

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES  
SEPTEMBER 7TH, 2022**

**ABR MEMBERS PRESENT:**

JOSEPH STRAUSS, CHAIR  
RICHARD WONG  
TERRY SAYLOR

**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 AUGUST 16<sup>th</sup>, 2022 MINUTES.**

The previous meeting minutes were approved.

**PUBLIC HEARING**

SEPTEMBER 7<sup>th</sup>, 2022

**ABR 2022-72: JACK & SOPHIE NESTOR, 1815 NORTH PARK, request to construct addition.**

Presenter(s): Jim Karlovek & Chris Maurer, 1455 W 29<sup>th</sup>, Cleveland Oh, 44113

- Mr. Maurer stated this project received positive reviews during their preliminary review and have come back to get full approval, pending some minor changes. The addition of the building is in the front with a small entry piece, but a variance was needed for that construction. There is also an addition on the rear of the home which will be a master suite, as well as plans for solar panel installation.
- Mr. Saylor asked what the existing walls of the exterior were made out of.
- Mr. Maurer replied stucco and concrete, the new walls will feature stone.
- Ms. Blunk asked if they were seeking approval for the solar panels.
- Mr. Maurer replied that they are, but they can come back if more detail is needed.
- Mr. Saylor asked if there was a roof plan for the solar panels.
- Mr. Maurer replied there is a roof plan in the board's packets.
- Mr. Wong asked if the conduits for the solar will be on the exterior.
- Mr. Maurer stated they will be, they cannot enter through the roof.
- Mr. Saylor asked if the pool was staying.
- Mr. Maurer stated that the pool is being removed to make room for the addition.

**Action: Mr. Saylor made a motion to approve, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-162: YEHUDIT MAIN, 3524 BLANCHE, request to install porch.**

Presenter(s): Rebecca Fertel, 3429 Blance Avenue.

- Mrs. Fertel stated she has returned to the board seeking full approval for the modifications to Mrs. Main's home. Mrs. Fertel stated she took the boards advice into consideration and she believes the revised proposal matches the architecture of the home much better.
- Mr. Strauss stated that the revisions look great, the addition of the pillars really makes this porch match the home.
- Mr. Saylor asked about the options provided in the proposal.
- Mrs. Fertel stated that the two designs feature different options for the skirting of the porch.
- Ms. Blunk stated that the board needs to choose their preferred option and cross out the option they do not approve of.
- Mr. Saylor stated he prefers the left option with the brick, it matches the home better.
- Mr. Strauss agreed.
- Mr. Saylor stated he likes the proposal because he believes a roofed porch would take away from the home and this proposal does not.
- Mr. Wong stated the brick option is the best.

**Action: Mr. Saylor made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-174: SHARON DOUGHTEN, 2226 BELLFIELD, request to construct new garage.**

Presenter(s): Nilsa Carreo of Platinum Construction, 26381 Cannon Rd, Bedford Heights, OH.

- Ms. Carreo stated they are seeking approval to construct a 20x20 detached garage, reverse gable and 4/12 pitch. The siding will match the house and the shingles will be a harvest slate color.
- Mr. Saylor asked what color the house is.
- Ms. Carreo stated the home is a wicker color.

**Action: Mr. Saylor made a motion to approve, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-175: ANITA HOWARD, 1210 OAKRIDGE, request to alter windows.**

Presenter(s): Amanda Elder of Renewal by Anderson, 17450 Engle Lake, Middleburg Heights, OH  
Anita Howard, homeowner.

- Ms. Elder stated they are seeking approval to replace 7 windows on the top level of the home. Unit 101 is staying the same but the other 6 windows will change as follows: Window 102 on the 3<sup>rd</sup> floor will be a picture window white trim, with a grille pattern of 2wx2h. Window 103 on the 3<sup>rd</sup> floor will be a picture window with the grille pattern 2wx2h. Window 104 on the 3<sup>rd</sup> floor will be a picture window with the grille pattern 2wx2h. Window 106 and 107 will be picture windows that feature white trim and 3wx2h grills. They are currently four separate windows but we do not

make windows that small so we will replace them with two picture windows. Window 108 will be replaced with a gliding double with no grill pattern.

