

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
APRIL 26th, 2022**

ABR MEMBERS PRESENT:

Joseph Strauss, Chair  
Denver Brooker

STAFF PRESENT:

Nicole Blunk, Planner I  
Karen Knittel, Assistant Director of Planning

**CALL TO ORDER**

Ms. Blunk called the meeting to order at 7:05 PM with all the above-listed members present via WebEx with the exception of Mr. Saylor, who was absent.

**APPROVAL OF THE APRIL 5TH, 2022, MINUTES**

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

**PUBLIC HEARING  
MARCH 26TH, 2022**

**ABR 2022-18 (Continued from 4/5/2022): Kevin Friis, 2236 Briarwood Road,** requests to install new windows. Applicant withdrew application on 4/26/2022.

**No action taken**

**ABR 2022-53 (Continued from 4/5/2022): CNT Construction Co., 1044 Woodview Road,** request to construct a three-car, detached garage and install new windows. Update of errors made on previous agenda. No public comment submitted.

**No action taken**

**ABR 2022-60: Matthew & Laura Blanock, 2612 Ashton Road,** request to construct a detached, two car garage.

- Scott McNulty of McNulty Construction, 832 Ford Road, Highland Hts., OH 44143, described the planned construction of a new garage at the Blanock home.
- Mr. Strauss indicated that the roof pitch on the home needs to be adjusted to a 6/12 pitch



- Scott McNulty agreed with Mr. Strauss and committed to making changes to the roof pitch to match the boards wishes
- Mr. Booker agreed that the roof pitch should be altered.

**ACTION: Mr. Strauss moved to approve the construction of the garage with the condition that the roof pitch be changed to 6/12. Seconded by Mr. Brooker, the motion was unanimously approved**

**ABR 2022-61: Brittany Barnes & Shane Parker, 3035 Washington Boulevard**, request to enclose the front porch.

- Alex Olenik of Great Day Improvements, 700 E Highland Road, Macedonia OH 44056, described the enclosing of the front porch on the Barnes/Parker home. The goal of the project is to create more indoor living space for the client, that mimicks a solarium.
- Mr. Brooker expressed that the character of the home is being altered with this project and the house does look better without the enclosed porch.

**ACTION: Mr. Brooker moved to approve the creation of an enclosed porch at the home. Seconded by Mr. Strauss, the motion was unanimously approved**

**ABR 2022-62: Batsheva Tolchinsky, 3662 Bendemeer Road**, requests to remove existing windows and infill with brick.

- Rebecca Fertel of Superior Home Remodeling, 3429 Blanche, Cleveland Heights, OH 44118 described the removal of existing windows and the infill of brick to match the home.
- The project is an interior kitchen remodel and a 2<sup>nd</sup> floor bathroom remodel. As part of this project, we would like to eliminate 2 windows and to infill the hole with new brick on the side and the rear of the house.
- The bathroom is being expanded and divided into 2 bathrooms, 1, serving a master bedroom and 1 becoming the hall bathroom. So a window is being eliminated to accommodate that and in the kitchen, the window is being eliminated to accommodate cabinetry.
- Mr. Brooker expressed concern over damage occurring from an outside leak, that would not be discovered until its too late.
- Mr. Strauss stated that they have approved this kind of work before and thankfully its not on the front of the house

**ACTION: Mr. Strauss moved to approve the removal of existing windows and infill with matching brick and mortar. Seconded by Mr. Brooker, the motion was unanimously approved.**



**ABR 2022-63: Isaac & Shoshana Newman, 3530 Shannon Road, request to construct a two-car, detached garage.**

- Diane Bija of New Creation Builders, 818 E 73<sup>rd</sup> Street, Cleveland, OH 44103 described the construction of a standard garage and they are doing a 24 feet wide by 20 feet deep, using a Cape Cod gray on the siding and shingles that match the color of the shingles on the home.
- Mr. Strauss indicated a 4/12 pitch was insufficient and requested it be changed to a 6/12 pitch.
- Mr. Brooker agreed the pitch should be 6/12

**ACTION: Mr. Brooker moved to approve the application under the condition the pitch be changed to 6/12. Seconded by Mr. Strauss, the motion was unanimously approved.**

**ABR 2022-64: Leo & Patricia Wilson, 1091 Greyton Road, request to construct a two-car, detached garage.**

- Duane Schreiner of Shannonwood Homes, 1635 Wood, Cleveland Heights, OH 44121 described construction of a new garage with a reverse gable and 12 foot pitch.

