

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
MAY 17TH, 2022**

ABR MEMBERS PRESENT:

Joseph Strauss, Chair
Denver Brooker
Terry Saylor

STAFF PRESENT:

Nicole Blunk, Planner I

CALL TO ORDER

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

**PUBLIC HEARING
MAY 17TH, 2022**

ABR 2022-80: (Continued from 5/3/2022) Anthony & Paula Difrancesco, 2567 South Taylor Road, request to construct a new garage.

- Anthony Difrancesco presented his project on his families behalf. The project is to tear down an old garage and construct a new one in its place. The plan is to make the structure as maintenance free as possible. The bottom half of the garage will be masonry, with four feet of reclaimed brick. There will be hardy board on each side, including the trim.
- Mr. Brooker asked what color the new garage will be.
- Mr. Difrancesco replied it will be stone and red brick, and khaki colored.
- Mr. Saylor asked if the overhead door was 7 foot.
- Mr. Difrancesco replied it's a 16x7 on the floor plan and there will be a shed roof for a little coverage when he steps into the garage.
- Mr. Strauss stated that if they were complimenting the house they would do a reverse gable.
- Mr. Saylor stated that a reverse gable would change the entire aesthetics of how it is presented.
- Mr. Strauss stated that if he were creating this garage he would have the material match the house and go all the way down the garage.

- Mr. Difrancesco replied he is using reclaimed brick and has limited access to materials.
- Mr. Brooker stated he liked the garage because it is more substantial than the garages they typically see.

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

ABR 2022-81: Colin Compton, 3232 E. Fairfax Road, request to construct new garage and raze existing structure.

- Mr. Kinney presented on behalf of the homeowner. The project proposes the construction of a 16x22 one and a half car garage. The homeowner must go in front of the board of zoning appeals for a variance. The siding will be wood lap siding with trim corners and shingles to match. The owner has made some cosmetic changes since the submission was turned in.
- Mr. Strauss asked if the gable on the house is a 6/12.
- Mr. Kinney replied that it is a 5/12.
- Mr. Kinney stated that the changes the homeowner made are instead of a 5 quarter by 4 inch, outside corner, overhead door, and trim he wants to go 5 quarter by 6. There will also be 12 inch overhangs on all sides. Finally he would like shake shingles the front gables.
- Mr. Brooker asked if there are wood shakes on the home.
- Mr. Kinney replied in the affirmative.
- Mr. Brooker stated that he liked the changes but he feels it is better to place a single car garage there.
- Mr. Kinney reminded the board they are seeking a variance through zoning.
- Mr. Brooker stated it's a parking thing, not really a zoning thing.
- Mr. Kinney replied that it is a zoning variance they are seeking.

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

ABR 2022-82: Dan Whitely, 3470 St. Albans Road, request to construct new garage and raze existing structure.

- Diana Bija presented on behalf of the homeowner. They will construct a standard 20x20 garage using premium siding, rustic timber and patriot slate.
- Mr. Strauss asked if the house is brick.
- Mrs. Bija stated it is indeed brick.
- Mr. Strauss asked if the house is a reverse gable.
- Mrs. Bija replied in the affirmative.
- Mr. Strauss asked if the pitch is 4/12, and if it can be made higher.

- Mrs. Bija responded that every foot she goes up costs the homeowner another 800 dollars.
- Mr. Brooker asked if there is an option to change the door color.
- Mrs. Bija responded that there's all kinds of options, we roll our own vinyl, so I can change the trim in the door to brown.

ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker the motion unanimously approved.

ABR 2022-83: Moish Tohn, 1508 Warrensville Road, request to construct classrooms and breezeway.