- Mr. Saylor stated that window 108 should feature grilles to match the rest of the home's replacement windows.
- Mrs. Howard stated she doesn't want grilles in the window because it's a storage area not used often.
- Mr. Saylor stated the window can still be a slider window, but it should match the rest of the home, regardless of the use of the room.
- Mr. Wong stated the window is not visible from the street, the neighbors will see it only.
- Mr. Wong asked if Mrs. Howard considered a crank window.
- Mrs. Howard stated she reviewed all options and wants the window that will allow the most ventilation.
- Mr. Wong stated a crank window will provide more ventilation than a slider because the crank will open at both ends, as opposed to only one end opening on the slider.
- Mrs. Howard stated it's just a storage area.
- Mr. Saylor stated he is okay with a slider, but adding grilles to it will not change its function.

**Action: Mr. Saylor made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-176: MICHAEL DIXON, 2522 NEWBURY, request to alter windows.**

Presenter(s): Amanda Elder of Renewal by Anderson, 17450 Engle Lake, Middleburg Heights, OH

Ms. Blunk stated the board members have approval letters submitted to them from the Forest Hills Homeowners Association

- Ms. Elder stated they will be replacing 7 windows and one patio door. Unit 101 is changing to a 2-panel gliding patio door in white with Albany black hardware. Unit 102 & 103 are white double hung windows with a 2Wx2H colonial grille pattern. Unit #'s 201-205 are white double hung windows with a 2Wx2H colonial grille pattern.
- Mr. Saylor asked if there were any other patio doors on the home.
- Ms. Elder replied there are not. The existing door is a hinged door and the family would like to change to a slider, with no grilles, in order to save space inside the home.

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

**ABR 2022-177: TJ LEWIS DEVELOPMENTS LLC, 3048 EUCLID HTS BLVD, request to alter windows.**

Presenter(s): Tony Ellis, Homeowner  
James Jones, Contractor, 2073 Miami Road, Euclid, OH

- Mrs. Ellis stated that they are seeking approval to replace the screens on the enclosed rear porch of the home with double hung windows. She is also seeking approval to replace the attic windows as well as a door on the second floor. The attic windows will be casement, the porch windows will be sliders and the door will be a slider. These modifications are apart of a larger

interior remodel of the home. The homeowner is under the impression she needs to change the type of windows in the attic in order to allow that room to become a bedroom.

- Ms. Blunk stated that the homeowner does not need to change the window type in order to allow that to become a bedroom. She recommended the homeowner reach out to Rick Loconti, current CBO, in order to get the information, she needs on modifying the space for living quarters.
- Mr. Saylor asked if the dividers shown on the window drawings are going to be installed.
- Mrs. Ellis stated she prefers no dividers but is open to having them if the board feels it's necessary.
- Mr. Saylor stated he feels the attic window should remain a double hung.
- Mr. Strauss agreed and stated the homeowner was misinformed, the interior modification of the home is not the ABR's concern. He feels the dividers should be installed, they match the dividers located in the screens of the existing window openings now.
- Mr. Saylor stated the sliding door should also contain dividers.
- Mr. Wong stated he likes what they did on the back of the house, it really looks like it belongs on the back of the house. The sliders on the back would look just okay.
- Mr. Saylor stated that would look okay but the options with the dividers on the double hung look so much better.
- Mrs. Ellis stated she is alright with that.

