

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
OCTOBER 19, 2021**

MEMBERS PRESENT: Joe Strauss, Chair
Denver Brooker
Terry Saylor

STAFF PRESENT: BreAnna Kirk, Planning Technician

CALL TO ORDER

Ms. Kirk called the meeting to order at 7:02 PM with all the above-listed members present.

APPROVAL OF THE SEPTEMBER 21, 2021, MINUTES

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

APPROVAL OF THE OCTOBER 5, 2021, MINUTES

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

**PUBLIC HEARING
OCTOBER 19, 2021**

ABR 2021-240: Vivian Rakestraw, 2573 Kingston Road, requests to install a two-car, detached garage.

- Diane Bija of New Creation Builders, 5309 Barkwill Avenue, 44127, described the garage. The siding and roof colors will match the house. The home has both reverse gable and standard gable elements and the garage will have a standard gable.
- Mr. Brooker noted the garage is situated sideways on the property, but the standard gable still works due to the standard and reverse gable elements on the home.

ACTION: Mr. Brooker moved to approve the garage as shown on New Creation Builders' plans, received September 8, 2021. Seconded by Mr. Strauss, the motion was approved. Mr. Saylor abstained from voting as he was not present for the majority of the review.

ABR 2021-241: Brenda Gaines-Barrett, 1849 Cumberland Road, requests to construct a one-story addition.

- Byron Myers of Byron D. Myers, Architect LLC, 5432 Mayfield Road STE 100, 44124, described the addition. It will match the existing exterior siding and trim and have a hipped roof.
- Mr. Saylor asked about the second floor over the addition and the proposed awning window. He suggested matching the new window with the existing double-hung window to the left that is slightly larger. It was unclear if the existing window had grids.

ACTION: Mr. Saylor moved to approve the addition as shown on Byron D. Myers, Architect LLC's plans, received September 23, 2021, with the condition that a double-hung window is used on the second floor, it matches the sill height of the window to the left, and the grid pattern matches if existent. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-242: Mattie Cochran, 2808 Avondale Avenue, requests to install new wood steps.

- Lamont Boyd of M2X Construction, 16801 Palda Drive, 16801, described the steps. The masonry steps were failing and will be replaced with wood. While these are side porch steps and not front porch steps, the house is on a corner lot, so the porch faces the street and sits near the public sidewalk.
- Mr. Strauss said that the rest of the neighborhood mostly has masonry steps, so this should have masonry steps to keep with the house and neighborhood. Mr. Boyd said that masonry is cost-prohibitive and there are some wood steps on the back of the house. Mr. Strauss said that as far a precedent goes, a similar case came before the Board and was requested to keep the masonry steps. Mr. Saylor asked if any elements of the original steps could be reused to save cost. Mr. Boyd said they were all in disrepair.
- Mr. Brooker agreed that brick would be the best long-term option, but understood the high cost. Mr. Saylor said that in the case Mr. Strauss mentioned, the applicant was told they either had to go with masonry *or* resubmit a more detailed plan for the wood steps, they were not told that wood was out of the question. He asked the other Board members how they felt about the detail in Mr. Boyd's plans. Mr. Strauss said he would not consider stained wood but might consider painted wood that matches the house.
- Mr. Saylor noted this case is difficult because there is a very similar entrance on the front of the house. Mr. Brooker said that using a similar metal handrail would start to tie them together. Mr. Strauss liked the idea of substantial painted wood railings instead. Mr. Saylor said the wood seemed heavy-handed and liked the metal railing idea.

- Mr. Boyd asked if the Board was open to the composite material for the steps instead of wood. Mr. Brooker said he was open to it if there were an appropriate color that was resubmitted.

ACTION: Mr. Brooker moved to approve the steps as shown on M2X Construction's plans, dated September 13, 2021, with the condition that wood or composite steps match the color of the home; if composite, submit material/color sample for administrative review; metal railing. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-243: Gretchen Henninge, 2180 Briarwood Road, 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 and siding and roof colors to match the home.

ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Homes' plans, received September 14, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-244: Claude Carson (Three Black Knights, LLC), 3962 Mayfield Road, requests to install awnings with graphics.

