans, dated October 4, 2021, with the condition that a zoning-compliant parking pad be added. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-260: Frank Kuhar, 3786 Parkdale Road, requests to alter the rear entrance and construct a two-car, detached garage and deck.

- Eli Mahler, architect, 3947 West Ash Lane, 44122, described the garage, entrance, and deck. The garage will have a 6:12 gable roof. The rear entry will have a new shed roof and door. The deck will be finished.
- Board members felt a reverse gable roof would be more appropriate given the roof of the house.

ACTION: Mr. Saylor moved to approve the garage as shown on Eli Mahler's plans, dated October 4, 2021, with the condition that the garage roof is a reverse gable. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-261: Urban Bridges DBA Envision Cleveland (Cuyahoga County Land Reutilization Corporation), 3209 Oak Road, requests to install new windows, siding, and roofing; construct a deck, third-floor addition, and garage; and alter the front porch.

- Tom Schmidt of Envision Cleveland, 4758 Ridge Road, Suite 283, 44144, and Keith Brooks of kBrooks Design Studio, 9515 Mennonite Road, 44281, described the projects. The side porch will be screened in and the new siding will have vertical elements in the gable ends and third floor. The garage materials will match the house. The front porch will be enclosed for a front addition.

- Ms. Kirk stated that a variance would be needed for the front because it crosses into the required front yard. Mr. Brooker felt that the addition with the front deck throws the house off balance. Board Members thought of solutions that would balance the front and might also be zoning compliant. One suggestion was a front porch that had a middle bump out to accommodate the vestibule the original proposal created.
- Board members were fine with the rest of the submission, but because the porch details have not been worked out, they wanted to see the porch at the next meeting.

ACTION: Mr. Saylor moved to approve the windows, siding, roofing, deck, addition, and garage as shown on kBrooks Design Studio's plans, dated September 3, 2021, with the condition that the porch is resubmitted. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-262: Homes on Demand, 2564 Euclid Heights Boulevard, requests to install new windows and construct a two-story addition and two-car, detached garage.

- Michael Khmelnitsky of Homes on Demand, 30405 Solon Road, Suite 12, 44139, described the addition, windows, and garage. The existing rear addition will be replicated and the lower portion will be enclosed. Windows will be bricked up to accommodate interior renovations.
- Board members suggested installing two windows on the lower addition that match the upper windows. This would tie in with the double doors on the other addition and speak to the windows above.

ACTION: Mr. Brooker moved to approve the windows, addition, and garage as shown on LMS design's plans, dated October 8, 2021, with the condition that a pair of 29" by 52" windows are used in the mudroom; bricks from the garage should be salvaged if possible for use in the new columns and window patching; vinyl siding per request of the applicant as shown in revised plans. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-263: Bill Kramer, 3606 Cummings Road, requests to replace a seasonal enclosed patio and steps.

- Janet Kramer and Jim Dunphy of Great Day Improvements, 700 East Highland Road, 44056, described the three-seasons room. The existing will be torn down and replaced similarly. The color will still be white and the brick/stone steps will be replaced. It will have a shed roof.

ACTION: Mr. Brooker moved to approve the enclosed patio and steps as shown on Great Day Improvements' plans, received November 1, 2021, with the condition that the steps are redone in brick and stone per the existing. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-264: Home Consulting Solutions (Guardian City Investments), 3230 East Overlook Road, requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 26381 Cannon Drive, 44146, described the garage. It will have a 6:12 gable roof to match the house and will have colonial white siding and grey roofing to match the home.

ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Construction's plans, received October 6, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-265: Keenya Steele (2014 Properties LLC), 2180 Lee Road, requests to install an awning with signage.

- Keenya Steele described the awning. It will be black with the name of the company, Kandy Doll Closet, written in white script font. There will also be subtext under the logo. Two options were shown on the plans, but it will say "Women's Boutique and Accessories".

ACTION: Mr. Brooker moved to approve the awning sign as shown on Ohio Awning and Manufacturing Company's plans, received October 18, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-266: Doros Properties, 3595 Severn Road, requests to alter the exterior and construct a rear addition and front dormers.

- Abraham Munk and Jeff Mantel of Allied Management, 2548 Lafayette Drive, 44118, described the addition, dormer, and exterior changes. The front of the home is currently brick and the entire home, including the addition, will be redone in vinyl siding. The front dormer will be extended. The front porch will be removed.
- The Board asked if it was possible to maintain some of the brick and Mr. Mantel said it was in disrepair and they did not have a design solution that would incorporate only retaining small bits of the brick.
- Mr. Strauss said that this project will have a major impact on the house and they are changing the character. Because the whole house is being redone to be cohesive, he does not have a problem with it. He noted if they were only doing some of the renovations and leaving some of the original character, it would not match.

