

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
APRIL 6, 2021**

ARCHITECTURAL BOARD OF REVIEW Joseph Strauss, Chair

MEMBERS PRESENT AT REMOTE Denver Brooker

LOCATIONS: Terry Saylor

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 MARCH 16, 2021, MINUTES**

Minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING  
APRIL 6, 2021**

**ABR 2021-61: Christopher Cannon, 1035 Helmsdale Road,** requests to install solar panels on the roof of the home.

- Ellery Jears of Power Home Solar, 919 N Main Street, 28115, described the solar panels. They will be on the back of the house facing the rear yard.

***ACTION: Mr. Saylor moved to approve the solar panels as shown on Power Home Solar's plans, received March 9, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-62: Thunderbolt Auto Care (Second Media Corporation), 2857 Noble Road,** requests to install new signage.

- Thunderbolt Auto Care's Leah Rearick presented two flat sign options. One option is round and the other is rectangular, matching the size of the existing sign. Neither is illuminated.
- Mr. Brooker wondered if the existing sign was easily removable and asked what is behind it because the round side will not cover the same area. Ms. Rearick said they would have to paint it. Mr. Strauss asked if they plan on painting the rest of the front façade because it looks gray in the existing photo and white in the rendering. Ms. Rearick said they were not planning on

painting it all, but they can. Mr. Saylor recommended the round sign and painting the façade white.

***ACTION: Mr. Strauss moved to approve the sign as shown on Fastsigns's plans received March 15, 2021, with the condition that the applicant move forward with the round sign option and paint (white) the front of the building as shown on the renderings with the proposed sign. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2021-63: Marquita Hayes, 1929 Revere Road,** requests to convert a flat roof to a hip roof.

- Marquita Hayes and Chris Maust of Quality Roofing + Construction, 10214 Edgepark Drive, 44125, described the roof alterations. The door will be replaced with a window that matches the window on the other side of the house and the roof will be a hip-style roof.
- Mr. Saylor asked if the existing ceiling joists will be used as part of the new structure. Mr. Maust said they cannot be sure until they remove the roof and see what's there.
- Mr. Saylor asked about the ridge height from the eave because he's not sure if the sill height can match. Mr. Maust said it will be 40 inches from the door sill. Mr. Saylor suggested the applicant submit a sketch with dimensions.

***ACTION: Mr. Saylor moved to approve the roof alterations as shown on Quality Roofing + Construction's plans with the condition that the applicant provides a sketch showing the pitch of the roof (new window to match existing) with dimensions. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-64: Raudel Napoles & Troy McCarty, 2855 North Park Boulevard,** request to install an above-ground swimming pool.

- Raudel Napoles and Troy McCarty described the mod pool. The property is surrounded by a 6-foot fence with self-closing and self-latching gates. The pool equipment is housed within the pool itself. There are future plans for a deck around the pool.

***ACTION: Mr. Brooker moved to approve the mod pool as shown on Raudel Napoles & Troy McCarty's plans, received March 17, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-65: Joeys Road LLC, 3281 Kildare Road,** requests to build a two-car, detached garage.

- Michael Leonetti of Yosemite Construction, 1904 South Taylor Road, 44118, described the garage. The asphalt roof will match the color of the house. The house will be painted blue or green and the garage will match whichever color they go with.

***ACTION: Mr. Saylor moved to approve the garage as shown on Yosemite Construction's plans, received March 15, 2021, with the condition that the roof slope matches the slope of the porch roof and the roof/siding colors match the house. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-66: Nancy Diiulio, 2448 Kingston Road,** requests to build a two-car, detached garage.

- The Great Garage Company's Jon Keeney, 1309 Ridge Road #2, 44233, described the garage. The pitch will be 6:12 and the roof and siding colors will match the house. The gable matches the dormers.

***ACTION: Mr. Saylor moved to approve the garage as shown on The Great Garage Company's plans. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-67: Kelly Morgan, 3346 Bradford Road,** requests to install a concrete pad and hot tub, brick paver patio, wood-burning fireplace/chimney, and replace fencing.

- Ms. Kirk informed the Board that she received a public comment regarding this project and Mr. Strauss wanted to hear about the project before hearing the comment.
- Kelly Morgan and Brian Bismark of Bismark Lawncare, 1263 Argyle Drive, 44057, described the exterior alterations. There is an elevation change near the fireplace so there will be a retaining wall. The main pavers will be in the color sierra and the border will be charcoal gray. The fireplace will be 12-13 feet tall.
- Mr. Saylor said the height of the fireplace seems excessive and Mr. Bismark believes the proposed height is necessary to conform with the code. Mr. Bismark and Ms. Morgan would gladly make the height shorter if the code would allow for it.
- Ms. Kirk read a public comment made by Sue Janssen at 3352 Bradford Road, received via email 4/6/2021 at 12:23 pm.