**Action: Mr. Saylor made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-178: PERDO BARATA & SAMANTA MCMURRAY, 2685 FAIRMOUNT, request to install fence, alter garage and entry way.**

Presenter(s): Justin Davies, Architect, 1708 Euclid Ave, Cleveland, OH

- Mr. Davies stated they are proposing a perimeter fence on the rear of the property and slight modifications to the garage and entry way. The fence will extend down Chatfield drive and into the backyard.
- Mr. Strauss asked if the plan is to completely enclose the backyard.
- Mr. Davies replied in the affirmative. The fence will maintain a five-foot setback from the sidewalk and property line.
- Mr. Davies stated they are also making changes to the entryway. When you walk in the house, currently you step down to get to the side door, then you immediately step back up again once in the house. So, they are proposing to raise the existing side entry to four about the grade with a stone patio step. They will also extend the canopy above the adjacent garage door, in order to cover the entry way. The roof extension and shingles will match the existing conditions. These modifications will allow them to raise the side entry door to grade, making the entry into the house as smooth as possible. They will be able to raise the door by removing the transom directly above it, and inserting the top of the door into that open frame.
- Mr. Wong asked about the brick surrounding the door.
- Mr. Davies stated the brick should remain intact but if it doesn't, they will replace it with exact matches.
- Mr. Saylor asked about the fence height.
- Mr. Davies stated it will be six feet in order to allow for privacy and safety of the dog.

**Action: Mr. Saylor made a motion to approve, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-179: ROBERT & DANIELA WEBBER, 2512 EUCLID HTS BLVD, request to install fence.**

Presenter(s): Robert Webber, Homeowner.

Mr. Webber stated he is seeking approval to install a fence around his property for safety and privacy. It would be a 2x6 fence, and it would extend from the yard to where the neighbors installed privacy trees, to the driveway where it will recess slightly to allow for better visibility when backing out. There will be a gate installed across the driveway. The fence will then continue around the yard and stop at the midline of the property where the house starts. The fences in the neighborhood vary, but a wood privacy fence suits his family best.

Mr. Strauss asked about the gate across the driveway.

Mr. Webber stated it will be the same style as the fence.

Mr. Wong asked how far the neighbor's home is from Mr. Webber's property line.

Mr. Webber stated he estimates that it is about 15-20 feet.

Mr. Wong asked if there is a reason the fence isn't going along the property line like the neighbor's fence is.

Mr. Webber stated it is a continuation of his neighbors existing fence, he just didn't want the drawing on the site plan to conflict with what was existing, or confuse anyone about the existing conditions.

Mr. Strauss asked if it will abut into the neighbor's fence.

Mr. Webber replied in the affirmative.

Mr. Saylor asked what the style of the neighbor's fence was.

Mr. Webber stated it's a shadowbox. He thought about that same style, but his young kids like to stick their hands through their neighbor's existing shadowbox fence, causing issues.

Ms. Blunk asked if there is a color for the fence.

Mr. Webber stated he is open to color; his neighbors didn't stain part of their fence so now it's a weathered gray.

Mr. Saylor stated he needs to stain the fence when he is permitted, a dark color to compliment the house.

Mr. Webber agreed.

**Action: Mr. Saylor made a motion to approve with conditions, seconded by Mr. Strauss, the motion was unanimously approved.**

**ABR 2022-180: EUGENE CRANFORD, 3686 BURBRIDGE, request to alter windows.**

Presenter(s): Rob Runals, Window Nation

- Mr. Runals stated that they are seeking approval to change windows on the front and side of the home. Three of them are going to be two part sliders, they are currently double casements.
- Mr. Strauss stated that they will need to be walked through each window.
- Mr. Runals stated window number 3 is currently a casement and it will be changed to a double hung window.
- Mr. Saylor asked if there are any double hungs on the house currently.
- Mr. Runals stated there are not.