**ACTION: Mr. Strauss moved to approve the project, seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-65: Jake & Emily Ezell, 1812 Middlehurst Road, request to construct a two-car, detached garage with an office/workshop.**

- John D'Amico of D'Amico construction, 1309 Riidge Rd, Suite 2, Hinckley, OH 44233 described the construction of a new 2 and a half car garage, to replace an old garage being demolished.
- Mr. Strauss asked John to define what a half car is.
- Mr. D'Amico responded that it is just extra room for all purposes and there will be no "half car" stored in the garage
- Mr. D'Amico stated the owner will use the new area as a work space and not a living space.

**ACTION: Mr. Brooker moved to approve the project. Seconded by Mr. Strauss, the motion was unanimously approved.**

**ABR 2022-66: Cary Seidman, 2968 Corydon Road, requests to install new windows.**



- Keiona Delaine of Renewal by Andersen presented the project, she stated homeowner here who is wanting to replace 3 Windows and to existing openings. 1 of the Windows will be a, like, for like, and the homeowner would like to remove the grills and change the window to a triple casement window.
- Mr. Strauss asked if the casement windows will swing out
- Keiona replied they will swing in
- Mr. Strauss asked if there are no grills anywhere else on the house
- Keiona replied in the affirmative and followed up the windows will now match the other windows on the home.
- Mr. Strauss asked if all the windows had been replaced at some point.
- Keiona replied that she was unaware if they had been replaced.

**ACTION: Mr. Brooker moved to approve the project. Seconded by Mr. Strauss, the motion was unanimously approved.**

**ABR 2022-67: Michael Sebold, 2596 Guilford Road,** requests to install new windows and a patio door.

- Keiona Delaine of Renewal by Andersen presented the project, she stated the homeowner here is replacing 6 windows and a patio door. For the Windows on the front, 2 are on the side and the patio doors and the back. They're changing to cottage windows and they would like to add a grill pattern of the colonial, 4 width, by 2 height, to the top sash only. The French door will be a like for like replacement. The windows do not have any grills at the moment. He had just moved in the house recently and is working with Pella who put in the windows on the back of the house to see if he could grills, put on there. He states that there are grills and the other houses around the neighborhood, and he says he feels like it adds charms to his house. So he'd like to match the feel of the neighborhood by adding the grills. He is hoping if doesn't hear from Pella, he will order the rest of the windows from us no later than next summer. If he will get the rest of them. I'll change it out.
- Mr. Strauss asked what color these are in, Canvas.
- Keiona stated it is white, a muted base.
- Mr. Strauss asked if they were replacement windows.
- Keiona replied the rear ones were replace by Pella three years ago but is unsure about the rest.

**ACTION: Mr. Brooker moved to approve the project. Seconded by Mr. Strauss, the motion was unanimously approved.**

**ABR 2022-68: Ruffing Montessori (Fairmount Montessori Assoc), 3380 Fairmount Boulevard,** requests to remodel existing offices and classrooms, including the replacement and installation of new windows and doors.



