

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JUNE 21st, 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 7:00 PM with all the above-listed members present via GoToMeeting.

**PUBLIC HEARING
JUNE 21st, 2022**

**ABR 2022-110 (Continuation from 6/6/2022) Joseph Simon, 1030
Hereford, request to alter roof.**

- The contractor and the homeowner did not attend the meeting.
- Mr. Strauss stated that information provided to the board indicates the roof on this home was not damaged to the point that the tile needed to be completely replaced.
- Mr. Saylor stated the current homeowner did not provide them with this information on the roof condition, this information came from an inspection done by the previous owner. Mr. Saylor stated he is fairly certain the current homeowner was aware of the HOA regulations and chose to ignore them.
- Mr. Brooker stated the context of this case is this house is located in a neighborhood that features distinct tile roofs. Mr. Brooker stated many of the homes in this neighborhood have no architectural significance besides their tile and slate roofs, they are the best feature of these homes in terms of quality of materials and construction. The homes are remarkable because of the slate and tile roofs, except for the original Rockefeller homes. Mr. Brooker stated aesthetically, taking it out of the context and added legal process issue, is an asphalt roof on this house a bad thing? The answer is no. But in the context of a historic district where these things are to remain preserved, then the answer is yes.
- Mr. Strauss called for community members to make comments regarding this case.
- Tony Rupic, resident and official with the Forest Hills Homeowners Association stated Dr. Fox of the FHHA Preservation committee is also available for comment.

- Mr. Rupic stated that in the past this has happened and they have successfully forced the homeowner to replace the asphalt with the original tile.
- Mr. Saylor asked if ABR was involved with any of the historic cases where the HOA required the homeowner to revert their improvements.
- Mr. Rupic stated the ABR did not exist for a few of these cases and the others were bank owned, which the bank rectified immediately.
- Nicole Blunk stated that the ABR came under the planning departments responsibilities in 2015, fairly recently.
- Dr. Fox stated even though its not a remarkable home, the slate roofs bring pride among homeowners. As soon as the homeowner started work on the weekend, the HOA immediately responded and the homeowners were not interested in listening. Dr. Fox feels many applicants now know to either lie to the building department or to do the work on the weekend when the city employees are not working. That is exactly what this homeowner did, they lied and then they acted in a way to avoid detection from the city. Dr. Fox stated it is known that you can bypass the ABR by doing the work on the weekend or lying to the building department.
- Mr. Strauss stated the ABR needs to act on this tonight one way or the other, the owner and contractor did not follow HOA guidelines, they incorrectly submitted documents to the building department, and they did not apply to this board before the work. In his opinion, the board should not approve this case, it should be denied. It will be up to the city and the HOA to enforce the law and those guidelines.
- Mr. Saylor stated that the board focuses on the design not the economics, but slate is certainly available to purchase. They can in fact replace the asphalt with the original tile and he has heard no compelling reason not to enforce that. There is testimony to why it happened this way, but he has heard no defense as to why the asphalt should remain.
- Mr. Brooker stated that if this had been brought before them correctly, he still would have said no based on the report that this roof did not need to be completely replaced.

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

ABR 2022-112: Zachery & Lauren Guren, 2290 Ardleigh, request to construct an addition.

- Jeremy Wolf of Wolf architects presented on behalf of the homeowners. The project plans are to replace windows on the upper levels and construct an addition with a pavilion feel. Mr. Wolf stated that the homeowner changed the designs last minute and requested the ability to come back to the next meeting with updated designs.
- Mr. Strauss stated that was an acceptable plan.

ACTION: Mr. Strauss made a motion to designate this submission as a preliminary review, seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2022-113: Anne Unverzagt, 3065 Fairfax, request to remove window.

- The homeowner's husband Mr. Goddard presented on her behalf. He stated they are proposing to install an appropriate vent range hood through the window on the north wall to prevent the fumes from cooking. They are proposing to remove the center window and fill in the wall space on the outside to match the lap siding and insulate the space after properly framing it. Inside they will install drywall and then tile. Mr. Goddard stated that you really can't see this window because there's a lilac tree that's nearly three stories tall right in front of that window.
- Mr. Brooker and Mr. Saylor stated they have no questions about the project.

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

ABR 2022-114: SFR3 Fund LLC, 1019 Woodview, request to remove door.

- Phillip Terrigrino, owner of SFR3 Fund LLC presented on behalf of the company. They are proposing to close up a door utilizing stone and glass block. Mr. Terrigrino believes this doorway is not original to the home and it is causing extensive issues.
- Mr. Brooker asked if they built a wall inside because it looks like the stairs came after this doorway, it has the appearance of a fruit cellar.
- Mr. Terrigrino is unsure of the exact construction dates but stated it is very hard to get anything though this doorway and they hope to make the most of a bad situation, while also repairing any damage that occurred from weather over time.

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

ABR 2022-115: James Bucci, 2587 Exeter, request to construct an addition.

- Architect Marissa Marcum presented on behalf of the Bucci family. The request is to construct an addition to expand the needs of their kitchen. They will be removing an existing deck to make room for the addition. There will be a new egress door made of sliding glass that will lead to a smaller deck just off the kitchen addition.
- Mr. Strauss stated this project was very straightforward and asked about the adaptation of the roof.
- Ms. Marcum stated it was a shed roof and they switched it to a gable roof without knowing if it was even possible because it offered a cleaner look.
- Mr. Strauss agreed with Ms. Marcum's statement.

