

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JULY 6th, 2022**

ABR MEMBERS PRESENT:

Joseph Strauss, Chair
Denver Brooker
Terry Saylor

STAFF PRESENT:

Nicole Blunk, Planner I

CALL TO ORDER

Ms. Blunk called the meeting to order at 7:00 PM with all the above-listed members present.

**PUBLIC HEARING
JULY 6th, 2022**

ABR 2022-112: (Continued from 6/21/2022) Zachary & Lauren Guren, 2290 Ardleigh, request to construct an addition.

Presenter: Matthew Wolf- Wolf Architects- 1840 E 40th Street, Cleveland, OH

- The homeowner is seeking to add an addition and is seeking full approval from the board. At the previous meeting, the homeowner made some last-minute changes so the board approved a motion to classify the first submission as preliminary. The changes show what would be classified as an outdoor porch area instead of a completely enclosed porch with a door. The owners will have the ability to open the entire room up. The roof will consist of metal but there is also an asphalt roof located on parts of the home. The differences in these drawings compared to the last ones are more substantial corners, phantom screening, fireplace with brick to match, and a simplified design. The drawings also feature second floor window replacements, which were discussed at the last meeting.
- Mr. Saylor stated he is satisfied with the drawings, his concerns about the roof at the last meeting have subsided.
- Mr. Strauss stated that he is also fine with this project, he believes the architect addressed everything discussed at the previous meeting.
- Mr. Brooker stated he concurs; the project is well done.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-121: Musicians Tower, 2727 Lancashire, request to install signage.

The applicant withdrew their application.

ACTION: No action taken

ABR 2022-122: Kayla Yapuncich, 2036 Hampstead, request to install steps.

Presenter: Kayla Yapuncich – Homeowner

- There used to be a deck on the home that was failing and she decided to replace the deck with a concrete stamped patio. The contractor did the work before permits were obtained, Mrs. Yapuncich apologized for that. She is now seeking approval for the steps on the rear of the

home that lead to the patio. The steps are wood. If the must be masonry she is willing to install that down the line, but at this time she is seeking approval for its current condition, which is a stamped patio replacing the exact parameters of the former deck, and wood steps that lead down to the patio. The patio was approved for zoning.

- Mr. Saylor stated that these steps are on the rear, the board typically likes to see masonry on the front but the wood steps are more than appropriate for the rear.
- Mr. Strauss asked if there is a landing for the steps.
- Mrs. Yapuncich stated there is, there is plenty of room.
- Mr. Brooker asked if the patio is installed.
- Mrs. Yapuncich replied that it is not.
- Mr. Saylor asked how long the steps have been in place.
- Mrs. Yapuncich replied they have been there a year.
- Mr. Saylor stated that the steps must be stained.
- Mrs. Yapuncich agreed.

ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-123: Anthony Jack, 2625 Edgehill, request to install deck.

Presenter: Anthony Jack – Homeowner

- Mr. Jack stated that after discussions with his wife he has a few changes he would like to submit to the board. He has provided new plans for each member to review. If not, he can resubmit his case.
- Mr. Saylor stated that the new plans are acceptable, they will review them.
- Mr. Jack is requesting permission to install a deck, he stated there is already a three seasons room that is screened on the rear of the house. There is a single rear door that leads to the kitchen. The concept is to add another door off of another section of the house that is not the kitchen or three seasons room, to create a mudroom. Right now, the only access to the home from the rear is the kitchen and it's not ideal. This door will also allow a circular flow between the deck and all these rooms on the rear of the home. The newest plans differ from the plans that were submitted early by extending the deck all the way to the extent of the entire mudroom, and moving the stairs so they are more centralized on the deck.
- Mr. Saylor asked what the height of the deck was above grade.
- Mr. Jack stated it is 36 inches.
- Mr. Saylor asked what the railing is composed of.
- Mr. Jack stated it will compose of wood railings and wire.
- Mr. Strauss asked what materials the deck will be made up.
- Mr. Jack stated it was "new tech ultra-composite, natural."
- Mr. Brooker stated it makes a nice outdoor living space.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-124: Dennis & Sally Missimi, 12646 Mayfield, request to install deck.