- Claude Carson and Adelle Wincek of Be Next Awning & Graphics Inc., 5109 Clark Avenue, 44102, described the awnings and logo lettering. There are two black awnings over the rear entry doors with the Kulture Ultra Lounge logo on them. Mr. Carson said that the door on the left is the kitchen entrance, so he would like to remove the logo from that awning so it is clear which entrance customers should use.

ACTION: Mr. Saylor moved to approve the awnings as shown on Be Next Awning & Graphics' plans, received September 23, 2021, with the condition that the awning design at the left entrance is removed and left black per request of the applicant. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-245: Surtie Barkin, 3520 Blanche Avenue, requests to construct a two-car, detached garage.

- Bert Appelbaum of Appelbaum Construction, 3368 Blanche Avenue, 44118, described the garage. It will have white siding.
- Mr. Brooker said the white vinyl siding is not complementary to the house and suggested a tan color that matches the stone on the front of the home. Mr. Appelbaum was concerned with the dark vinyl material not withstanding heat and Mr. Saylor said matching the stone would allow for a light color that still ties in better with the home.

- Mr. Saylor asked if Mr. Appelbaum would consider reversing the gable on the roof to match the house. Mr. Brooker said there is a standard gable element on the home but it is insignificant. Mr. Strauss said he was okay either way. Mr. Saylor said if the gable is not reversed, the pitch should change to 6:12. If it is reversed, it can stay at a 4:12 pitch.
- The Board recommended siding to match the stone on the house and a dark brown door to match the siding. They requested color samples to be submitted for administrative approval.

ACTION: Mr. Saylor moved to approve the garage as shown on Appelbaum Construction's plans, received October 11, 2021, with the condition that the roof be a reverse gable with a 4:12 pitch and color samples for the siding and garage doors are submitted for administrative review. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-246: Yehudit Main, 3524 Blanche Avenue, requests to construct a two-car, detached garage.

- Bert Appelbaum of Appelbaum Construction, 3368 Blanche Avenue, 44118, described the garage. It is the same as the previously presented garage.
- Given that this home is similar to the previous home and the garage is the same, Mr. Saylor said the same roof conditions would apply to this approval. The house color is different than the previous, so the Board mentioned that green to match the trim or red/brown to match the brick would be acceptable, but a final color palate should be submitted for administrative approval.

ACTION: Mr. Strauss moved to approve the garage as shown on Appelbaum Construction's plans, received October 11, 2021, with the condition that the roof be a reverse gable with a 4:12 pitch and color samples for the siding and garage doors are submitted for administrative review. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-247: Susan & Chris Wood, 2515 Edgehill Road, requests to install solar panels on the roof of the home.

- Stuart Lipp of Better Together Solar, 3821 Prospect Avenue, 44115, described the solar panels. They will be on the front of the home.
- Mr. Saylor asked if the conduit could run over the roof to the rear of the home, then down through the overhang. Mr. Lipp said he prefers not to run conduit along the roof, but sometimes you can't get away from it.
- Ms. Kirk read a public comment submitted by Gerhard and Martha Welsch at 2514 Edgehill Road, received via email on October 19, 2021, at 10:51 am,
" Dear Members of the Architectural Board of Review,

We support Chris and Susan Woods' plan to install solar panels on the roof of their home at 2515 Edgehill Rd.

We are neighbors across the street and we are confident that the installation will maintain and even enhance the aesthetics and value of their house.

The street is tree-lined. Only a few branches would be trimmed on a tree in front of their house.

The Woods are environment- and neighborhood-conscious people. We support their efforts to upgrade our neighborhood and to contribute to a greener planet.

Please approve the Woods' request to install solar panels on the roof of their home."

ACTION: Mr. Saylor moved to approve the solar panels as shown on Better Together Solar's plans, received September 10, 2021, with the condition that the conduit runs over the roof to the rear of the home, then down through the overhang; conduit is painted to match the home. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-38: Alexander & Faygie Klein, 3489 Shannon Road, request to construct a two-story rear and side addition including a one-car, attached garage.

- Ms. Kirk explained that Mr. Klein had been before the ABR several times for his project due to changing zoning regulations. She explained the proposed changes to the zoning code that were anticipated to be adopted last month, however, due to lack of a quorum, are now anticipated to be adopted on November 1st. Under the new code, Mr. Klein's project would be zoning compliant and would only have to request a reduction in required parking from the Planning Commission, who will confirm that he meets one of the exceptions to required parking. Mr. Klein will pursue the increased greenspace exception.
- Alexander Klein described the addition and garage. It is very similar to the previously-approved version but was made wider to accommodate the garage.