- Mr. Kluchin presented on behalf of the property owner. The school is seeking to expand its classroom space by replacing an older modular trailer with a new one. The elevations represent the manufacturers designs, the structure will be relocated from Illinois to Cleveland Heights. The structure contains four classrooms and a central office connection. A breezeway will also be designed with handicap access. The building is fire rated with fire doors, hardy panel stucco, flat roof with a quarter inch slope.
- Mr. Saylor asked if the height of the structure going to match what the height is that we're seeing in this photo. Are the proposed classrooms at the same level.
- Mr. Kluchin replied that the height is about 14 feet. They want the building to match the floor height of the existing school structure. There will be a ramp with a 12-14 inch slope. The ramp in the elevation drawings does not match the ramp in the floor plans. There will also be five packaged A/C units hanging on to the building.
- Mr. Saylor stated there is a lack of breezeway plans.
- Mr. Strauss stated that they will need design drawings for the breezeway and will have to come back to the board to get those approved.

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

ABR 2022-84: Matt Johnston, 2762 Fairmount Blvd, request to install solar panels on roof.

- Stuart lipp presented on behalf of the homeowner. They propose to install 12 modules on a flat area of the home that will not be seen. The conduit run has yet to be determined but it will be painted to match the exterior. The utilities are on the right of the home and ideally, the mechanicals will run down that same side.
- Mr. Strauss asked what angle the panels were set at.
- Mr. Lipp replied 5-10 degrees.
- Mr. Brooker stated that the missing elevation of the home and the conduit placement will be needed.

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

ABR 2022-85: Michael Hallen, 2221 Kerrwood Road, request to remodel kitchen, created addition, and alter a deck.

- Gary Spaeth presented on behalf of the homeowners. The plan is to remodel the kitchen, which includes the extension of two exterior walls to enclose the existing rear porch and install a new deck. Mr. Spaeth stated that the rear entryway used to be an enclosed area, original to the house.
- Mr. Strauss asked if Mr. Spaeth believed the rear egress was once enclosed.
- Mr. Spaeth stated existing materials, waterproofing and constructing suggest that they wanted a covered entryway. There is a full basement underneath right now which is not common in porch construction.
- Mr. Strauss asked if they were moving the steps.
- Mr. Spaeth stated the landing and the deck is going to take the place of the steps.
- Mr. Brooker stated the floor plan was missing the left half of the house.
- Mr. Saylor asked where the niche in the south elevation is.
- Mr. Spaeth stated that if they look at the proposed removal plan, there's a dotted line that shows the outline of the porch.
- Mr. Saylor asked if the existing door on the south elevation is remaining.
- Mr. Spaeth responded that he was correct.
- Mr. Saylor asked if the existing window on the south elevation will be made larger.
- Mr. Spaeth stated it will be similar in height to the existing.
- Mr. Brooker stated it will be a seamless renovation to the home.

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

ABR 2022-86: Advanced Structuring LLC, 3321 Beechwood Road, request to construct a two-car detached garage.

- Sally Levine presented on behalf of the homeowners. They are constructing a 20x20 garage, 7 foot rise door, siding to match the existing home, with a slope of 4/12, and white trim on the garage.
- Mr. Strauss asked if the roof will match the existing roof.
- Mrs. Levine replied in the affirmative.
- Mr. Strauss stated he had no more questions.

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

ABR 2022-87: Kings Housing Network, 3164 Whitehorn Road, request to construct a two-car detached garage.

- Sally Levine presented on behalf of the homeowners. They will be constructing a new garage with a gable to match the house. The siding will be all white to match the existing house. Mrs. Levine stated it would be difficult to get this project to match the home.
- Mr. Brooker stated that typically they like the gables that are facing the street to match the house but he does not believe a 6/12 pitch will get it close to the home.
- Mr. Strauss stated a lower pitch may be better so it contrasts with the house.

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

ABR 2022-88: Gaelica Lynum, 1400 Vandemar Road, request to construct a two-car detached garage.

