

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
JUNE 15, 2021**

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

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 JUNE 1, 2021, MINUTES**

Minutes were approved with corrected text as requested by Mr. Strauss and signed by Mr. Strauss.

**PUBLIC HEARING  
JUNE 15, 2021**

**ABR 2021-133: (Continued from 6/1/2021) Tuwhanna Williams, 3791**

**Northampton Road**, requests to construct a two-story deck.

- *Updated plans were not received so the project was not reviewed and no action was taken.*

**ABR 2021-144: Albertina Beltran, 859 Selwyn Road**, requests to install a two-car, detached garage.

- Nilsa Carrero of Platinum Garages, 26381 Cannon Road, 44146, described the garage. The homeowner preferred a standard gable roof, though the company advised going with a reverse gable to match the house. The roof pitch will be 4:12 and the siding and roof colors will match the house.
- Mr. Strauss said the Board has consistently required that the roof style matches the roof on the house, which would be a reverse gable in this case. Mr. Brooker agreed and said that there are not any features on the house like dormers or other visual queues that would allow them to lean towards a standard gable roof. He asked if the applicant had a reason for the standard

gable roof and Ms. Carrero said the estimator noted it was because they liked the look.

***ACTION: Mr. Brooker moved to approve the garage as shown on Platinum Garages' plans, received May 21, 2021, with the condition that the roof be a reverse gable. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-145: Ted Cooper, 3378 Spangler Road,** requests to install new siding on the garage and home.

- David Olszko of American Patriot Vinyl Siding LLC, 5252 Roxanne Lane 44212, described the siding. The front of the home is brick and the rest has tan-colored wood siding. They would like to replace the wood siding with "nightfall" vinyl siding. The window casings will be slightly larger. The trim will be white. The garage will be sided in the same colors as well.
- Mr. Brooker asked if the trim on the front will be painted, and Mr. Olszko said most of it will be wrapped in white aluminum, but there is not much he can do around the arched front door and window opening. He can use a wainscoted beaded panel in the section above the arched window opening.
- Mr. Brooker was concerned with the rake boards on the front façade. He said they had a profile to them and asked if the wrap would maintain that. Mr. Olszko said he can mimic the existing look.

***ACTION: Mr. Brooker moved to approve the siding as shown on American Patriot Vinyl Siding LLC's plans, received May 26, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-146: Cindy Grace, 3085 Scarborough Road,** requests to install new siding on the home.

- David Olszko of American Patriot Vinyl Siding LLC, 5252 Roxanne Lane 44212, described the siding. It will be an almost identical color match in the shade flagstone. The front porch will not be altered. The windows, trim, and fascia will be capped in white. The overhangs on the house will have white soffit. The first level will have double-five clapboard and the second story will have shake siding.
- Mr. Strauss asked if he can duplicate the profile on the eaves and Mr. Olszko said it is not a problem.

***ACTION: Mr. Strauss moved to approve the siding as shown on American Patriot Vinyl Siding LLC's plans, received May 26, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-147: Frank & Sarah Kuhar, 2613 Wellington Road,** request to install a pool, patio, and walkway.

- Frank Kuhar described the pool, patio, and walkway. The pool will sit in the grass area south of the garage addition. It will have an aluminum structure and be semi-inground. It will be 36 inches in the ground and stick up 18 inches above grade. One side will have a deck and the rest will have landscaping around it. The rear yard has an elevation change and the pool will sit on the higher side, in front of a retaining wall. The patio will be bluestone to match an existing patio on the back of the house. The sidewalk will be poured from the driveway, run along the garage, and connect to the garage addition. The project was granted a zoning variance for the non-compliant distance to the southern property line.

***ACTION: Mr. Strauss moved to approve the pool, patio, and walkway as shown on Frank Kuhar's plans, received June 11, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-148: Shaina Munoz, 2638 Queenston Road** requests to install new windows.

- Jennifer Sickels of Renewal by Andersen LLC, 17450 Engle Lake Drive, 44130, described the windows. Thirteen windows will be replaced, mostly like-for-like with the exception of a few double-hung windows they are changing to casement single windows.

***ACTION: Mr. Brooker moved to approve the windows as shown on Renewal by Andersen's plans, received June 1, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-149: Sandra Ware, 3786 Bainbridge Road**, requests to install a two-car, detached garage.

- The applicant was not present, but given the simple design, the Board still reviewed the project. There was not any information on the colors selected for the siding or roof. The front of the house is stone but it looks like the rest of the home is siding, though there are not any photos of the other sides. The roof pitch on the house seemed higher than the proposed 4:12 for the garage, and Mr. Strauss said they'd like to see the pitch closer to the house, which looks like it might be 6:12.

***ACTION: Mr. Strauss moved to approve the garage as shown on New Creation Builder's plans, received June 1, 2021, with the condition that the applicant reconsiders the rood pitch and submits details on the siding and roof colors. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-150: Kevin J. Kim, 3293 Washington Boulevard**, requests to install new siding, trim, gutters, and downspouts.

- Niculae Mihaila of Solo Home Improvement, 3469 Jasmine Drive, 44131, described the siding, trim, gutters, and downspouts. The existing siding is wood and the replacement will be vinyl in the color maple, which is a bit darker than the existing color. The trim will be replaced and the underhangs will be covered in white vinyl soffit. The gable above the front door will be capped but the middle piece will be lost and the rounded parts will be made straight. They will try to keep any existing bends.

***ACTION: Mr. Brooker moved to approve the siding, trim, gutters, and downspouts as shown on Solo Home Improvement's plans, received June 1, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-151: Julie Washington, 3516 Northcliffe Road,** requests to install a two-car, detached garage.