Presenter – Todd Wallace – CLE Remodeling Company, 2299 City View, Cleveland, OH 44113

- The request is to install a deck to replace the existing deck which is 7x9. The new deck will be 14x16.
- Mr. Saylor asked what will happen with the utilities?
- Mr. Wallace replied that they are able to construct around the utilities.
- Mr. Strauss asked if there will be a hole in the deck.
- Mr. Wallace stated that the utilities will fall just beneath the deck, out of range.
- Mr. Saylor asked how many units are on the complex.
- Mr. Wallace replied his estimate is about 20 total.
- Mr. Saylor asked if the homeowner had to seek approval from a condo association.
- Mr. Wallace stated that they did not.

- Mr. Brooker noticed the concrete swale and asked if it was catching water from above.
- Mr. Wallace replied in the affirmative.
- Mr. Saylor asked if the other decks were built similar.
- Mr. Wallace stated each deck is different, but the one they are proposing, but there are decks similar to this one currently, with the same type of railing.
- Mr. Strauss stated that he is aware of a homeowners or condo owners association here.
- Ms. Blunk recognized the homeowner in the gallery and asked him to step up and speak.
- Mr. Wallace stated that the HOA's representative is in the gallery as well.
- Ms. Blunk recognized the HOA representative, whom stated the HOA is okay with the installation of the proposed deck.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-125: Steven Bone, 3491 Northcliffe, request to alter windows.

Presenter: Amanda Elder – Renewal by Anderson, 17450 Engle Lake Dr #108, Middleburg Heights, OH 44130

- Ms. Elder stated that they are seeking to replace 12 windows, 11 are like for like. The last window they would like to change to a double hung, to match the other double hung windows on the house. All colors will remain the same.
- Mr. Strauss asked if the window is a casement.
- Ms. Elder replied yes, it is a double casement window. The owners will also keep the same colonial grid pattern and color.
- Mr. Saylor asked if the other windows are casements and if they will stay casements.
- Ms. Elder replied yes, they are currently casements and will remain that way.
- Mr. Brooker stated the proportion of the single window that is changing style is off compared to the other 11 windows.
- Mr. Saylor agreed but doesn't believe it distracts or takes away from the home. There must be a compelling reason for this.
- Ms. Elder stated she was unaware of the reasons behind the window being a different dimension and had not discussed that with the homeowner.
- Mr. Strauss stated they would like to see homeowners attend meetings, and if not, the representative must have complete knowledge of the house and the reasons homeowners have come to certain decisions.
- Mr. Brooker asked what color will the window be.
- Ms. Elder stated they will be canvas, to match the home.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Saylor the motion was unanimously approved.

ABR 2022-126: Leon Sheean, 3496 Meadowbrook, request to alter windows.

Presenter: Amanda Elder – Renewal by Anderson, 17450 Engle Lake Dr #108, Middleburg Heights, OH 44130

- Ms. Elder stated they are replacing 24 windows, 5 will be changing while the rest will be a like for like replacement. They will be black windows with black grills, but wrapped in white coil, to mimic what the current look of the existing windows. 103, 104, 206 and 207 will be changing to double hung windows with two-wide by two high colonial grill patterns. They are currently in swing casements. Unit 10 be will changing to a double hung, with a three wide by two high grill pattern.
- Ms. Elder stated that the labels on the board packets are wrong, she apologized for it.
- Mr. Saylor pointed out that a side elevation is missing from the submission, they request to see all sides of the home, even if windows are not being replaced on that side.
- Ms. Elder apologized and offered to resubmit the missing elevation.
- Mr. Strauss asked why the perimeter of the windows on 206 and 207 looks so heavy

- Ms. Elder stated that it is a software glitch that makes it appear heavier or thicker than it actually is.
- Mr. Saylor stated that they can approve this project but they must require the applicant to submit additional materials, such as the missing elevations, before work can be done.
- Ms. Elder stated that she will submit the elevations tomorrow.

ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-127: Frank Kuhar, 1002 Quarry, request to alter siding.

Presenter: Mike Brockway – 2213 Wellington, Cleveland Heights, OH

- The homeowner is rehabbing this entire home with the hopes to put it up for sale. They are seeking to replace deteriorated wood siding with gray vinyl siding with white trim.
- Mr. Brooker asked which side of the home is the front.
- Mr. Brockway stated it is where the garage is, and the garage has been painted white.
- Mr. Saylor stated he is satisfied with the submission and has no questions.

ACTION: Mr. Strauss made a motion to approve, seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2022-128: Mary Pellegrini, 2404 Overlook, request to alter door and window.

Presenters: Chuck Noler – Architect. Laura Abriam, Mary Pellegrini's life partner.

- Mr. Strauss stated that in the interest of full disclosure, he is a neighbor of Ms. Pellegrini
- Mr. Noler stated that the project involves removing the kitchen door and replacing it with a window that matches the window on the front of the home. This will allow the homeowners to place a counter along this wall. The window will be double hung with six over six grids. They have a brick mason that will replace the brick and mortar to match the home exactly.
- Ms. Abriam stated that they don't even use the kitchen door.
- Mr. Strauss asked if this door is on the rear of the home.
- Mr. Noler stated the door to the kitchen is located on the side of the home.
- Mr. Noler also stated that the window on the front of the home was previously replaced with a much smaller window, and instead of installing brick and mortar in the void, they installed white vinyl siding.
- Ms. Abriam stated that it is their wish to remove the white siding and replace it with brick and mortar.
- Mr. Saylor stated that the approval for the alterations to the front window can be requested today. This will allow the homeowners to pull permits to replace the vinyl with brick, without having to come back to the ABR board for approval.
- Ms. Abriam stated that would be ideal and she would like to request approval to replace the vinyl as well.
- Mr. Brooker agreed with Mr. Saylor.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-129: Cassandra Budin-Ritzmann, 3084 Coleridge, request to install solar panels.

Presenter: Tyler Dovcet of Fluent Solar, 2578 W 600th, North Lindon, Utah.

- The request is to install solar panels on the roof of this home.
- Mr. Saylor asked if the lines for the panels will run down the side of the home or not
- Mr. Dovcet replied that they try to run the lines inside the home as much as they can. If they can't they will run the conduit down the side and paint it to match the home.
- Mr. Strauss asked if the conduit will be in the front
- Mr. Dovcet stated it will not, it will run very close to the homes meter.

- Mr. Saylor stated that he is good and has no more questions.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-130: Josie Moore, 2248 Stillman, request to install solar panels.

Presenter: Tyler Dovcet of Fluent Solar, 2578 W 600th, North Lindon, Utah. Josie Moore - Homeowner

- The request is to install solar panels on the roof of this home. These panels will have to be located on the front of the home due to connectivity issues between panels, the layout of the roof, and the screening from the surrounding trees. By moving panels from the rear area of the home and placing them up front, they will increase the connectivity, therefore increasing the amount of electricity generated. With the proposed layout, 7.7 k/w's will be produced as opposed to 5.7.
- Mr. Strauss asked if this project received previous approval.
- Mr. Dovcet stated it did, but they later discovered the layout they had approved was not feasible, and are returning to get approval on putting the panels towards the front of the home.
- Mr. Saylor asked if this is a corner lot.
- Mrs. Moore replied in the affirmative.
- Mr. Brooker asked if the location they are seeking approval for is on the porch area of the home that is located on Stillman.
- Mr. Dovcet replied in the affirmative.
- Mr. Brooker asked if there was a photo of the rear of the home.
- Mr. Dovcet stated that photo is not in the packet.
- Mr. Brooker requested that the board secretary display the rear of the home via google maps.
- Mr. Saylor stated that he believes the panels could fit in on the rear of the home.
- Mr. Dovcet explained that the panels cannot be located there because of the shadows from the trees will create too much of an overcast.
- Mr. Saylor stated he doesn't see how the trees would impact that area of the roof.
- Mr. Dovcet explained that the front of the home receives more direct sunlight. He also stated that a row of six panels will need to be installed, and they will not fit in the location Mr. Saylor suggested because there is no extra space for the conduits. The panels could fit, but all the other items will not.
- Mr. Saylor replied he understands, but he still feels there is an opportunity to place panels on the rear of the home.
- Mr. Strauss asked where all the conduits will go
- Mr. Dovcet stated that they will all be strung together and ran through the home. They will be in the attic.
- Mr. Strauss asked if the attic is unfinished.
- Mrs. Moore stated the attic is finished.
- Mr. Dovcet stated the conduits will be ran near the meter, but on the inside.
- Mr. Brooker stated he is okay with the submission but believes there are more room for panels near the dormers on the rear of the home. He suggested the dimensions of the solar panel plans may be incorrect. He encourages fluent solar to re-evaluate the layout, but will approve this project.

