

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
SEPTEMBER 21, 2021**

MEMBERS PRESENT: Joseph Strauss, Chair
Denver Brooker
Terry Saylor

STAFF PRESENT: 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.

APPROVAL OF THE SEPTEMBER 9, 2021, MINUTES

Minutes were approved as submitted and signed by Mr. Strauss

**PUBLIC HEARING
SEPTEMBER 21, 2021**

ABR 2021-197: Tsiperson Investments LLCs, 3016 Lincoln Boulevard, requests to install new windows.

- *Application withdrawn by applicant; no action*

ABR 2021-217: John Xiu (Jacques Picard), 1767 Coventry Road, requests to install signage.

- Bob Kunzen of Brilliant Electric Sign Company, 4811 Van Epps Road, 44131, described the signage for Koko Bakery. They will reface an existing projecting sign and add a window decal above the door in the transom.

ACTION: Mr. Brooker moved to approve the signs as shown on Brilliant Electric Sign Company's plans, dated September 20, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-218: Anthony I. Jack, 2625 Edgehill Road, requests to build a deck in the rear yard.

- Anthony Jack described the deck. It will have a low profile and sit 14-20 inches above grade with composite decking boards.

ACTION: Mr. Strauss moved to approve the deck as shown on Anthony Jack's plans, received September 7, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-219: Phyllis Elinson, 3516 Meadowbrook Boulevards, requests to construct a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, 44121, described the garage. It will have a 6:12 pitch with grey siding. It will have a block foundation that will act as a retaining wall in some locations.
- Mr. Strauss noted an error on the plans. The garage is 22' by 24' but the plans say 22' by 22'.
- Ms. Kirk explained that this project will require zoning variance(s) because there is an existing one-car attached garage that will remain.
- Mr. Brooker noted the man door location shown is incorrect.
- Mr. Saylor said the siding color should match the siding shingle in the dormer. Mr. Schreiner said he has other color options and Mr. Saylor said the color should be submitted to the Board.

ACTION: Mr. Strauss moved to approve the garage as shown on Shannonwood Homes' plans, received August 16, 2021, with the condition that the brick matches the house, a grading plan is submitted to the Building Department, and the siding color to match the house and be resubmitted for approval. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-220: Phill Hall, 3032 Meadowbrook Boulevard, requests to construct a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, 44121, described the garage. It will have a reverse gable roof with siding colors to match the home.

ACTION: Mr. Brooker moved to approve the garage as shown on Shannonwood Homes' plans, received August 16, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-221: Frank & Amy Chapman, 3980 Elmwood Road, request to construct a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, 44121, described the garage. It will have a gable roof and white siding. The homeowners will paint the house, but Mr. Schreiner is not sure what the new color of the house will be.

ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Homes' plans, received August 16, 2021, with the condition that the garage has white trim, siding to match the new house color, and

the door location is reversed. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-222: John & Amy Cassady, 1126 Cleveland Heights Boulevard, request to construct a two-car, detached garage.

- Jon Keeney of The Great Garage Company, 1309 Ridge Road, STE 2, 44233, described the garage. It will be white to match the home.
- Mr. Saylor asked if there was thought given to reversing the gable orientation to match the house and Mr. Keeney said the homeowners strongly preferred a gable. Mr. Saylor said that if the homeowners did not have a preference, he would prefer a reverse gable roof. However, because the front porch has a standard gable roof and the homeowners are set on the design, he is okay with the proposed roof.

ACTION: Mr. Strauss moved to approve the garage as shown on The Great Garage Company's plans. Seconded by Mr. Saylor, the motion was approved 2-1.

ABR 2021-223: Param Bhattar, 2608 Queenston Road, requests to construct a two-car, detached garage.

- Tim Akhalov of Platinum Construction, 26381 Cannon Road, 44146, described the garage. The location is changing from behind the house to straight down at the end of the driveway to have more backyard space.
- Mr. Brooker said the gable should be reversed because the house has multiple reverse gable elements.

ACTION: Mr. Brooker moved to approve the garage as shown on Platinum Construction's plans, received August 17, 2021, with the condition that the roof be reverse gable. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-224: Kirk Schmink, 2525 Stratford Road, requests to replace an existing enclosure room.

- Jim Dunphy of Great Day Improvements, 700 E Highland Road, 44056, described the enclosure room changes. There will be a tempered glass knee wall underneath tempered glass windows.

ACTION: Mr. Saylor moved to approve the enclosure room alterations as shown on Great Day Improvements' plans, received August 23, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-225: Ariann Martinez, 1933 Powell Avenue, requests to build a seasonal patio enclosure room.

- Jim Dunphy of Great Day Improvements, 700 E Highland Road, 44056, described the enclosure room. The existing porch will be removed and an

enclosed porch will be built in its place with a tempered glass knee wall and windows.

- Mr. Brooker said the pressure-treated wood should be stained once weathered.

ACTION: Mr. Saylor moved to approve the enclosure room as shown on Great Day Improvements' plans, received August 23, 2021, with the condition that the new roof aligns with the existing, bronze coil is added to the rim joist, and the wood is stained. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-226: Joseph Vaughn, 2603 Canterbury Road, request to construct a two-car, detached garage.

- The applicant was not present, but given the simple nature of the project, the ABR reviewed it.