- A Michelle presented in place of Mr. Shearer, she stated The school is planning the remodeling of an existing classroom and current offices to create a new classroom. Behind the stone wall, and we are going to be remodeling. Specifically, we will look at a new door at the left of the work area. Currently a window we'd like to change it to an escape door. On the opposite side at work area 2, We'd like to replace 2 doors. There is a small undercover area with currently a door with 2, large, single panes of glass windows. We would also like to either replace a door with a glass door with a window a little further down. The door in the middle area, it is a solid doors that we would like to create a new exit door so that it's also undercover so the kids, they can come up in and out under our covered area. There is also a window and it consistently is rained on an ice and we'd like to replace that with a fixed pain window of the same size. The windows to the right are existing and There'll be staying. We would like to paint the frames. We'd like to reconfigure an area to have the glass door in the center it makes the space behind it so much more usable for for the teachers and the kids, and that in that way, we're able to have both doors, which will be exiting 2 different classrooms. Current office space area will become a classroom with a new exit that will require a sloping sidewalk.
- Mr. Brooker stated the presentation was very clear and he has no further questions. The renovations are fairly invisible and and keeping us the original architecture.

**ACTION: Mr. Strauss moved to approve the project. Seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-69: Matthew Sullivan, 3573 Washington Boulevard,** requests to construct a two-car, detached garage.

- Plantinum Construction presented the project and stated they have already demoed the existing garage and we're looking to build a 24 by 22 on the property. They are going with a 612 pitch standard gable roof to match the side of the house. The homeowner has decided to go with a brick color siding that is vinyl. To match the house originally, the old garage had a natural play siding on it. And the shingles are going to be a castle gray.
- Mr. Strauss asked if they offset the garage door
- Platinum replied yes, in order to match the original format of the old garage. The driveway only came up to where the garage door ends. So that's why it was offset.



**ACTION: Mr. Strauss moved to approve the project. Seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-70: Paul Deutsch, 2291 Delaware Drive,** requests to construct a three-car, detached garage.

- Plantinum Construction presented the project and stated are going to be demolishing existing garage and rebuilding a 34 by 22 garage with cedar shake on the front of the garage. To match the house, because the house has cedar shake on it. They are going to go with the vinyl siding the same natural clay color, a burst cable roof with a 5/12 pitch, 2 garage doors that are insulated and all white. The shingles are going to be black to match what's on the house currently and the gutters will be white as well.
- Mr. Brooker stated for full disclosure this is going to be his new neighbor, he lives next door.
- Mr. Brooker asked for driveway plans
- Plantinum is unaware and was only contracted for the garage.
- Mr. Brooker asked if the large tree in the backyard is going to be removed.
- Platinum replied that is is not, but it is up to the field manager when they go and speak to the customer.

**ACTION: Mr. Strauss moved to approve the project. Seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-71: Brandon Jordon, 1012 Helmsdale Road,** requests to install new windows and a patio door.

- Window Nation presented on behalf of the Jordon Family. Window nations was ill-prepared with the wrong set of plans. The presenter was unaware of a patio door change until he was notified it was on the application. The presenter attempted to have only a single window change of the window above the entry way approved tonight, not anything else depicted on the plans. The presenter stated "I don't have a sliding glass door on on my work order so I'm at the meeting to approve or disapprove that single window."
- Mr. Strauss replied no, you're not, you've submitted to replace 5 double hung Windows and to replace French doors with sliding doors. That's the application. So, that's what we're reviewing.
- Mr. Strauss stated that he thinks this needs to be demoted to a preliminary review and they will have to come back with the correct submission.
- Mr. Brooker agreed with Mr. Strauss.

#### **No Action Taken**

**ABR 2022-72: Jack & Sophie Nestor, 1815 North Park Boulevard,** request to fill in the pool and construct an addition, add a new entry on the south, change the siding and garage door, install new patio doors, remove the pergola, update the wall, and alter the exterior.



