

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES
SEPTEMBER 20TH, 2022**

ABR MEMBERS PRESENT:

JOSEPH STRAUSS, CHAIR

RICHARD WONG

DENVER BROOKER

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 SEPTEMBER 7TH, 2022 MINUTES.

The previous meeting minutes were approved.

PUBLIC HEARING

SEPTEMBER 20th, 2022

ABR 2021-304 (CONTINUED FROM 03-01-2022): FLAHERTY & COLLINS, CEDAR-LEE-MEADOWBROOK REDEVELOPMENT SITE, bounded by Cedar Road, Lee Road, and Meadowbrook Boulevard, and bisected by Tullamore Road (PPN 687-06-009, 687-06-010, 687-06-013, 687-06-088, 687-06-089, 687-06-090, 687-06-091, 687-06-092, 687-06-093, 687-06-094, 687-06-095, 687-06-096, 687-06-159 and 687-08-001), request for design approval of the proposed Cedar-Lee-Meadowbrook redevelopment.

Presenter(s): John Wagner & Katie Viasey Gillette, City Architecture

- Mr. Wagner stated they are here to present the materials for the already approved Cedar Lee Meadowbrook project. Both the Meadowbrook and Cedar buildings will look exactly like what was presented in the spring. The cedar building will have a smooth iron-spot, rangy brick with precast sills, and a light gray mortar. The windows will be dark vinyl for the residential, and black aluminum for the storefront. There is a mix of fiber cement aluminum composite panels as well as a product called longboard which is an extruded aluminum product, it will be placed on the top of the building, where there is no brick. The Meadowbrook building main façade will be smooth, reddish brick. There are darker toned bricks as you go up Tullamore to break down the façade more. Again, precast sills with black vinyl windows up top and aluminum for the storefront. The upper portion of the building is a fiber cement, lap siding in two different colors. Mr. Wagner presented materials to the board for their review.
- There was discussion over the color of the bricks and the reasoning behind the color change.

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

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

No one in attendance to present.

Action: No action taken.

ABR 2022-192: NALIN NEEDHAM, 2171 CHATFIELD, request to alter windows.

Applicant withdrew.

Action: No action taken.

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

Presenter(s): Cheryl Dailey, Master Handyman

- Mrs. Dailey stated the homeowner is seeking approval to replace the railing on the rear upper porch. They want to replace the current railings with spindles, painted white.
- There was discussion about the existing conditions.
- Mr. Strauss noted the railings should be painted white.

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

ABR 2022-193: DAN STEINIEL, 2409 LEE, request to construct garage.

Presenter(s): Bill Wood, New Creation Builders

- Mr. Wood stated they are seeking approval to build a 22x20 garage. They will demo the old garage. The siding color will match the home and the shingles will be dual gray. The pitch will also match the home.
- There was discussion about what the pitch of the home could be.
- Mr. Wong noted the gable should be reversed.

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

ABR 2022-194: MAUREEN FREILING, 1020 PEMBROOK, request to construct garage.

Presenter(s): Mike Gerson, Shannonwood Homes

- Mr. Gerson stated he was here on behalf of Shannonwood Homes, seeking approval to construct a new garage. They will be tearing down the old one. They will be moving the garage over.
- Ms. Blunk stated that was not approved by zoning. The site plan turned in did not indicate existing conditions, therefore we could not accurately review the plans. The garage was approved by zoning on its existing footprint. Shannonwood Homes has been given instructions on what to do in order to satisfy zoning requirements. The ABR reviews design only, and will not be commenting on the driveway or placement of the garage in regards to zoning.
- Mr. Gerson stated that Shannonwood would submit a new site plan. The new garage will be 20x20 and the colors will match the existing home.

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

ABR 2022-195: ANNA SCHULGASSER, 1853 SOUTH COMPTON, request to construct garage.

Presenter(s): Mike Gerson, Shannonwood Homes

- Mr. Gerson stated they are seeking approval to build a 27x22 reverse gable with gray siding and shingles to match the home.
- There was discussion over the reason behind the homeowners wanting two separate garage doors, one 12 foot and one 9 foot.

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

ABR 2022-196: GERALD LEWIS, 3154 MONTICELLO, request to alter windows.

Presenter(s): Gerald Lewis, Homeowner

- Mr. Lewis stated he is here seeking approval to convert the dining room windows to French doors for access to the outside from the dining room. He does not want to block in the glass block window below, he is hoping to construct riser steps.
- There was a discussion in regards to a building code conforming landing.
- Ms. Blunk stated the ABR can review steps if they are proposed but the landing and all aspects of it are not under the ABR's authority. The ABR's role is to review whether or not its appropriate to replace these windows with a door. Ms. Blunk informed Mr. Lewis that he can discuss code conforming options for the French door's landing with the building department.

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

ABR 2022-197: BILLY HUSHER, 2630 COLCHESTER, request to construct garage.

Presenter(s): Nilsa Carreo, Platinum Construction.

- Ms. Carreo stated they are seeking approval to construct a 20x24 garage. There will be a standard gable with a 6/12 pitch. White siding will be installed to match the home. Black shingles and white trim will also be installed.