- Charles Miller of Charles C Miller, Architect LLC, 3368 Mayfield Road, 44118, described the garage. The colors will match the existing house and the siding will be painted cement fiber shingles.
- Mr. Brooker said this is a case where the roof could be a gable or reverse gable based on the features of the house and he is okay with the choice they made. Mr. Strauss agreed but asked if the pitch could be higher. Mr. Miller said they are already close to the 15-foot maximum height but might be able to slightly increase the pitch. Mr. Strauss said he'd probably do a 6:12 pitch, but he's also okay with what is proposed.

***ACTION: Mr. Strauss moved to approve the garage as shown on Charles Miller's plans, received June 3, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-152: Willem Van Heeckeren, 2624 Wellington Road,** requests to install solar panels on the roof of the home.

- Danielle Van Heeckeren described the solar panels.
- Mr. Brooker said this is a pretty clean installation in terms of minimizing the exposed conduit.
- Mr. Strauss said that contractors need to be present for future solar panel projects.

***ACTION: Mr. Strauss moved to approve the solar panels as shown on YellowLite, Inc.'s plans, received June 2, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-153: Eric Burguera, 3164 East Overlook Road,** requests to install new windows.

- Daniel Marfeldi of Window Nation, 4350 Renaissance Parkway, 44128, described the windows. Five existing French casement-style windows will be replaced with double-hung windows. The color and grid patterns will match.

- Mr. Brooker asked if the replacements will have a center vertical member and Mr. Marfeldi said they will not, it will just be wide double-hung windows. The sizes are similar to the windows on the first floor on either side of the front door.

***ACTION: Mr. Strauss moved to approve the windows as shown on Window Nation's plans, received June 2, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.***

**ABR 2021-154: Arthur & Megan Ireland, 1566 Kew Road,** requests to install new windows.

- John Everett of Window Nation, 4350 Renaissance Parkway, 44128, described the windows. He believes the existing windows had grids but they have since fallen off. Since the new windows will have grids, he thinks it is a like-for-like replacement.

***ACTION: Mr. Brooker moved to approve the windows as shown on Window Nation's, received June 2, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-155: Doug Katz (The Katz Club, LLC), 1975 Lee Road,** requests to install new signage for Rising Star Coffee.

- James Vacay of Signature Sign Co., 1776 E 43 Street, 44103, and Cristo Kallas of Rising Star described the sign. The existing sign that reads "Diner" will remain. The new sign will be a neon star.

***ACTION: Mr. Brooker moved to approve the sign as shown on Signature Sign Co.'s plans, received June 2, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2021-156: Start Right Community Development Corporation (City of Cleveland Heights Land Reutilization Program), 961 Nelaview Road,** requests to construct a single-family home.

- W. Daniel Bickerstaff of Ubiquitous Design, LTD, 3443 Lee Road, 44120, and Tom Stone of Start Right Community Development Corporation, 977 Caledonia Road, 44112, described the home that is part of the infill housing Neighborhood Redevelopment Program. The plans were purchased from Sullivan and Associates House Plan Corporation. The house is a 1,700 square foot single-floor home with an attached two-car garage. In community engagement sessions held by the development team, this was a popular design. The house will require a side yard setback zoning variance. It is a masonry structure and will have 3 bedrooms with the master suite in the rear. Mr. Bickerstaff said the house is compatible with the existing houses on the street, which are mostly bungalows and craftsman—however, the rest of the homes have detached garages in the rear yard.

- Mr. Strauss said one of his concerns is the side yard. He noted there are two vacant lots next to each other, and if they both have short side yard setbacks, they might only be 3-8 feet apart. Mr. Bickerstaff said it'd actually be between 6-10 feet apart. Mr. Strauss said that 6 feet apart is unacceptable, but 10 feet is at least the width of some driveways. Mr. Bickerstaff said they have the opportunity to massage the plan a bit and possibly reduce the width to mitigate these concerns.
- Mr. Brooker asked if there was any thought about outdoor space. He said the front porch is relatively small and there is no direct access to the rear yard. He noted there is only a side door. Mr. Stone said they are just looking at the side door giving access to the rear yard because of the master suite location, which was a popular feature at the community meeting.
- Mr. Strauss said it would be nice to see the different models, not developed to this extent, but enough to see how they differ. He wondered if the differences would be major or minor. He said he was trying to get a bigger picture of how this fits in with the neighborhood. He thought there were a lot of good things about the plans and said it's very functional, but there are concerns about the distance between the houses and the lack of direct rear yard access. He noted that a front-facing, attached garage creates a great uninterrupted backyard space and it's unfortunate not to have direct access to it, especially because the only way to access it will be through the tight side yard.
- Mr. Brooker said one way to visually connect the backyard to the house is to rework the master suite to include windows with a nice view of the yard. Mr. Brooker said it looks like a high-quality house and didn't think there were any other brick houses in the neighborhood, so this is something new. He said the high roof pitch and materials are new to the neighborhood as well, but they're also high quality. As an architect, he struggles with the front-facing garage, but he understands what it affords them.
- Ms. Kirk said that the front-facing garage would require a zoning variance. She noted there are proposed amendments to the code, but a variance would still be required under the new code if adopted. She said the intent was to have the house be the prominent feature. Mr. Brooker said that a larger front porch might make the garage look less prominent.

***ACTION: Preliminary Review***

**Old Business**

**New Business**

Ms. Kirk said that there is a strong chance this will be the last virtual meeting. This means the next meeting on July 6, 2021, will most likely be in person.



## **Adjournment**

The meeting was adjourned at 8:59 PM.

Respectfully Submitted,

BreAnna Kirk

BreAnna Kirk, Secretary

7-6-21

date

Approved,

Joseph Strauss

Joseph Strauss, Chair

7/6/21

date