ACTION: Mr. Strauss moved to approve the alterations, dormer, and addition as shown on LMS Design's plans, dated November 27, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-267: Mohammed Ahmad, 3031 Yorkshire Road, requests to install new windows, construct an eyebrow roof element, and alter the porch/deck.

- Mohammed Ahmad and Craig Dixon of Craig M. Dixon Architects, 29354 Hummingbird Circle, 44145, described the windows, roof element, and porch

alteration. At one point, there was an existing two-story porch. The plans show recreating the one-story porch element, however, the porch has since been eliminated due to privacy concerns. Instead, the doors on the first and second stories that previously led out to the porch will be converted to windows. Additionally, the existing roof element on the front will be carried over.

ACTION: Mr. Saylor moved to approve the alterations as shown on Craig M. Dixon's plans, dated October 13, 2021, with the condition that the porch is eliminated and the doors are replaced with windows to match existing. Seconded by Mr. Strauss, the motion was unanimously approved.

New Business

Old Business

ABR 2021-245: Surtie Barkin, 3520 Blanche Avenue, requests to construct a two-car, detached garage.

- Ms. Kirk explained that Surtie Barkin and Bert Appelbaum of Appelbaum Construction, 3368 Blanche Avenue, came to discuss their previous ABR approval for a garage. It was submitted as a gable garage with a 4:12 pitch and white siding. Since the house was dark and has a reverse gable roof, the ABR requested siding and garage door colors to match or complement the house (to be submitted for approval) and a reverse gable roof. Since there was a small gable element on the home, they discussed the option of leaving it a gable but increasing the pitch to 6:12 to match it.
- Mr. Appelbaum presented the color options and ABR members had no problems.
- Mr. Appelbaum also requested that the roof decision be revised. Ms. Barkin strongly preferred the garage roof as submitted and stated the 6:12 option was more expensive. Mr. Appelbaum stated that with a reverse gable roof, the wall with the overhead door becomes weight bearing and will eventually sag. Mr. Strauss said that in his time with the ABR, they have required numerous garages to be reverse gable and/or 6:12 pitch and no contractor has ever pushed back with the argument that reverse gable garages sag or a 6:12 pitch is more costly.
- Ms. Barkin and Mr. Appelbaum pointed out that many of the garages on the street have a low-sloped gable garage. Mr. Strauss said that one example shown really stuck out as being non-complimentary. Mr. Brooker noted that might have been because it was also a white garage with a dark stone home. He said that the color changes were a bigger issue for him, and since the colors will be complementary to the home, it should not stand out as much, so he could compromise with the 4:12 gable.

ACTION: Mr. Brooker moved to approve the garage siding and door colors and the 4:12 gable roof. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-246: Yehudit Main, 3524 Blanche Avenue, requests to construct a two-car, detached garage.

- Ms. Kirk explained that Bert Appelbaum of Appelbaum Construction, 3368 Blanche Avenue, came to discuss their previous ABR approval for a garage. It was the same garage as 3520 Blanche, and was submitted as a gable garage with a 4:12 pitch and white siding. The ABR had the same comments as they did for the 3520 Blanche garage.
- Mr. Appelbaum presented the color options and ABR members had no problems.
- Since this home does not have any gable elements on the home, the ABR would not approve the gable roof. The roof orientation did not seem to be as much as an issue for this homeowner.

ACTION: Mr. Brooker moved to approve the garage siding and door colors and the 4:12 reverse gable roof. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-196: Church of the Savior, 2537 Lee Road, requests to install signage.

- Ms. Kirk stated that there was a request to change the height of the previously approved parking signs. They were originally approved at 30" and Kevin Holiday of A Sign Above, 8982 Dutton Drive, 44087, requested that they be 48". Ms. Kirk initially approached this as an administrative decision to be made by the Chair and shared the background. Because the secondary identification signs were 48", Mr. Strauss did not think that parking signs should be the same height and said 36" might be a more appropriate height. Mr. Holiday felt they needed to be at least 42" high so they would not be blocked by snow, so Ms. Kirk brought the decision back to the full Board.
- While Board Members agreed with the Chair that 36" would be a more appropriate height, they were fine with 42".

ACTION: Mr. Brooker moved to approve the parking signs at 42" tall. Seconded by Mr. Strauss, the motion was unanimously approved.

Adjournment

The meeting was adjourned at 10:21 PM.

Respectfully Submitted,

BreAnna Kirk
BreAnna Kirk, Secretary

11.17.2021

date

Approved,

Denver Brooker
Denver Brooker, Acting Chair

16 Nov. 2021

date