

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
JUNE 1, 2021**

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

STAFF PRESENT AT CITY HALL        BreAnna Kirk, Planning Technician  
OR AT REMOTE LOCATIONS:

**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 MAY 18, 2021, MINUTES**

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

**PUBLIC HEARING  
JUNE 1, 2021**

**ABR 2021-118: Jason & Shimona Stein, 3510 Severn Road,** request to build a two-car, detached garage and add a two-story addition to the rear of the home.

- Eli Mahler of Eli Mahler Associates, 3947 West Ash Lane, 44122, described the garage and addition. The existing attached garage will be replaced with a 2-story living space addition and a detached garage will be constructed in the rear yard. The addition and garage will be done in the same materials, which includes vinyl siding to match the front and side gables. The siding is off-white but the trim and garage door will be white. The roof pitch on the house is too steep to replicate on the garage, so it will match the front of the house where the bay window is, which is about 5:12. The windows and trim will also match. A brick soldier course will break up the 2-stories on the addition.

***ACTION: Mr. Strauss moved to approve the addition and garage as shown on Eli Mahler's plans, revised May 18, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-128: Joseph Kowalski, 3331 Cedarbrook Road,** requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 26381 Cannon Road, 44146, described the garage. It will have a standard gable roof with a 6:12 pitch and siding and shingles to match the house.
- Mr. Strauss asked about the slope of the hip roof on the house and said it looked more like a 4:12 than a 6:12. He preferred the garage roof and house roof to have the same pitch.

***ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Construction's plans, received May 11, 2021, with the condition that the roof pitch matches the roof pitch of the house. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-129: Home Consulting Solutions, 826 Caledonia Avenue,** requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 26381 Cannon Road, 44146, described the garage. It will have a reverse gable roof with a 4:12 pitch. The owners intend to change the house color to dark navy blue but there are not any siding options for the garage to match the Needlepoint Navy color, so they opted to go with all white siding and trim. The shingles will match the color of the shingles on the house.
- Mr. Brooker said a soft or medium gray garage might compliment the blue color of the house better than an all-white garage. He said it would look nicer and blend in better, but he can go along with the white if the rest of the Board preferred it. Mr. Strauss prefers the grey as well and Ms. Carrero thought the owner would be open to changing it. She will submit grey color options to Ms. Kirk.

***ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Construction's plans, received May 21, 2021, with the condition that the siding be gray. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-130: Cleveland Heights Board of Education, 3665 Monticello Boulevard,** requests to install new signage.

- The applicant was not present but due to the simple nature of the project, the Board members reviewed the case. Ms. Kirk said she recalled speaking with the applicant and learned they are repurposing the existing letterbox sign at Monticello Middle School. The base and top will remain, but the letterbox portion will be swapped out for a screen.
- Mr. Saylor noticed the base of the sign was discolored and hoped it would be refinished.

***ACTION: Mr. Saylor moved to approve the sign as shown on Fastsigns of Lydnhurst's plans, received May 7, 2021, with the condition that the sign***

***base be refinished. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-131: Cleveland Reinvestment Group, 3656 Blanche Avenue,** requests to remove and replace a 2-story deck.

- Judson Kline of Civitad Services, LLC, 3959 Orangewood Drive, 44122, described the deck. The existing porch and second-story deck will be removed and replaced with open decks on both levels. The replacement will be slightly larger. The deck boards will be grey Trex Decking and the structure and railing will be wood stained to match the Trex material. The house is dark red brick. The deck will be open underneath.

***ACTION: Mr. Saylor moved to approve the deck as shown on Civitad Services' plans, received May 12, 2021, with the condition that the deck be stained once weathered. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-132: Hilley & Miriam Fergusson, 3767 Bendemeer Road,** request to construct a two-story addition and a deck.

