

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
December 1, 2020**

ARCHITECTURAL BOARD OF REVIEW Joseph Strauss, Chair
MEMBERS PRESENT AT REMOTE Denver Brooker
LOCATIONS:

STAFF PRESENT AT REMOTE Karen Knittel, Assistant Planning Director
LOCATIONS:

CALL TO ORDER

Ms. Knittel called the meeting to order at 7:00 PM with all the above-listed members present at remote locations joining through the City's WebEx meeting link. Applicants and interested parties also joined using WebEx. Ms. Knittel stated she was filling in for Architectural Board of Review Secretary, BreAnna Kirk. Ms. Knittel introduced new board member, Denver Brooker.

APPROVAL OF THE November 17, 2020, MINUTES

Members had no comments or corrections, so the minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING
November 3, 2020**

ABR 2020-217: Tim Conner, 2933 East Derbyshire Road, requests to install new windows.

- Window Nation's Ryan Hume, 4350 Renaissance Parkway, 44128, presented the plan for the new windows. He stated the home owner will replace 33 windows that are currently a mixture of styles. The new double-hung windows will all have a grid pattern on the upper sash to create uniformity. The current windows and trim are brown and the new windows and trim will be white.
- Mr. Hume mentioned Mr. Conner's plan to replace the siding on the home at a later date. Mr. Strauss hopes it will tie into the new white trim on the windows.
- Mr. Brooker brought up the window tri-set that is planned to be a picture window with one double-hung window on each side. He wondered if the

applicant considered installing three double-hung windows instead, because it would be more appropriate for the home. Mr. Hume said it was discussed with Mr. Conner, but the homeowner preferred to match the current design as much as possible.

- The board hopes the applicant will consider changing the configuration from two double-hung windows and a picture window to three double-hung windows, but decided not to make it a requirement.

ACTION: Mr. Strauss moved to approve the windows as shown on Window Nation's plans, received November 12, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2020-218: Patricia Jackson, 3704 Blanche Avenue, requests to install an insulated garden window.

- Jeff Naughton of Window Nation, 4350 Renaissance Parkway, 44128, presented the window.

ACTION: Mr. Strauss moved to approve the garden window as shown on Window Nation's plans. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2020-219: Gitty Friedman, 3541 Bendemeer Road, requests to add a second floor addition above existing first floor at the rear of the home.

- CM Consulting Group's Joe Calderwood, 6064 Hyde Street, 44060, described the plan to remove the existing roof from the first-floor den and add a two-bedroom addition above it.
- Mr. Brooker asked if the new addition complied with the Zoning Code. Ms. Knittel confirmed the addition would meet the minimum setback requirement of 5 feet in the side yard.
- Mr. Brooker said the design was straightforward and he liked the look of the cantilever and freeze board.

ACTION: Mr. Brooker moved to approve the addition as shown on CM Consulting Group's plans, received November 10, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-220: Cuyahoga County Land Reutilization Corporation, 13028 Cedar Road, requests to replace windows and change front entryway.

- Lori Brdar of Clearline Homes, 2089 Wooster Road, 44116 and Wesley Walker of the Cuyahoga County Land Reutilization Corporation, 812 Huron Road E, 44115, described the window replacement and door change.
- Mr. Brooker asked if the thick framing between the windows on the right side of the front façade was actual framing that would be replaced, or if it was just one large opening for all four windows. Ms. Brdar thinks it is actual wall framing.

- Mr. Brooker said the character of the home was beautiful and likes that the window details on the right side of the front façade differ from the details on left side of the front façade. He'd prefer to keep this distinction. For the right side, Ms. Brdar said it was feasible to use four double-hung windows instead of a large picture window flanked by a double-hung window on each side as proposed. The change is for the ground floor and second floor sets of windows.
- Mr. Walker asked about an alternative to the four newly proposed double-hung windows in case he cannot obtain the correct sizes. Mr. Brooker suggested changing the design to three double-hung windows that fill out the same dimensions.
- On the drive side of the home, Mr. Brooker suggested using three double-hung windows to match the front, instead of having a picture window in the middle of two double-hungs as proposed.

ACTION: Mr. Strauss moved to approve the windows as shown Cuyahoga County Land Reutilization Corporation's plans, received November 20, 2020 with the condition that the new windows on the right side of the front façade be 4 double-hung windows with mullion patterns on the top and bottom sashes, and that the windows on the left of the drive side be three double-hung windows with mullion patterns on the top and bottom sashes. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2020-221: Cuyahoga County Land Reutilization Corporation, 1704 Lee Road, requests to install a three-car, detached garage and new siding on the home.

- *Applicant postponed board review.*

ABR 2020-222: Revitalize Living Inc, Pauline Holcomb, 3405 Rosedale Road, requests to replace windows.

- Pauline Holcomb described the windows. The current windows all have a grid pattern, but only the replacements on the front of the home will keep this detail.
- Mr. Brooker and Mr. Strauss looked to the other homes on the street, and found that some completely lacked mullions.

ACTION: Mr. Strauss moved to approve the windows as shown on Ms. Holcomb's plans, received November 19, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2020-223: Culinary Occasions, LLC, 2277 Lee Road, requests to alter garage doors at the rear of the storefront.

- Steve Kordalski of Kordalski Architects, 2026 Murray Hill Road, 44106, described the garage door alterations. He said the project largely consists of

interior renovations and the project already has County Food Service approval. The large garage door will be replaced with storefront windows and the small garage door will remain.

- Mr. Brooker asked if anything would sit right in front of the new windows to obstruct the view inside. Mr. Kordalski said there were no utilities or large obstructions, but perhaps work tables.

ACTION: Mr. Brooker moved to approve the garage door alterations as shown on Kordalski Architects' plans, received November 24, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-224: Advanced Alpha Properties LLC, Carl Kanner, 2465 Marlboro Road, requests to install a fence.

- Ms. Knittel informed the board that the proposed fence will need a zoning variance. The maximum allowable height for a fence in the corner side yard is 4 feet, and the proposed fence is 5 feet tall.
- Ruth Kanner presented the fence. She said the proposed fence is 5 feet tall to be closer to the height of the neighbor's fence. The proposed fence will end where the neighbor's fence begins.

ACTION: Mr. Brooker moved to approve the fence as shown on the applicant's plans. Seconded by Mr. Strauss, the motion was unanimously approved.


Old Business

New Business


Adjournment

The meeting was adjourned at 8:22 PM.

Respectfully Submitted,



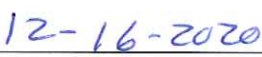
Joseph Strauss, Chair



date



Karen Knittel, Assistant Planning Director



date