ACTION: Mr. Strauss moved to approve the addition as shown on LMS Design's plans, dated September 15, 2021. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-248: M&S Real Estate, LLC, 3795 Delmore Road, requests to construct a two-car, detached garage.

- Kevin Malone of Malone & Sons Construction, 8316 Maple Drive, 44026, described the garage. He requested a change to a 4:12 pitch. The garage

siding will be Roycroft Vellum (sand color) to match the house color. Mr. Malone was concerned with the availability of the navy garage door.

- Mr. Brooker liked the navy garage color and preferred it over other options if it is available. He would be okay with a navy man door and a different colored garage door. Mr. Strauss said the doors should be the same color.
- Mr. Saylor said the color option(s) should be submitted for administrative approval.

ACTION: Mr. Strauss moved to approve the garage as shown on Malone & Sons Construction's plans, received September 27, 2021, with the condition that the roof pitch is 4:12 per request of the applicant; door color options are submitted for an administrative review if the approved navy is not available. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-249: M&S Real Estate, LLC, 1048 Elbon Road, requests to construct a two-car, detached garage.

- Ms. Kirk stated there was a public comment received for this project submitted via email on Sunday, October 17th at 4:50 pm by Traci Lewis at 1048 Elbon Road. She said that normally she would read the comment verbatim, however, the majority of the comment was about the nuisance history of the property that involved previous tenants, vandalization, rodents, etc. Since the ABR is only tasked with reviewing the architectural features/design of the submitted project, Ms. Kirk only summarized these points. She did read the following excerpt,

"I personally don't want to see anything done with the property aside from demolition because more problems will come with whatever is done to it."

- Kevin Malone of Malone & Sons Construction, 8316 Maple Drive, 44026, described the garage. He said he put out rodent traps before the meeting. The garage is very similar to the previous case.

ACTION: Mr. Strauss moved to approve the garage as shown on Malone & Sons Construction's plans, received September 27, 2021, with the condition that the roof pitch is 4:12 per request of the applicant; door color options are submitted for an administrative review if the approved navy is not available. Seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2021-250: Richard Maicki, 3050 Monmouth Road, requests to alter the front porch and rear yard entry.

- Casey Maicki and William Oeflein, 28650 South Woodland, 44124, described the front porch and rear yard entry alterations. The home is on a corner lot with the main entrance facing Monmouth and the porch facing Guilford. The porch is used as a side-yard porch, but based on zoning definitions, is actually in the front yard. It will be screened in with a knee wall added. The rear entry/porch will be enclosed and expanded.
- Mr. Saylor suggested some trim detailing on the knee wall. Mr. Brooker felt the knee wall panel would create a stark difference in the look of the porch. Ms. Maicki said there will be landscaping that would mostly cover it and Mr. Brooker said that would help with his concerns.
- Mr. Saylor suggested that the rear entry addition is offset somewhere between 1 and 4 inches from the existing structure so it is in a slightly different plane than the main brick structure.

ACTION: Mr. Saylor moved to approve the front porch and rear entry as shown on William Oeflein's plans, received October 18, 2021, with the condition that the screened porch has trim at the base and landscaping in front of the white panels; the rear entry addition is offset 1-4 inches. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2021-251: Kirk Schmink, 2525 Stratford Road, requests to alter windows and doors and redesign the garage exterior.

- Kirk Schmink and Patrick Hurst of Hurst Design Build Remodel, 26185 Center Ridge Road, 44145, described the window and garage alterations. On the left elevation, two windows of different sill heights will become a set of three double-hung windows with grid patterns to match the rest of the home. The side of the garage wall will get stucco. Railings will be added to second-story porches. The entry from the garage to the house will be adjusted.

ACTION: Mr. Brooker moved to approve the windows and garage exterior as shown on Hurst Design Rebuild Remodel's plans, received September 20, 2021. Seconded by Mr. Strauss, the motion was unanimously approved.

New Business

Old Business

Adjournment

The meeting was adjourned at 9:40 PM.

Respectfully Submitted,

BreAnna Kirk
BreAnna Kirk, Secretary

11.2.21
date

Approved,

Joseph Strauss
Joseph Strauss, Chair

11/2/21
date