- Micah Kaufmann presented on behalf of the homeowners. The proposal is to demolish the existing garage and rebuild a 2 car garage that is 20x16. It will have white, vertical metal siding to match the color of the siding on the home. The roof will be a burnished slate roof. There will be a newly installed concrete floor and the garage will have a 4/12 pitch with a 1 foot overhang all the way around.
- Mr. Brooker stated that the garage is only 16 feet deep and very few cars will fit into it.
- Mr. Kaufman stated that it is the same size as the existing garage and the owner has a very small car that she knows will fit.
- Ms. Blunk stated that the height of the garage is missing from the plans, and is needed for zoning review.
- Mr. Kaufmann stated the height to the ceiling is 8 feet and the garage door is 7 feet tall.
- Ms. Blunk stated peak measurements are needed.
- Mr. Saylor stated the city is looking for the measurements from the soffit to the peak, which is the midpoint. He would suggest to measure from the eaves to the ridge as well.
- Mr. Kaufmann apologized and stated he will add that information to the drawings.
- Mr. Brooker asked if this garage is built like a pole building with siding running vertically.
- Mr. Kaufmann replied in the affirmative, and stated the metal siding has a 40 year warranty.
- Mr. Strauss asked why they chose vertical siding.
- Mr. Kaufmann stated that is what the homeowner wanted. It is standard procedure for their metal siding installation.

ACTION: Mr. Strauss made a motion to approved, seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2022-89: Alex Powell, 3327 Ormond Road, request to construct a two-car detached garage.

- Platinum construction presented on behalf of the homeowner. They will be constructing a 24x20 foot garage with an 8/4 pitch, standard gable roof. The homeowner wanted a standard gable because he liked the look of it. The homeowner wants to move the location of the garage from the current site plan to the location where the old garage existed. The homeowner felt the location on the current site plan would block sunlight from entering the home.
- Mr. Brooker stated the proposed location is a terrible location for a garage.
- Platinum construction agreed and stated that is why he wants to push the garage back, but keep a standard gable look. The homeowner toured his neighborhood and found many examples of the home containing a reverse gable while the garage had a standard gable.
- Mr. Strauss stated that the homeowner needs to submit those photos as examples so they are easy to evaluate.
- Platinum construction offered to share their screen, which contained his images omitted from the application.
- Mr. Strauss asked if there was an 8/12 pitch as you look at the house from the front and why not do a lower pitch.
- Platinum construction asked the home owner if he was willing to lower the roof pitch.
- Mr. Powell stated that he wants attic space in the garage.
- Mr. Strauss stated he does not see and truss information.
- Platinum responded that they use rasters and joists.
- Platinum stated that the color of the siding will match the home. The photos on screen appear yellow, but the shade is actually green.
- Mr. Strauss asked if the trim will be white to match the home.
- Platinum responded in the affirmative.
- Mr. Saylor stated he is fine with the project, no matter the orientation.
- Mr. Brooker state he agrees with Mr. Saylor and it should be approved as submitted.

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

ABR 2022-90: Paul & Michelle Harris, 2889 North Park Avenue, request to replace roof of exiting side porch entryway.

- John Payne presented on behalf of the homeowners. The proposal is to replace a side entry porch to the house. It is a small porch with a masonry parapit and flat roof. The current roof is a mess and the masonry has been repaired and tuckpointed, but it is in bad shape. They feel they really don't need the ailing porch anymore. Since it is so hard to maintain they are proposing a slope roof that would come up underneath the existing windows and they would tear everything down to the top of the existing masonry column. They will have to reset the stone corbels so they can ancor a wood beam with some pins. Finally the door would be replaced with a window and matching window sill. The windows will be marvin elevate in bronze, to match windows installed a few years ago. The new shingles will be asphalt to match

the existing house and there is going to be stucco and board and batten work done to the wood that will all be painted brown to match all the other detailing.

- Mr. Saylor asked if there was a brick soldier course.
- Mr. Payne responded that there is but they will have to do some repair to it.
- Mr. Brooker stated he liked the proposal.
- Mr. Strauss stated it looks good to him as well.