ACTION: Mr. Strauss moved to approve the garage as shown on New Creation Builders' plans, received August 23, 2021, with the condition that the roof and siding color match the home. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-227: Harvey Kugelman, 2904 Washington Boulevard, requests to install new windows.

- Joseph Mico of Window Nation, 4350 Renaissance Parkway STE C, 44128, described the windows. There are five beige double-hung windows to be replaced with white double-hung windows in the same style.

ACTION: Mr. Saylor moved to approve the windows as shown on Window Nation's plans, received August 20, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-228: Marian Bleeke, 2707 Lancashire Road (Apt 12), requests to install new windows.

- Joseph Mico of Window Nation, 4350 Renaissance Parkway STE C, 44128, described the windows. Existing French casements will be replaced with double and single casements.

ACTION: Mr. Saylor moved to approve the windows as shown on Window Nation's plans, received August 20, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-229: Ruby Williams, 3611 Runnymede Boulevard, requests to install new windows.

- Jennifer Sickels of Renewal by Andersen, 17450 Engle Lake Drive, 44130, described the windows. Two casement windows on the front of the home are blue and will be changed to white.

- Mr. Saylor said even though the windows on the other sides of the home are blue, the proposed changes match the front of the home.

ACTION: Mr. Saylor moved to approve the windows as shown on Renewal by Andersen's plans, received August 25, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-230: Christopher Gibbon, 2464 Wellington Road, requests to install new windows.

- Jennifer Sickels of Renewal by Andersen, 17450 Engle Lake Drive, 44130, described the windows. They are located on an enclosed porch and currently have grids. The grids will be removed to match the rest of the windows on the home. The ornamental windows will be retained.

ACTION: Mr. Saylor moved to approve the windows as shown on Renewal by Andersen's plans, received August 25, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-231: James Sweeney, 2889 Washington Boulevard, requests to install new windows and remove the arch over the driveway.

- Richard Cissel of Cissel Architecture and Design, 2900 Huntington Road, 44120, described the windows and driveway arch removal. Two small windows on the front of the home will be replaced with one large window. The grid pattern will match the rest of the windows. It will likely be a Marvin fiberglass product. The siding will be patched to match. There is also an arch over the driveway that makes it difficult to navigate that is proposed to be removed. It is not likely to be an original element of the home.
- Mr. Saylor said it looks better without the arch.

ACTION: Mr. Saylor moved to approve the new windows and driveway arch removal as shown on Cissel Architecture and Design's plans, received August 26, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-232: Jeffery King, 2816 Washington Boulevard, requests to construct a front porch.

- Ms. Kirk explained the work for this project was completed without ABR approval or building permits, and to come into compliance, Mr. King has to get these items retroactively.
- Jeffery King described the porch. The original structure had termite damage. It is in the same footprint as the original.

ACTION: Mr. Strauss moved to approve the front porch as shown on Mr. King's plans, received August 26, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-233: Shelley L. Smith, 2272 South Taylor Road, requests to install new windows.

- Shelley Smith described the windows on the third floor. They flip open on chains and will be replaced with twin casement windows. They will have colonial grids.

ACTION: Mr. Saylor moved to approve the windows as shown on Shelley Smith's plans, received August 23, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-234: Frank Kuhar, 3786 Parkdale Road, requests to install new siding, construct a deck and slopped roof rear room, and install a two-car, detached garage.

- *Application withdrawn by applicant; no action*

ABR 2021-235: B&H Investments (The Birnbaum Family), 3096 Mayfield Road, requests to install new signage.

- Jacqueline Ward of Kim Group LLC, 16 Tudor Avenue, 44146, described the sign for Urban City Codes. It will be illuminated and mounted to the soffit.
- Mr. Saylor questioned the measurements and Ms. Ward agreed they were inaccurate. The ABR members attempted to visualize the correct size but wanted to see an accurate representation before granting approval. In general, they were in favor of the design.
- Mr. Strauss said that if the resubmission is straightforward and generally looks the same as what was presented, he would grant administrative approval as the Chair. However, if the scale or proportions were largely different, it should be presented at a meeting.

ACTION: Mr. Strauss moved to deny the sign as shown on Kim Group's plans, received August 18, 2021, and requested a resubmission. Seconded by Mr. Saylor, the motion was unanimously passed.

ABR 2021-236: Domus Immobili LLC, 2176 South Taylor Road, requests to install solar panels.

- Stuart Lipp of Better Together Solar, 3821 Prospect Avenue, 44115, described the solar panels. They will be on the flat roof of the evoDOMUS office building and not visible from the street.

ACTION: Mr. Brooker moved to approve the solar panels as shown on Better Together Solar's plans, received August 11, 2021. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2021-53: James & Cathy LeSueur, 2607 North Park Road, requests to install a pergola.

- Ms. Kirk explained that the ABR previously approved a project at this address for backyard renovations including a pool and patio, and the pergola is an addition to said project.
- James LeSueur described the pergola. It will be painted off-white.

ACTION: Mr. Saylor moved to approve the solar panels as shown on Mr. Pools Inc's plans, received August 11, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

New Business


Old Business

Adjournment


The meeting was adjourned at 9:32 PM.

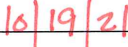
Respectfully Submitted,


BreAnna Kirk, Secretary


date

Approved,


Joseph Strauss, Chair


date