ACTION: Mr. Strauss made a motion to approve, seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2022-131: Shirley Debra & Scott Herrory, 3222 E Fairfax, request to construct new garage.

Presenter: Duane Schreiner - Shannonwood Homes, 1635 Wood Road, Cleveland, OH 44121.

- The request is to construct a garage with a gable. The garage will be 22x27, charcoal black shingles, almond gutters, sandstone beige siding.
- Mr. Saylor asked if the new garage is going to be in the same location as the old garage.

- Mr. Schreiner replied it will be moved over just a little bit to avoid a tree, but just a couple of feet.
- He stated they will be using a Stockton garage door.
- Mr. Saylor stated the 4/12 pitch matches the house pretty well.
- Mr. Saylor stated he was unfamiliar with the garage door type.
- Mr. Schreiner stated it is a Stockton Long Panel, it contains the glass along the top of the door.
- Mr. Strauss stated the garage was designed well, the color match is nearly perfect.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-132: Sarah & Daniel Herschman, 3267 E Scarborough, request to alter steps.

Presenter: Eli Mahler – Architect, 3947 W Ash Lane, Cleveland, OH 44122

- The request is to alter the steps in the rear of the home. The steps are really fragile, they will remove those and construct a little stoop.
- Mr. Saylor asked if the condenser will be moved.
- Mr. Mahler replied in the affirmative.
- Mr. Strauss asked if the steps are wood and if they will paint them.
- Mr. Mahler replied that they are wood and will be painted white.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2022-133: Adam Olenchick, 2584 S Taylor, request to alter windows.

The applicants, WindowNation and GoPermits were not present during the meeting. The homeowner was also not at the meeting to present the project.

ACTION: No Action Taken

ABR 2022-134: Gerald Williams, 3280 Winsford, request to construct new garage.

Presenter: Gerald Williams – Homeowner

- The request is to construct a new garage to replace the old one. The old garage is from 1930. It's a great house. Mr. Williams owns this house and the one adjacent to it. The old garage is directly on the property line, and the new garage will be situated two feet to the right of the old garage, but it will still sit on the property line.
- Mr. Saylor asked if a man door is going to be placed on the side of the garage, despite it being located on the property line.
- Mr. Williams replied that there will be no man door. There will be two garage bay doors, one for the occupant of the house and one for himself. Mr. Williams stated the garage will be yellow but the entire color scheme of the home will change, he does not care for it.
- Ms. Blunk reminded Mr. Williams to seek ABR approval before changing any of the siding on the home.
- Mr. Saylor stated he is fine with the submission and has no further questions.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-135: Susan Reinker, 2594 W St. James, request to construct addition.

Presenter: Steve Kordalski – Architect, 2218 Middlefield, Cleveland Heights, OH

- This house on West St. James has been his client for years. Back in 1993 they tore the back end of the house off and constructed additions. They also installed railings and doors. In 1995

they screened in the lower porch that was original to the home. Now the homeowner would like to install a screened in porch on the second floor. They will do a hip roof with a shallow slope. The roof will be metal, and colored copper. The footprint of the house will not increase at all.