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

ABR 2022-91: Vanessa Whiting, 2489 Coventry Road, request to alter exterior landscape to install a pool, hot tub, firepit, fence, steps, driveway and landscaping.

- Heidi O'Neil presented on behalf of the homeowners. She is a landscape architect hired to design a custom pool, hot tub, new steps, fire pit, patio fence, and drive reconfiguration. The driveway that runs to North Park will be removed so only the entrance off of Coventry will remain, granting room to install the pool and hot tub. There will be a pool house in the future but that is not part of the proposal right now. Brick materials used will match the home. The pavement will be stone. There will be a small wall at the back of the pool with its highest point set at 2 feet. The pool fence will be six feet high, black aluminum. There will be a lot of evergreen screening and plants.
- Mr. Strauss asked what the paving was around the pool.
- Mrs. O'Neil stated it would be blue stone.
- Mr. Saylor stated that the brick wall is portrayed, and asked what is the distance that wall will run.
- Mrs. O'Neil replied that it is 38 feet long, all the same height, but the height is buried a little bit
- Mr. Saylor asked if the edge of the pool is the wall
- Mrs. O'Neil replied in the affirmative.
- Mrs. O'Neil stated that there will be jets coming out of the wall and the pool deck will continue on either side of the wall.
- Mr. Saylor asked if a fence is required on either side of the pool.
- Mrs. O'Neil stated yes, and the fence starts right at the house and the evergreen screen will run along the property line.
- Ms. Blunk informed Mrs. O'Neil that she cut out and Mrs. O'Neil re-stated that the fence will connect to the front of the house,
- Mr. Brooker asked if it is a wrought iron standard fence.
- Mrs. Strauss replied that it was a black aluminum standard fence.
- Mr. Saylor stated that this house appears to have flooding issues in the yard when it rains.
- Mr. Strauss stated that he thinks the design is fine and the plans are thorough. He does not have any comments or concerns.
- Mr. Brooker and Mr. Saylor agreed.
- Mr. Saylor asked when the pool house submittal will happen.
- Mrs. O'Neil stated in a year or two.
- Mr. Strauss reminded Mrs. O'Neil to submit clearer drawings in the future.

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

ABR 2022-92: Bo Shiverick, 2708 Overlook Road, request to change windows.

- John from Infinity by Marvin presented on behalf of the homeowner. They are proposing to replace 4 windows and a door on the back of the house. They have a walden sun room. Flanking to the left and right of the rear patio door are double casement windows and they are proposing to make that a single picture window on each side. They are replacing the patio door as well.
- Mr. Saylor asked if the patio door is staying.
- John replied that they are replacing that door.
- Ms. Blunk mentioned the application does not mention a door, just windows.
- John replied that they are replacing the door as well.
- John replied the patio door will be like for like.
- Mr. Saylor asked if the garden window will be replaced with a picture window
- John replied yes, the current window is leaking, they will take it off and place a flat window there.
- Mr. Saylor asked what the grill pattern was.
- John replied that there are no grills and there are no grills on the current window, it's a garden window, with an 18 inch ledge to grow plants.
- Mr. Saylor asked if there was a soldier course that is in tack and if it will remain when they remove the window.
- John replied yes, and they will not touch it.
- Mr. Brooker asked if the patio door is a slider.
- John replied its currently a slider and will remain a slider.
- Mr. Brooker stated the garden window replacement should have grids to match the other windows on the home.
- John replied the owners don't want grids to allow maximum sunlight in.
- Mr. Strauss replied that grids will not block that much sunlight.
- Mr. Strauss asked if the ledge will go away and won't the window be flushed with brick.
- John replied it will be flushed with the white trim around it.
- Mr. Strauss replied that the ledge will go away then.
- John replied there's a ledge side, approximately 18 inches that that comes into the house.
- Mr. Strauss replied that aesthetically you just can't put a window in that doesn't match the rest of the windows on the house. There's grids now in this garden window and they're getting plenty of light.
- John replied those aren't grids. Those are shelves.
- Mr. Strauss replied the only way he can approve the side window is with grids, matching the other windows.
- John asked was pattern the board prefers.
- Mr. Strauss replied 4 over 4.

ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously passed

ABR 2022-93: Andrew Peterson, 14314 Superior Road, request to reconstruct wrap around porch.

- Architect Eli Mahler presented on behalf of the homeowner. The proposal is to rebuild the existing wrap around porch. The roofing material will match the existing home and the sides will be matched and painted the same color as well. The steps will be rebuilt.
- Mr. Saylor asked if it appears that the pitch occurs at the center line of the windows, which is not quite what the drawing shows. The elevation appears to be off by a foot.
- Mr. Brooker thinks the gable at the front entrance is an important feature of the original porch and your going to a great deal of expense to build a porch, this little extra detail is important.
- Mr. Mahler asked if he would like to see the gable back.
- Mr. Brooker stated that he does, its important.
- Mr. Strauss asked if the existing gable is higher than the shed roof shown.
- Mr. Saylor stated no, you can see the photo in the upper right, it's a weird roof that almost looks warped.
- Mr. Strauss agreed and asked if the roof is going to be simple.
- Mr. Mahler stated it will be cleaner and have more symmetry.

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

ABR 2022-94: Brandon Jordan, 1012 Helmsdale Road, request to replace six windows.

- Window Nation presented on behalf of the homeowner. This is a resubmittal of a previously withdrawn application. They are replacing 6 windows, 5 will be like for like, with the subtraction of cottage style grids seen on presented photographs. The French casement window on the rear will be replaced with a sliding glass door.
- Mr. Saylor stated six windows are being replaced, one on the back and five on the front.
- Window Nation replied in the affirmative.
- Mr. Brooker asked if they considered replacing the small window above the porch with a pair of double hungs
- Window Nation determined the slider would match better because it's a French encasement. The framing of the two double hungs will drastically reduce the amount of glass space.
- Mr. Saylor stated that he agrees but he feels it would look better matching the grid pattern.
- Mr. Brooker agrees.
- Window Nation agrees and let the homeowner know grids may be required.
- Mr. Strauss asked if there were grids on the back of the house.
- Window Nation replied there are not.
- Mr. Saylor asked if the window to left of the chimney have grids.

- Window Nation replied it does not.
- Mr. Saylor replied that he would say match the grid pattern as is. It does not exist in the adjacent window of the real bedroom. From the inside its going to look odd.
- Window Nation agrees.

ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously passed.

ABR 2022-95: Matthew Katz, 2910 Edgehill Road, request to construct new garage.

- The homeowner presented his proposal to the board. Mr. Katz is proposing a 20 by 20 garage to replace the garage that was torn down. The garage door is 7x16 and the structure is a reverse gable. There will be two lights in the front of the garage and a light by the back or side door. It will be an asphalt roof to match the roof of the home. There will be wide plank siding that will also match the existing home. The colors are a classic French gray. The home will be classic French gray with dark green shutters. The trim and the pillars will all be white.
- Mr. Strauss asked if he was proposing gray siding and he will paint the house to match, and black shutters
- Mr. Katz replied yes to all except the shutters, the shutters will be a really dark green.
- Mr. Strauss asked if he was going to build this himself.
- Mr. Katz replied that he has a contractor with a team of amish guys to build it.

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

Old Business

NONE

New Business

NONE

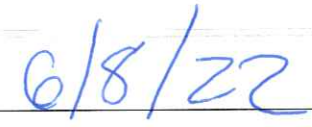
Adjournment

The meeting was adjourned at 10:27 PM.

Respectfully Submitted,

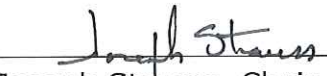


Nicole Blunk, Secretary

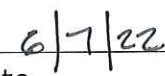


date

Approved,



Joseph Strauss, Chair



date

