

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
FEBRUARY 2, 2021**

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

STAFF PRESENT AT CITY HLL: BreAnna Kirk, Planning Technician

CALL TO ORDER

Ms. Kirk 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.

APPROVAL OF THE JANUARY 19, 2021, MINUTES

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

**PUBLIC HEARING
FEBRUARY 2, 2021**

ABR 2021-9: Don Willis (Donald Gregory Properties LLC), 3375 Seaton Road, requests to add a wooden deck to the rear of the home.

- Don Willis described the deck. The wood will be stained when appropriate and a 2x10 thread serves as the only step down to grade.
- Mr. Brooker wondered if the proposed railing height was necessary because the deck is only 13 inches above grade. Mr. Willis prefers the railing as submitted.

ACTION: Mr. Strauss moved to approve the deck as shown on Howe Architecture's plans, received December 30, 2020. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-16: Justin & Monica Rondinelli, 13435 North Park Road, request to install new windows.

- Miles Davis of the Gunton Corporation- Pella Window + Door, 26150 Richmond Road, 44146, described the windows. Five casement windows on the second story will be replaced with double-hung windows. They will be the same color and maintain the existing grid pattern. He said the proposed

windows are consistent with the neighborhood, as many neighbors have double-hung windows with grids on the second story.

ACTION: Mr. Strauss moved to approve the windows as shown on Gunton Corporation's (Pella Window + Door's) plans, received January 15, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-17: Kenneth Dowell, 1696 Crest Road, requests to install a new window.

- Kenneth Dowell described the window alteration. There is an existing bay window on the rear of the home to be replaced with a 3 lite slider window. Changing the window style will save around \$3,500.

ACTION: Mr. Strauss moved to approve the window as shown on Kenneth Dowell's plans, received January 22, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-18: Right Choice Contracting (HTE Housing LLC), 2411 South Taylor Road, requests to build a one-car, detached garage.

- Platinum Construction's Nilsa Carrero, 26387 Cannon Road, 44146, described the garage. The home is a lavender purple color that the homeowners intend to paint, but they are not sure what color. Consequently, they had not yet decided on the siding color for the garage.
- Mr. Strauss asked about the roof pitch on the home, and Ms. Carrero said it looked to be 8:12, though she was not positive. Mr. Strauss noted there are different pitches on different parts of the roof.
- Mr. Brooker said he prefers when the home and garage have the same color siding. Ms. Carrero said the homeowners liked sterling gray as an option for the garage even though they do not know what color they will repaint the house. However, Ms. Carrero recommended going with a white garage because it would better match whatever color the owners decide to paint the home.

ACTION: Mr. Strauss moved to approve the garage as shown on Platinum Construction's plans, received January 19, 2021, with the condition that the house and garage match in color, either light gray or white, or to be resubmitted to ABR. Seconded by Mr. Brooker, the motion was unanimously approved.

Note: Subsequent to the meeting, Ms. Carrero informed Ms. Kirk the homeowners no longer plan on painting the home, so it will remain lavender purple. She asked if Board members would accept a white garage, even though it will not match the house color. Mr. Brooker and Mr. Strauss approved this request.

ABR 2021-19: Barry & Peggy Stern, 2258 Coventry Road, request to install

new windows and patio doors.

- Barry Stern, Peggy Stern, and Jennifer Sickels of Renewal by Anderson, 17450 Engle Lake Drive, 44130, described the windows and patio doors. The 7 windows and 2 patio doors are in a sunroom on the side of the home. The windows will be black with black trim. The current windows are white and some have blue trim.
- Mr. Strauss asked why the homeowners chose a black frame when the rest of the windows are white. Mr. Stern said they liked the look and Mr. Brooker agreed, stating the sunroom addition is just a little bit more contemporary than the rest of the home. The black windows on this portion will help create a difference between the addition and the more historic part of the home. Mr. Stern said Mr. Brooker's comment captured the spirit of what they were thinking.
- Mr. Brooker asked if there is any trim associated with installing the windows. Ms. Sickels said they are looking to do black cladding and if there is any trim, it will be a very thin piece of coil backed to the siding.
- Mr. Strauss said his philosophy is keeping things simple in terms of material, color, etc., but Mr. Brooker provided valuable insight and he is okay with the proposal.

ACTION: Mr. Brooker moved to approve the window and doors as shown on Renewal by Anderson's plans, received January 26, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-20: Joseph Shwarzman, 3633 Severn Road, requests to build a second-floor addition over the existing first floor.

- Ms. Kirk informed the Board that the applicant is a prospective buyer, but she has a letter from the current owners, Ahron & Rivka Levitansky, granting their permission to Mr. Shwarzman to apply for ABR to review an addition on the home. They are under contract with Mr. Schwarzman with the stipulation of getting approval for the addition.
- Joseph Calderwood of CM Consult, 6064 Hyde Street, 44060, described the second-floor addition over the existing first floor. The brick will be salvaged, cleaned, and reused to rebuild the brick parapet. The siding and roofing will match the existing.
- Mr. Brooker said it is a very handsome house and a thoughtful, seamless addition.
- Mr. Calderwood said the all-siding portion on the rear of the home was also an addition, but he is not sure when it was completed.

ACTION: Mr. Brooker moved to approve the addition as shown on CM Consult's plans, received January 21, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

Old Business

New Business

Adjournment

The meeting was adjourned at 7:53 PM.

Respectfully Submitted,

Breanna Kirk

BreAnna Kirk, Secretary

2.17.21

date

Approved,

Joseph Strauss

Joseph Strauss, ABR Chair

2.16.21

date