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

ABR 2022-116: Vente Properties LLC, 3345 Cedarbrook, request to construct garage.

- Architect Reed Carpenter presented on behalf of Vente Properties LLC. The request is to construct a new 20x20, two-car garage. The siding and roof will match the existing house and the pitch will be a 4/12 slope. The door size will be 16 feet and the roof will be a reverse gable.
- Mr. Brooker stated this project is straightforward
- Mr. Strauss stated he agrees, he thinks its appropriate for the current house, all the colors and materials will match.

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

ABR 2022-117: Brian & Jean Miller, 1618 Rydalmount, request to construct garage.

- The homeowner presented on behalf of his project alongside his architect Mr. Fremont. The plan is to replace an existing garage with a two-car garage and workspace. The siding will match the home and there will be a small window to break down the scale of the building.
- Ms. Blunk asked if a variance was received for this garage because of the setbacks.
- Mr. Fremont replied that they did receive a variance from the planning commission
- Mr. Strauss asked why the left side of the garage doesn't mirror the right.
- Mr. Fremont explained that the area between this garage and the neighbor's garage is a no man's land, with little space in between. In order to keep the garage as close to the property line as the variance allows, they had to sacrifice in design as well.
- Mr. Brooker stated that the architect was able to solve all issues while giving the resident exactly what they need. He is satisfied with the submission.

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

ABR 2022-118: Lotus Flower Yoga, 2319 Lee, request to install new signage.

- Julia Schlemmer presented on behalf of her business, Lotus Flower Yoga. She is requesting to install new signage on the building for her new business. She came into the planning department for assistance with sign requirements but is seeking ABR approval and input on what to do with the area behind the sign. There is an old panel that is marquee sized and framed with stone on the building, that is half covered by Taste Restaurants awning. The other half

is exposed and directly above Lotus Flower Yoga. In order to meet sign code requirements, the color of that panel must remain the same or a similar color to the stone frame, it cannot be painted green or any other color. She is seeking approval for the installation of the words Lotus Flower Yoga overtop of the currently existing awning and directly located within the frame of the marquee sized panel.

- Mr. Brooker stated he believes the sign is fine.
- Mr. Strauss asked if the panel within the frame will remain.
- Julia responded that the Planning Department stated it must remain that color, or close enough to the frame around the panel.
- Mr. Saylor stated that a more pristine white color will help the logo pop more.
- Mr. Strauss stated the white will work and she will need to have the colors contrast. A light gray could work but white will work best. She should contact the sign company for assistance.
- Mr. Saylor is alright with a gray or white background
- Mr. Strauss stated the flower design is over top of the lettering and makes the words hard to read.
- Mrs. Schlemmer agreed and stated she is going to request that the flower be lightened up and the letters adjusted slightly in order to make them readable. Blink signs was supposed to attend with her and she apologizes they are not in attendance. She is happy to adjust the sign to the ABR boards liking.
- Mr. Saylor stated that she must keep sign code measurements in mind.
- Ms. Blunk replied that this applicant has no room to give, she has hit her limit.
- Mrs. Schlemmer believes making the lotus flower lighter will make the words pop.
- Mr. Saylor stated he is happy with that.
- Mr. Strauss stated as long as you are within the zoning requirements he is satisfied with this sign. The other concerns he has are with this building and those should not be directed towards this business owner, she is not the owner of the building.

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

ABR 2022-119: David Entrickin, 2467 Guilford, request to install a fence.

- The homeowner Mr. David Entrickin presented due to technical difficulties on the contractors end. He is requesting to install a fence in his rear yard. He has a corner lot that is 230 feet long. The fence will be 60 feet and extend from the garage to the end of the property. There is no sidewalk on the Fairfax side of the home. The fence will be completely hidden behind existing vegetation. There is an existing fence there now that is chain-link. Mr. Entrickin has a deaf granddaughter he is hoping to protect when she is in the backyard.
- Ms. Blunk stated the board received a single public comment from the neighbor directly behind the property, The Gibbons family, they have no objections to this fence.
- Mr. Brooker asked if the install will affect existing plant material.

- The contractor Graham Grace replied that they will not have to remove any plants or trees.
- Mr. Saylor has decided to abstain from this project because he did not have all the details in front of him at that moment, if the Gibbons family is satisfied with this fence then he has no concerns, but will still abstain from voting.

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

ABR 2022-120: Pat Brooks, 3782 Bainbridge, request to install a deck.

- The contractor Mr. Carpenter presented on behalf of the homeowner. They are seeking to remove the two-story porch and replace it with a deck. The door on the second level of the porch will be replaced with a window that matches the existing style and trim of the other windows. The lower door on the first floor will remain.
- Mr. Saylor asked what the finish on the railing will be.
- Mr. Carpenter stated the railings will be pressure treated lumber that will be stained as soon as the wood is seasoned.
- Mr. Strauss stated it can be approved as noted, stain the railings as soon as the wood becomes seasoned.

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

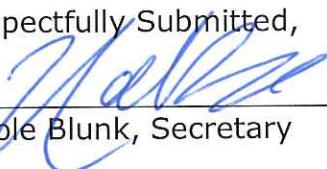
Old Business

New Business

Adjournment

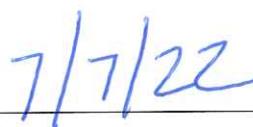
The meeting was adjourned at 8:57 PM.

Respectfully Submitted,


Nicole Blunk, Secretary

Approved,


Joseph Strauss, Chair



date



date