*"This comment is in reference to Item 3.7 - ABR 2021-67.  
We live at 3352 Bradford Road. Therefore the view from our kitchen, breakfast nook, living room, sewing room, and third floor all have a clear view of Kelly's back yard.*

*Previously this was not a problem as our view was screened by a blue spruce, a sweet viburnum, and a lilac bush. Kelly removed them all for "esthetic" reasons.*

*Now we a have an unpleasantly clear view of her entire unkempt and cluttered back yard. I don't see these conditions changing with the*

*planned improvements.*

*I would like to have them install at least a 10 foot fence so we do not have to look at this back yard all day."*

- Ms. Morgan said they started removing plants and preparing the backyard before they learned about the ABR and permitting process. They stopped working to go through the City process, which has left the backyard looking as it is for about 30 days.
- Mr. Saylor said a 10-foot fence would be excessive and he likes the idea of matching the existing fence height. Mr. Bismark said the code prevents them from installing a fence over 7 feet tall and Ms. Kirk confirmed this zoning regulation.
- Mr. Strauss asked about the landscaping. He thinks plants would help to soften the large paved area. Mr. Bismark said they plan on planting something colorful and low-growing.
- Mr. Saylor asked if the patio area between the house and fireplace could be reduced to provide a green buffer. Mr. Bismark said it *can* be but they proposed it as is because of the deep lot. Ms. Morgan said they are considering a pergola in this area. She has a large family and wants a large outdoor living space.

***ACTION: Mr. Strauss moved to approve the pad and hot tub, patio, fireplace/chimney, and fencing as shown on Bismark Lawncare's plans, received March 17, 2021, with the condition that the applicant submit a sketch of the fireplace with dimensions. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2021-68: Barbara Irons, 3401 Fairmount Boulevard**, requests to install a deck and patio in the rear yard.

- Brandon Pfeiffer, 3401 Fairmount Boulevard, 44118, described the deck and patio. It will replace an existing 300 square foot patio. There will be a pad and hot tub to the side. They are considering changing the width from 28' 7" to 24' and taking the distance from the west side of the patio.

***ACTION: Mr. Saylor moved to approve the deck and patio as shown on Brandon Pfeiffer's plans, received March 17, 2021, giving the option of reducing the width to 24'. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-69: Heather Wobbe, 3011 Yorkshire Road**, requests to rebuild the front porch, replace windows, remove vinyl siding, and build an addition on the rear of the home.

- NRDesign LLC's Nicole Davis, 97 Mayfield Avenue, 44313, described the exterior alterations. She said the intent of the renovation is to bring the house back to what it would have looked like before the 1960's updates were

done. They will take off the aluminum siding and restore/repair/replace the wood siding underneath. The vinyl windows will be replaced with wood windows with a 6 over 1 grid pattern. The small addition will add a powder room and laundry room. The porch will be redone to be compatible.

***ACTION: Mr. Strauss moved to approve the porch, windows, siding, and addition as shown on NRDesign LLC's plans, received March 17, 2021, with the condition that the windows match the existing divided light pattern. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-70: Elizabeth Perez, 1549 Wood Road,** requests to install new windows.

- Window Nation's Nick Higgins, 4350 Renaissance Parkway, 44126, described the windows. There are old steel casement windows, which are no longer made. They will be replaced with double-hung windows with colonial grid patterns. The homeowner already replaced some windows, and these will match.
- Mr. Brooker asked why the window over the front door is not being replaced but the homeowner was not present. He likes the idea that there is one original window left and that it's over the front door.

***ACTION: Mr. Strauss moved to approve the windows as shown on Window Nation's plans, received March 19, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-71: Margaret Wagner House, 2373 Euclid Heights Boulevard,** requests to install new windows and doors and replace the drop-off drive and sidewalks.

- Dave DiFrancesco of Hitit, DiFrancesco and Siebold, Inc., 1939 West 25<sup>th</sup> Street, 44113, described the exterior alterations. The windows will be replaced with commercial-grade aluminum windows that resemble the original window details. The front entrance will be restored to its historic aesthetic. They will install railings and lighted bollards along the sidewalk.

***ACTION: Mr. Brooker moved to approve the windows, doors, and drop-off drive and sidewalks as shown on Hitit, DiFrancesco and Siebold's plans, received March 30, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-72 Melinda Ryan, 3499 Meadowbrook Boulevard,** requests to install a deck in the rear yard.

- David McAllister of McAllister Enterprises, Inc., 12168 Fenstermaker Road, 44231, described the 12' x 20' deck. It will not be fastened to the house and will be 10" off the ground. The steps out the back door will be redone. It will be stained next year.

- Mr. Saylor said there should be a landing in front of the door.

***ACTION: Mr. Saylor moved to approve the deck as shown on McAllister Enterprises' plans, received March 17, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-73 Amy & Tom Gilchrist, 2439 Demington Drive,** requests to replace windows and alter the opening size.

- Eli Mahler of Eli Mahler Associates, 3947 West Ash Lane, 44122, described the window alterations. The right-most window on the first-story of the rear elevation will be replaced with a larger window. The windows are Pella prairie series.

***ACTION: Mr. Saylor moved to approve the window alterations as shown on Eli Mahler Associates' plans, received March 9, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

## **Old Business**

Ms. Kirk reminded the ABR members that the Historic Preservation Design Guidelines kick-off meeting is Thursday, 4/8 at 5:00 pm.

## **New Business**

### **Adjournment**

The meeting was adjourned at 9:01 PM.

Respectfully Submitted,

*BreAnna Kirk*

BreAnna Kirk, Secretary

*4.20.21*

date

Approved,

*Joseph Strauss*

Joseph Strauss, ABR Chair

*4.20.21*

date