- Christopher Maurer of Red House Studio and Jim Carla with Carla Design presented on behalf of the Nestor Family. Chris stated So, the, the idea is to fill in that swimming pool, and then create a master suite to the back and then the front facades are remaining the same. All the areas shaded and gray are existing to remain. And the areas that are shown as new are without the gray areas. Additions include a large bedroom and large changing room and a bathroom to the west side of that. There is also a staircase that goes down into a basement area for living, laundry and exercise. The front entry piece just really highlights the areas that are new and is designed to be a semi public entry. There'll be an extra security door back to the house with a key numbered entry for deliveries. Um, I don't know if anybody else notices this, but, um, packages, sometimes go missing. We're also doing some work with some windows and a wine rack that's being added in the middle of the house. There is an existing, site wall that's kind of a large feature to the project so we want to rebuild that, its crumbling, with veneer. On the entry piece they have kind of a roof that cantilevers out and will be finished in weathered steel. Thermally treated ash that is sustainably harvested will be utilized in the project. Vegetation overgrowth will be removed and the landscape architect will be Susie Maurer.
- Christopher Maurer stated he submitted new plans to Breanna after the deadline and was informed those plans did not make it into the board packets.
- Christopher Maurer moved on to describing a few asthetic details that have changed since the original submission, including a garage door.
- Mr. Strauss asked if this needs to go before the planning commission or board of zoning appeals.
- Christopher Maurer replied they needed to appear before both boards but they haven't produced the working drawings for the project yet. Christopher stated he hoped to get "premiliary approval."
- Karen Knittel informed Christopher Maurer on the steps he needs to take to apply to the BZA.
- Christopher Maurer agreed and proceeded to describe the massive transformation they hope to achieve, creating a more contemporary home.
- Mr. Brooker stated he has been inside this property a few times and is familiar with the home, it's a wonderful property and this project will take it to the next level.
- Mr. Strauss asked Mr. Brooker how do they handle the changes to the plan they were unable to see.
- Mr. Strauss stated that the case will have to come back to ABR with all the adjustments they made.
- Christopher Mauer then stated there are plans for solar installation on the home and asked for conceptual approval in the meantime.



- Mr. Brooker stated that they created this minimalist, fairly clean arrangement of things and he hopes that there's a way that when they arrange the solar panels on the south face, that it's in a rectangle.
- Mr. Strauss stated that they will consider this a preliminary review and they can come back with the modifications, including the solar panel plans.

## No Action Taken

**ABR 2022-73: My Property Holdings LLC, 3957 Mayfield Road,** requests to renovate the existing storefront and add garage bays, install a new roof and fencing, and rebuild deteriorating walls.

- Janice from Crash Champions presented on behalf of the company. Janice stated Crash Champions is pushing for a repair center and they purchased the building at 3957 Mayfield. The existing building is brick and black painted and the north wall in the east wall of the building are deteriorating. They're cracking they're sinking into the ground and so the proposal is to tear down the addition on the back, which is the shorter, and then take down the north wall, or the east wall as well and rebuild those in place. There are some existing trees that are in the parking lot that they plan to try to relocate. If not, they will be replacing them with new trees. They have gone through the planning commission for that approval already. They are also planning to screen off the parking lot with a board on board fence. There will be a, a gate to let the cars in and out. The cars as they're being repaired will be behind the fence so they won't be visible from the street. The proposed exterior finishes of the building are planned to be aluminum or a smooth face metal panel on the front of the building with a corrugated panel accent, the remainder of the existing building that's masonry would be painted a charcoal color to go along with the Crash Champions color scheme and branding.
- Mr. Brooker asked if there an alternative to the wood fence, they are creating a pretty nice commercial property there and the board on board fences are typically found in residential neighborhoods. Its certainly not the quality or appearance of the building they are designing.
- Crash Champions stated, the idea with the board was just trying to be compliant with "you guys" and kind of screen the cars. If there's another option suggested we can definitely go with that. If the board wants to do some kind of slotted fence?
- Mr. Strauss asked if they were talking about a chain link with slides through it.