- Mr. Brooker asked if the color of the porch will match the home.
- Mr. Kordalski replied in the affirmative, it will be a gray tone.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-136: Sharon Courtney, 2127 Goodnor, request to construct new garage.

Presenter: Nilssa (no last name) - Platinum Garages, 26381 Cannon Road, Bedford Heights, OH 44146
Sharon Courtney - Homeowner

- The request is to replace the existing garage with a 20x20 garage with a 4/12 pitch. The colors will be vinyl seagrass. The shingles will match the home. The garage door, trim and gutters will all be white.
- Mrs. Courtney had building department related questions that the ABR secretary answered.
- Mr. Saylor stated that if he were constructing this garage he would swing the man door the other way because there will be issues with getting in and out of vehicles. He stated the door should swing inward, and towards the garage door.
- Mrs. Courtney agreed and informed the contractor she wants to proceed with Mr. Saylor's suggestion.
- Mr. Brooker stated that she would never want the door to swing outwards, due to winter snow.
- Mrs. Courtney asked if she needed permission to install landscaping.
- Mr. Saylor stated she does not need any approval for landscaping, she may do what she likes.

ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-137: Diane Murphy, 1965 Staunton, request to alter siding.

Presenter: Mike Skipper – 3G Home Improvements, 35835 Vine Street, Suite B, Eastlake, OH 44095
Diane Murphy – Homeowner

- Mr. Skipper stated they are seeking approval to replace siding on the home. They want to reside the whole home but plan to put vertical siding in on the front. They will be eliminating the vertical boards, keeping the horizontal boards, trimming them out separately, and running board and batten vertical vinyl siding.
- Mr. Strauss asked about the plans for the porch.
- Mr. Skipper stated there will be horizontal siding, the rest of the house will be done that way.
- Mr. Strauss asked the board secretary to pull up google street views of the home and neighborhood.
- Mr. Brooker stated it looks like the owner started to paint the house, but then stopped.
- Mrs. Murphy stated she started to paint the house but then noticed the shingles were deteriorating and decided a full replacement was needed.
- Mr. Saylor stated the siding replacement for the sides and rear of the home is easy, but the front is not. He likes the current front with the Tudor look.
- Mr. Strauss reviewed photos of neighboring homes and stated the one to the right of the home is very close to Mrs. Murphy's house, but has newer vinyl siding. Mr. Strauss stated he liked the current existing look of Mrs. Murphy's house over her neighbors.
- Mr. Saylor asked about the conditions of the boards on the front of the home.
- Mr. Skipper stated they are deteriorated.
- Mr. Strauss stated they are reluctant to change the historical architecture of the house, but the entire street appears to have great variations between all the homes.
- Mr. Saylor asked what the spacing on the batten was.

- Mr. Skipper stated he thinks it's between 12-14 inches and it will be centered so its equal proportions on each side.
- Mr. Brooker asked what is happening with the windows.
- Mr. Skipper stated they will create a window trim around them.
- Mr. Brooker stated board and batten will make this look like a farmhouse, the colors may sway that but the original house had two distinct siding materials, English Tudor and shingles, but he is torn with this case. There is character with this home that will be hard to replace.
- Mr. Skipper stated the color they chose is a castle gray with white trim and burgundy accents. He believes the darker colors will lead it away from the farmhouse look.
- Mr. Brooker asked if there is the ability to create a rendering so the board can visualize the proposed changes better.
- Mr. Skipper stated they have the ability to create a rendering of the front.
- Mr. Brooker believes it will be good for both the board and the homeowner to see it.
- Mr. Skipper agreed and stated he could attend the next meeting with renderings.

ACTION: Mr. Strauss made a motion to designate this case as a preliminary review, seconded by Mr. Taylor the motion was unanimously approved.

ABR2022-138: Dustin Moore, 2572 Princeton, request to replace windows.

The applicant withdrew the application.

ACTION: No action taken

Old Business

New Business

Adjournment

The meeting was adjourned at 9:57 PM.

Respectfully Submitted,


Nicole Blunk, Secretary

7/19/22

date

Approved,


Joseph Strauss, Chair

7/19/22

date