- Rebecca Fertel, Architect, 3429 Blanche Avenue, 44118, described the addition and deck. The addition is based on the building lines from the adjacent property. All of the finishes, like the siding and roof, will match the existing. The eave overhangs will be replicated. The slope of the addition roof will be slightly shallower than the existing house so that the ridges can align. It will have matching brick foundation.
- Mr. Saylor said the differing slope will barely be noticeable. He noted the addition is in the same plane as the existing house and asked how the siding will be transitioned. Ms. Fertel said they will remove some on the existing house to stagger it in and she hopes to reuse some of the siding they are taking off the back of the home.
- Mr. Brooker noticed a diagonal line shown on the roof (page A4) and Ms. Fertel said that was accidentally left over from a previous version and should be removed.
- Mr. Brooker said the addition is neatly added to the home

***ACTION: Mr. Saylor moved to approve the addition and deck as shown on Rebecca Fertel's plans, received May 21, 2021, with the condition that the deck be stained once weathered and the siding be toothed in to make it blend. Seconded by Mr. Brooker, the motion was unanimously approved.***

***NOTE: Mr. Saylor excused himself from the meeting at this time.***

**ABR 2021-133: Tuwhanna Williams, 3791 Northampton Road,** requests to construct a two-story deck.

- Lehendro Hill of LH Remodeling LLC, 37331 Beech Drive, 44132, described the deck. The porch and second-story deck will be replaced with a two-story open deck in the same footprint. The plans were generated using Lowe's computer system, which would not allow him to show first- and second-story pieces together on the same elevation. The first-story deck will sit 3 feet above grade with steps to the ground.
- Mr. Brooker said he does not understand how the decks go together. Conceptually, the size and location are something they would generally approve, but previous applicants doing similar projects submitted more detailed drawings. He said the Board is used to seeing a floor plan of each level showing how the levels relate and where the posts are in addition to foundation details. Mr. Strauss agreed that additional information is needed, including an elevation, a floor plan at each leveling showing the posts, and a view showing how the two different sizes relate and attach.

***ACTION: Preliminary review***

**ABR 2021-134: Cuyahoga County Land Reutilization Corporation, 3232 Berkeley Road,** requests to alter/add windows and doors, install new siding, and construct a deck and two-car, detached garage.

- Lori Brdar of the Cuyahoga County Land Reutilization Corporation and Katie Veasey Gillette of City Architecture 3200 Euclid Avenue, 44115, described the exterior alterations. Interior renovations require one kitchen window to be eliminated and another kitchen window will be shortened. The deck will be 10' by 12' and stained once weathered. The garage will have a 6:12 pitch to match the house. The siding will be 4" vinyl with a dark gray roof. The windows will be replaced but maintain the existing grid pattern.
- Mr. Strauss was surprised the siding was so dark, but noted it might just be a personal preference. He said it's a small house compared to the others on the street and the color might cause it to recede more. Ms. Brdar said they actually discussed doing a lighter gray. Mr. Brooker likes the color and said it feels warm and cozy. He could go either way on the color.

***ACTION: Mr. Brooker moved to approve the window and door additions/alterations, siding, deck, and garage as shown on City Architecture's plans, received May 21, 2021, with the option of changing the siding color. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-135: Timothy Conner, 2933 East Derbyshire Road,** requests to install new windows.

- David Friesorger of Window Nation, 4350 Renaissance Parkway, 44118, described the windows. The 5 windows being replaced will match the existing grid pattern but the frames will be changed to white to match the other windows on the house.

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

**ABR 2021-136: Terry Lovell, 14437 Superior Road,** requests to install new windows.

- David Friesorger of Window Nation, 4350 Renaissance Parkway, 44118, described the windows. The six windows on the front of the house will be replaced. The casement windows will be replaced with double-hung windows. The windows will have grids.

***ACTION: Mr. Strauss moved to approve the windows as shown on Window Nation's plans, received May 24, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

***NOTE: Mr. Saylor rejoined the meeting at this time.***

**ABR 2021-137: Matt Sinclair, 2176 North St. James Parkway,** requests to install a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, 44121, described the garage. It will have a 6:12 reverse gable roof and siding to match the color of the home.

***ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Homes' plans, received May 21, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-138: Robert Laird, 2186 Middlefield Road,** requests to install a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, 44121, described the garage. It will have a 4:12 pitch reverse gable roof and siding to match the color of the home.

***ACTION: Mr. Brooker moved to approve the garage as shown on Shannonwood Homes' plans, received May 20, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2021-139: Brent & Erin Ryan, 3090 Fairmount Boulevard,** requests to install new windows.

- Brent Ryan described the windows. The existing windows are yellow-painted wood and the new windows will be black aluminum clad. The existing windows are of a variety of styles and grid patterns and the replacement windows will be consistent with grids in the top sash.

***ACTION: Mr. Strauss moved to approve the windows as shown on Brent & Erin Ryan's plans, received May 21, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2021-140: John Feighan, 2260 Harcourt Drive,** requests to construct a covered and uncovered patio.

- George Clemens of Clemens Architecture, 208 Bell Street, 44022, described the patio. The existing is a patio under a second-story deck which will be expanded. There will be a fireplace and chimney and the patio will be extended beyond the porch above. The project will be respectful of the existing architecture and columns.
- Mr. Brooker said the project is beautiful and well resolved and the other Board members agreed.

***ACTION: Mr. Saylor moved to approve the patio as shown on Clemens Architecture's plans, received May 20, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-141: Kathie Korns, 2973 Hampshire Road,** requests to install new windows and doors.

- Jen Sickels of 17450 Engle Lake Drive, 44130, described the windows. Eleven windows, entry doors, and a patio door will be replaced. The house is grey/green with green windows, but the homeowner will change the siding to light grey with black windows and doors. The styles will remain the same but the casements will have grids.
- Mr. Saylor wondered if a center mullion on the double-hung windows would better match the casement windows. Mr. Brooker agreed.

***ACTION: Mr. Saylor moved to approve the windows as shown on Renewal by Andersen's plans, received May 24, 2021, with the condition that the double-hung windows have a center vertical mullion. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-142: Asma Mujib (GMG Cleveland LLC), 3077 Mayfield Road,** requests to install signage for Momma's Bowl.

- Marie Cipolletta of Signarama, 731 Beta Drive, Unit D, 44143, described the lightbox sign.

***ACTION: Mr. Saylor moved to approve the sign as shown on Signarama's plans, received May 21, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-143: Thomas & Joanna Cullinan, 3040 Lincoln Boulevard,** request to add a deck addition to an existing porch and remove three-season windows.

- Tom Cullinan and Serge Hunkins, 643 Grove Street, 07043, described the porch removal and deck addition. The structure and railings will be pressure-treated wood and the deck planks will be Fiberon decking painted to match the house.

***ACTION: Mr. Strauss moved to approve the porch removal and deck addition as shown on Serge Hunkins's plans, received May 24, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

## **Old Business**

Ms. Kirk said that the scope of work for ABR 2021-114 that was reviewed at the previous meeting has changed. It was presented as a garage, rear deck, and front wrap-around deck; the ABR approved the garage and rear deck but wanted to see a resubmission for the front deck. Ms. Kirk said the applicant decided not to proceed with the front wrap-around deck so there will not be a resubmission.

Ms. Kirk said that there was a minor change to ABR 2021-119, also reviewed at the previous meeting. The project is a two-car, detached garage with a service walk. In order to be zoning compliant, the garage and service walk have to be moved 2 feet. Board members had no problems with this adjustment.

Ms. Kirk said that zoning variances were granted for the fences at 2671 Scarborough and 2565 Norfolk that were previously approved by the ABR.

## **New Business**

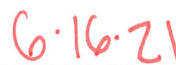
### **Adjournment**

The meeting was adjourned at 8:51 PM.

Respectfully Submitted,

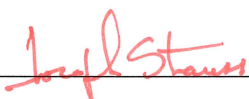


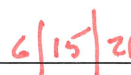
BreAnna Kirk, Secretary



date

Approved,





Joseph Strauss, Chair

date