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

ABR 2022-198: JONATHAN KURTZ, 2969 YORKSHIRE, request to alter windows.

Presenter(s): Jonathan Kurtz, Homeowner

- Mr. Kurtz stated he was here seeking approval to replace the windows on the front and two sides of the home. The existing windows are vinyl and the spacers are falling out of them and they are not serviceable. They want to put in Pella wood windows with an aluminum exterior. The ground level will be casement windows for increased airflow. Window #15 is not being replaced, the hope in the future is to construct an addition in that area of the home. The exterior and interior of the windows will be black. They want to keep the second-floor windows double hung.
- There was discussion over the choice of double hung over casement and the lack of dividers in the windows.

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

ABR 2022-199: BADER BOLAND, 2241 BRIARWOOD, request to install solar panels.

Presenter(s): Zach Lalkowski, Yellow Lite Solar 1925 St. Clair, Cleveland, OH

- Mr. Lalkowski stated they are seeking approval to install 14 panels to offset 95% of the electric bill. All the equipment will be installed on the rear of the home and the conduits will be painted to match the house.
- There was discussion about whether or not the panels were centered.
- Mr. Lalkowski stated that the company usually centers all the panels and if they are off center, they are likely complying with zoning and fire code.
- There was discussion over what the fire code restrictions could be.
- Ms. Blunk stated the zoning code permits the ABR to overrule the setbacks defined in the zoning code, but the ABR does not have the authority to overrule fire code, whatever it may be. The building department will review that aspect of the project.

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

ABR 2022-200: LISA NAVRACRUZ, 2215 LAMBERTON, request to install solar panels.

Presenter(s): Zach Lalkowski, Yellow Lite Solar 1925 St. Clair, Cleveland, OH

- Mr. Lalkowski stated they are seeking approval to install 25 solar panels on the home. The conduit will be painted to match the home and the equipment will be installed on the rear of the home.

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

ABR 2022-201: FRANCIS CHIAPPA, 2997 HAMPSHIRE, request to install solar panels.

Presenter(s): Zach Lalkowski, Yellow Lite Solar 1925 St. Clair, Cleveland, OH

- Mr. Lalkowski stated they are seeking approval to install 11 solar panels on the home. The conduit will be painted to match and the equipment will be installed on the rear of the home. The roof of this home is flat compared to the previous two cases he presented.
- Mr. Brooker asked if solar panels are reviewed for zoning.
- Ms. Blunk stated they currently are not because the way the current code is written, the ABR has the authority to overrule any parameters defined in the zoning code when it comes to solar panels.

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

ABR 2022-202: NICOLE & MARK RODNEY, 3297 EUCLID HTS BLVD, request to install solar panels.

Presenter(s): Mark Rodney, Homeowner

- Mr. Rodney stated he is seeking approval to install solar panels on the front of his home. The roof is a very odd shape so the panels will mostly be focus on the left side. The right side of the roof has a lot of curvature and it is not feasible to place panels there. There will be no visible conduit, it will all be installed on the interior attic. The panels will be the only aspect visible. The homeowner hopes to fully offset the electric bill with this installation.
- There was discussion over the option to use less panels.
- Mr. Rodney asked for approval of his project as presented and asked about the procedure should he change his mind and install less panels than what he proposed.
- Ms. Blunk stated if there are any changes to the current plan, we can seek an administrative approval in the future.

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

ABR 2022-203: KEVIN WERNER, 3529 E SCARBOROUGH, request to alter porch.

Presenter(s): Kevin Werner, Homeowner.

- Mr. Werner is seeking approval to replace the columns and floorboards on his front facing porch. The columns and floorboards are deteriorating beyond repair. He is seeking approval to replace the square columns with columns that are cylindrical in shape, as well as a new railing. The colors will remain white and the floorboards will remain gray. There will also be composite fascia trim boards installed. The look should remain consistent with the only difference being the shape of the posts.
- There was discussion over the availability of square columns.

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

ABR 2022-204: VANESSA & JONATHAN REED, 2233 N ST. JAMES, request to install fence

Presenter(s): Vanessa Reed, Homeowner.

- Mrs. Reed stated she is seeking approval for the design of the fence she would like to erect in her yard in order to keep her small children safe while playing. The fence will be 181 feet of a four-foot-tall black aluminum. There will be two gates approximately 4x4. The hedges on the south line of the property will remain with no fencing behind it. The northern half of the property's fence will run along the walkway and connect to an existing wall
- There was discussion about the location of the fence.
- Mrs. Reed stated the location of the fence has a lot to do with the existing conditions of the property.
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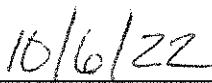
Action: Mr. Brooker made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

The meeting was adjourned at 9:30pm

Respectfully Submitted,

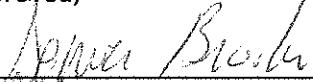


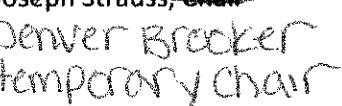
Nicole Blunk, ABR Secretary

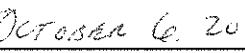


Date

Approved,



Joseph Strauss, Chair

Denver Brooker
Temporary Chair



Date