- Mr. Saylor asked why the homeowners want to change to a double hung.
- Mr. Runals stated there is a single double hung on the home. Window number 7.
- Ms. Blunk stated two of the windows in the submission are labeled number 7.
- Mr. Saylor asked if window number 7 was a double hung being replaced by a double hung.
- Mr. Runals stated the paperwork says they are single casements but the photos look like double hungs.
- Mr. Runals stated "this house is not my job, I haven't stepped foot inside it, so I can't answer definitively."
- Mr. Wong asked who takes the pictures for these jobs, they are not done well. The board needs to see the window head on to determine its type and we cannot do that with pictures taken on angles. It's also very blurry. The rule of thumb is that if it smaller than a postage stamp in the photo, its going to be hard for us. The front view of the house is also important, and all we see is a big shrub or tree.
- Ms. Blunk stated that is why we reject google street view images, because they aren't good photos of the home.
- Mr. Strauss stated that he thinks we should have them resubmit because the board cannot decipher what the existing windows are and since the presenter does not know, they don't have all information.
- Mr. Saylor agreed and stated its too hard to figure out what they are looking at.
- Mr. Runals apologized and stated this job isn't his.
- Mr. Strauss stated that this submission has wasted the boards time and all the attendee's times. They will have to come back to another meeting and resubmit.
- Ms. Blunk stated the resubmission must be turned in by Friday 9/9/2022.

**Action: Mr. Saylor made a motion to continue, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-181: PHIL SMOKE, 14552 SUPERIOR, request to alter windows.**

Presenter(s): Rob Runals, Window Nation

- Mr. Runals stated there is only one small change, to this home. They are seeking approval to change out one window in order to match the rest of the windows on the home. The window they are seeking to change is a three-casement window they would like to change to a double casement on the outside, with a picture window in the middle.
- Mr. Saylor asked if there will be grid patterns to match the rest of the home.
- Mr. Runals replied in the affirmative.
- Mr. Saylor asked about the excess pictures in the packet.
- Mr. Runals states those windows are not officially being replaced and is unsure why they are in the packet. The work order does not call to replace those windows. Only 3,4 and 5 are being replaced.
- Mr. Strauss stated the next time Window Nation submits they must have a better coordinated packet. Also, not understanding the existing conditions of the home makes it impossible for the board to review or approve the project.
- Mr. Runals apologized and stated this is his first meeting.

**Action: Mr. Wong made a motion to approve, seconded by Mr. Saylor, the motion was unanimously approved.**

**ABR 2022-182: ALLYSE PATTERSON, 3373 KILDARE, request to alter windows.**

Presenter(s): Rob Runals, Window Nation

- Mr. Runals stated on the front of the house there are two windows at the top, those are the ones they are looking to replace with two-part sliders. Mr. Runals stated that this is not his project, if it was he would have recommended against this.
- Mr. Wong stated that the homeowners want to take out the middle pier between the two windows.
- Mr. Runals replied in the affirmative.
- Mr. Wong stated he cannot approve that.
- Mr. Saylor stated the pier appears structural.
- Mr. Strauss agreed.
- Mr. Strauss stated even if it wasn't, the proposal changes the character of the house, which he doesn't support.
- Mr. Wong agreed.
- Mr. Runals agrees.
- Mr. Wong stated the house is a reverse gable, and the section where that pier is, is all load bearing.
- Mr. Saylor stated any kind of savings they are trying to achieve by installing a single slider will cost them more in the long run.

**Action: Mr. Strauss made a motion to deny, seconded by Mr. Wong, the motion was unanimously approved, project denied.**

**ABR 2022-183: TRAVIS JERIC, 2472 EDGEHILL, request to alter roof.**

Application withdrawn.

**Action: No action taken.**

**ABR 2022-184: DENNIS & DAWN SCHWARTZ, 2589 CANTERBURY, request to alter siding and windows.**

Presenter(s): Rich Schreiner, Contractor, 35835 Vine Street, Eastlake, OH

- Mr. Schreiner stated that this homeowner already got approval to remove a chimney on the home, and they will be installing new siding on a small portion of the home on the dormers, espresso in color, 7" split shake. New window casings will be installed on the dormer windows. The color will match as close as possible.
- Mr. Schreiner stated the homes on either side of this house are not at all similar.
- Mr. Wong stated that the replacement is not exactly the same but very close and he feels it did not need full approval.
- Mr. Saylor stated it is a slight change however so that is why we are here. Regardless, he likes the project and has no issues with what is proposed.