- Crash Champions replied yes and from their assumption, that's not okay so they are just trying to put in what "you guys" want.
- Adam of Crash Champions also suggested a style of fence used before.
- Mr. Strauss asked Adam if he could describe it.
- Adam replied, it is a PVC based fence, there aren't any slats in it so you don't see through it. It is a different material different look that they have done that a lot.
- Mr. Brooker asked if it was not solid panels.
- Adam replied No, they're slated 6 inch panels, but their tongue in group.
- Mr. Strauss asked Mr. Brooker what his thoughts were.
- Mr. Brooker replied that he agreed with Mr. Strauss's comment. He thinks the building transformation is really nice and the fence is utilitarian and in a couple years, there will be gray and it won't look fresh anymore. He would ask Crash Champions to consider a different fence the, the may work.
- Mr. Strauss stated that he agrees and the only concern was the fence so he will ask them to resubmit an alternative or alternatives for the fence. Which we could might be able to do by administrative review.

**ACTION: Mr. Strauss moved to conditionally approve, resubmit alternative fence plans. Seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-74: Claudio & Tatyana Milstein, 2859 Fairfax Road, request to install new windows.**

- TJ Shark of Window World is presenting on behalf of the homeowners. TJ stated that the customer has a screened in patio on the back side of their house. There are just screens in those openings and they would like to replace that with double hung white windows that will kind of match the rest of the house. There is a total of ten window replacements and to match the rest of the house, they are going to do the same grid pattern.
- Mr. Brooker asked for more information on the windows.
- TJ replied they're a vinyl window, double hung, 50, 50 split.
- Mr. Brooker asked if they have this in writing and plans.
- TJ replied Yes, there was a contract
- Mr. Strauss stated it doesn't look like it was submitted, only pictures.
- TJ replied that he can tell them anything they need to know as far as the manufacturer goes.
- Ms. Blunk stated that the window plans are needed in writing.



- TJ asked if they could still be able to get approved tonight.
- Ms. Blunk replied It's up to the board, they're deliberating right now.
- Pain: Re, reacquainted be here a little bit. So we've got this screened in porch that represents how many Windows.
- Mr. Strauss stated there are 10 Windows associated with this screened in porch, and then the 11th window is that 1 double hung that was on the back of the house, correct?
- TJ replied that this was correct.
- Mr. Strauss stated, 9 windows on the screening porch that are double hung. Are they going to be stimulated?
- TJ replied that they will not, there will be no grids and all are wireframed
- Mr Strauss stated that he doesn't have any other questions. He is fine with the proposal.
- Mr. Strauss asked Ms. Blunk if she had a copy of the window paperwork
- Ms. Blunk stated she does not.
- Mr. Strauss stated It should have been part of the presentation and this presentation is missing a few items, but that's alright, ensure they are submitted.

**ACTION: Mr. Brooker motioned to approve. Seconded by Mr. Strauss, the motion unanimously approved.**

**ABR 2022-75: Claude Carson (Three Black Knights, LLC), 3962 Mayfield Road,** requests to construct an outdoor dining area and bar.

Claude Carson, the owner of the bar presented on behalf of his business. Mr. Carson stated he was constructing an outdoor food and beverage experience, he had to call it a patio. He likes to call it an outdoor food and beverage experience outside of the existing culture restaurant in the post-covid world. They already have it in closed area and are proposing a small bar, like a tiki bar, 7x17 feet.

Mr. Carson stated he received permits already

Karen Knittel interjected that that was false, he received zoning approval, not a permit.

Mr. Carson admitted the photos he turned in for the project are not the current depiction of the property.

Ms. Blunk stated that he must submit accurate photos and to never submit inaccurate depictions of the property.

Mr. Brooker stated that he assumes there will be electricity and plumbing outside.

Mr. Carson stated there will be one sink and an electricity for a cooler.



Mr Strauss stated he has no other questions but its hard to picture without a current photo of existing conditions. This is a stretch for them but he has no other questions.

**ACTION: Mr. Strauss motioned to approve. Seconded by Mr. Brooker, the motion was unanimously approved.**

**Oh, okay. I'll make a motion to approve.**

**Old Business**

**NONE**

**New Business**

**NONE**

**Adjournment**

The meeting was adjourned at 9:58 PM.

Respectfully Submitted,

  
Nicole Blunk, Secretary

5/18/22

date

Approved,

  
Joseph Strauss, Chair

5/17/22

date