- Mr. Strauss asked if the shake is only on the dormers.
- Mr. Schreiner replied in the affirmative.
- Mr. Strauss thanked the applicant for the organized submission with labeled photographs, the labels saved time.
- Mr. Strauss stated he is fine with the proposal.

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

**ABR 2022-185: LIBBY RETHERFORD, 906 MONTFORD, request to install railing.**

Applicant and/or homeowner did not attend to present project.

**Action: No action taken.**

**ABR 2022-186: BRIANNE FELCHLIA, 2869 BERKSHIRE, request to alter roof.**

Application withdrawn.

**Action: No action taken.**

**ABR 2022-187: HUGH SLATER, 17455 SHELBURNE, request to install pool.**

Presenter(s): Jason Rion, Contractor, 17535 South Miles.

Brooke and Hugh Slater, Homeowners.

- Ms. Blunk stated that this case is not zoning approved yet, the board is just reviewing the pool at this time. Once the homeowners prove to the planning department that they propose to make their fence zoning compliant in order to construct a pool, they may then pull their permits. Ms. Blunk stated if the board approves this case, the packets must be withheld until zoning has approved.
- Mr. Saylor asked if the home style is colonial.
- Mr. Rion stated he doesn't know, he is a pool contractor and the project proposed is an inground concrete swimming pool, with a plaster finish. It will have a sandstone coping. Decking will be simple, examples are in the boards packet. The color will be medium blue and located 130 feet off of the home in the rear yard, lots of screening featured. The large trees in the rear will remain.
- Mr. Saylor asked if the fence is wood.
- Mrs. Slater stated the existing fence on the rear property line is wood.
- Mr. Rion stated pool equipment will go into the pool house.
- Mr. Strauss asked about the existing fence.
- Mrs. Slater stated the existing fence is four feet chain link and they will have to raise the height to obtain the pool. It will be a six-foot-tall chain link.
- Mr. Saylor asked if the existing house has a copula.
- Mrs. Slater stated it does not, but the pool needed something.
- Mr. Wong stated he is satisfied with this proposal.



**Action: Mr. Wong made a motion to approve, seconded by Mr. Saylor, the motion was unanimously approved.**

**ABR 2022-188: ALEX & DAWN QUINTANA, 2200 SOUTH TAYLOR, request to alter porch.**

Presenter(s): Martin Johannessen, Architect  
Dawn Quintana, Homeowner

- Ms. Blunk stated that this project was already approved back in 2013, however ABR records have been purged since that date and the homeowner didn't hang on to their copies, so we requested they come back to the board to get their approval. This project is located at Quintana's Barber & Spa. They are seeking to remove the front porch of the structure to accommodate the business better.
- Mr. Johannessen stated the approach is to make the structure more modern. He provided a 3-D rendering to the board.
- Mr. Wong asked if these drawings are the same as the ones presented in 2013
- Mr. Johannessen replied that they are.
- Mr. Wong stated these are exciting changes for the business.
- Mrs. Quintana stated they have been in business for 20 years.
- Mr. Strauss asked if there is handicap access.
- Mr. Johannessen replied there will be a ramp.

**Action: Mr. Wong made a motion to approve, seconded by Mr. Saylor, the motion was unanimously approved.**

**ABR 2022-189: SFR3 FUND, 3558 CUMMINGS, request to construct addition.**

Presenter(s): Leza and Doug Meyer, Contractor, 355 Blissfield Drive.

- Mrs. Meyer stated they are seeking approval to remove the existing addition because it is becoming detached from the home, you can see day light while standing inside the interior. The upstairs of the addition has an exterior door they plan to brick up and place a 30x54 window, in white, with grids.
- Mr. Strauss asked why the window trim color and grids won't match the home.
- Mrs. Meyer stated the owner is a flipper and she won't be able to get him to pay for that.
- Mr. Saylor stated they have the authority to compel the owner to match the existing home and windows, and they will.
- Mrs. Meyer replied okay and they will let the owners know.
- Mr. Saylor asked if the addition features any brick.
- Mr. Meyer stated there is not.
- Mr. Saylor asked if the sill of the new window will be brick.
- Mr. Meyer stated they will.
- Mr. Meyer stated they will be constructing three stairs off the rear door.
- Mr. Saylor stated that will have to come for another approval, it was not included in this submission.
- Mr. Meyer stated they drew a quick picture of the stairs on the packet.
- Mr. Saylor said the drawing was not acceptable.

- Mr. Wong asked if they ran these stairs by the building department because the code requires a landing, which they did not propose. The landing has to be separate from the stairs.
- Mr. Saylor stated the landing is required so a person doesn't have to step back or step down when swinging open a door.
- Mrs. Meyer stated they never construct those.
- Mr. Wong stated that they will not get a permit in Cleveland Heights without the code compliant landing.
- Mr. Saylor stated a railing on the landing will not be required due to its height.

**Action: Mr. Saylor made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-190: ELAINE SKIVVIN, 3146 SYCAMORE, request to alter porch.**

Presenter(s): Jason Booth, Contractor

- Mr. Booth stated the homeowner has a small roof over her entry way that is a flat roof style, and they are hoping to change the entryway to match the pitch of the roof of the home, which is a hip style. The existing overhang is only two feet, and they would like to increase it to four feet.
- Mr. Wong asked if there is a light over the entryway.
- Mr. Booth stated there is a light and it will remain.
- Mr. Booth stated that because the overhang is extended, corbels will be needed.
- Mr. Saylor asked if the roof will tie back to the columns.
- Mr. Booth stated they need to open up the columns to determine how they are attached to the home. The position of the columns won't change, but they need to ensure the columns can support the weight of the overhang and metal brackets will carry the beam of the overhang.
- Mr. Saylor asked about the colors of the columns.
- Mr. Booth stated everything will be painted white.
- Mr. Saylor stated the slope of the entry will be slightly different than the rest of the roof.
- Mr. Booth stated that mathematically that's how it worked out. The attempt is to copy the home.
- Mr. Booth asked if it is okay that they won't match exactly because the customer requested a deeper overhang.
- Mr. Saylor stated that it is fine that they don't match exactly.
- Mr. Wong stated it has the same idea as the roof on the home.
- Mr. Wong asked the board if the area is too small to require a gutter or downspout.
- Mr. Saylor stated he believes it is too small.

**Action: Mr. Wong made a motion to approve, seconded by Mr. Saylor, the motion was unanimously approved.**

**ABR 2022-191: A LOVING RESTORATION LLC, 2017 GOODNOR, request to construct garage.**

Presenter(s): Letitia Lindsey, Office Manager, 4977 Johnston Parkway  
Jesse Caver, Contractor


- Mr. Caver stated it is a 20x20 garage with a one-foot overhang on each side. The garage will be white to match the house. The roof will be a Williamsburg slate to match the house.

- Mr. Saylor stated the roof pitch should match the house pitch.
- Mr. Caver asked if he means something like a reverse gable.
- Mr. Saylor agreed and stated it would be something along the lines of a 4/12 pitch.
- Mr. Wong stated we like to see the garage match or compliment the house.
- Mr. Strauss stated he agrees.
- Mr. Caver stated that is fine, the garage is 20x20 so it won't affect the layout.

**Action: Mr. Wong made a motion to approve, seconded by Mr. Saylor, the motion was unanimously approved.**

The meeting was adjourned at 9:30pm

Respectfully Submitted,

  
\_\_\_\_\_  
Nicole Blunk, ABR Secretary

9/20/22  
\_\_\_\_\_  
Date

Approved,

  
\_\_\_\_\_  
Joseph Strauss, Chair

9/20/22  
\_\_\_\_\_  
Date