

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES
JULY 19TH, 2022**

ABR MEMBERS PRESENT:

JOSEPH STRAUSS, CHAIR

DENVER BROOKER

RICHARD WONG

STAFF PRESENT:

NICOLE BLUNK, CITY PLANNER I

CALL TO ORDER

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

APPROVAL OF THE JULY 6TH, 2022 MINUTES.

The previous meeting minutes were approved.

PUBLIC HEARING

JULY 19TH, 2022

ABR 2022-137: (Continued from 7/6/22) Diane Murphy 1965 Staunton, request to alter siding.

Presenter(s): Mike Skipper 3G Home Improvements, 35835 Vine Street, Suite B, Eastlake, OH 44095

Diane Murphy – Homeowner

- Mr. Skipper stated they have returned to this meeting with renderings that he believes the board will appreciate. There are three separate renderings with different siding options, each of which the homeowner has approved, but her preference is the option showing burgundy trims.
- Mr. Wong requested that the contractor back up a bit because Mr. Wong has been newly appointed to the board and is unfamiliar with the case. Mr. Wong asked if the contractor was proposing four-inch double lap vinyl siding.
- Mr. Skipper stated that is correct on the sides and back, but it will be board and vertical batten on the front.
- Mr. Wong asked if Mr. Skipper has an example of the materials or the spacing of the materials and if it is all vinyl.
- Mr. Skipper stated it is vinyl. It will be an 8-inch vinyl with a 2-inch batten.
- Mr. Wong asked if there is anything like this on the street.
- Mrs. Murphy stated there is another house on Maple that is similar.
- Mr. Skipper stated it would be nice to keep the home as is but the timber on the front of the home is rotting away, and it would be expensive to repair.
- Mr. Strauss stated the home to the right of this one has replaced their timber with vinyl siding as well, but its horizontal.

- Mr. Wong stated he actually rode by this afternoon and the house next door is cedar shake shingle, and in need of a paint job. It's not a vinyl sided home.
- Mr. Wong stated he is unsure about his colleagues but he won't support board and batten. He will support wood or hardy panel, something with a better texture and less reflection than vinyl.
- Mr. Skipper and Mrs. Murphy had an internal conversation pertaining to her preferences that is not distinguishable on audio.
- Mr. Brooker stated that he disagrees with Mr. Wong, he expresses his dislike of board and batten, but they have found through these meetings that many homes have one, two and even three types of materials, which is a theme he can live with. He personally prefers the all-white color choice, it is super crisp and fresh. He likes the line that differentiates the brick base from the top as well.
- Mr. Brooker asked what is going to happen with the gutters and downspouts.
- Mr. Skipper stated that they will be white.
- Mr. Brooker stated white against the brick will not look great and asked if the colors can match or compliment the home based on the location of the gutter.
- Mr. Skipper stated the goal is to have the gutters and downspouts match the home by blending in seamlessly with the color of each section of the house.
- Mr. Strauss stated that the white trim appeared to look better than the burgundy but overall, he feels this submission is an acceptable alternative to repairing the English timber.
- Mr. Brooker stated that the consensus is the board recommends the gray siding, cedar shake where English timber exists, with the all-white trim, and gutters and downspouts to match where appropriate.

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

ABR 2022-121: (Continued from 7/6/22) Musicians Towers, 2727 Lancashire, request to install signage.

Applicant and/or property owner did not attend.

ACTION: No action taken

ABR 2022-133: (Continued from 7/6/22) Adam Olenchick, 2584 S Taylor, request to alter windows.

Presenter: Greg Marsh of Window Nation, 4350 Renaissance Parkway, Cleveland, OH 44128

- Mr. Marsh stated that they are replacing four windows, three will be like for like and the kitchen window will be the same except the outer shell shown on the exterior of the home will be gone.
- Mr. Strauss asked what is currently in place for the kitchen window.
- Mr. Marsh stated they are an older covering, like a storm window. And it will no longer be there.
- Mr. Strauss asked if its all the same grid pattern.
- Mr. Marsh stated yes, everything will look exactly the same.
- Mr. Brooker asked where the living room windows that are being replace are located.
- Mr. Marsh stated the living room windows are on the rear of the home.

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

ABR 2022-139: Kate & Jason Kikel, 3266 E Fairfax, request to alter porch.

Presenter: Eli Mahler, Architect. 3947 East Ash, Beachwood, OH 44122

- Mr. Mahler stated they will be removing an add-on to an existing house. The homeowners want to remove it because the distance between the property line and the addition is only 7 feet, which is a problem for them. The porch is also in terrible shape and this will restore the house to its original condition. A door will be eliminated and sided over with wood siding to match.
- Mr. Brooker stated that this is a very good improvement of the home.

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

ABR 2022-140: Shola Omotola, 3315 Beechwood, request to alter windows.

Presenter: Greg Marsh of Window Nation, 4350 Renaissance Parkway, Cleveland, OH 44128

- Mr. Marsh stated the only change to the home is that they are replacing 3 windows in the living room and 3 in the dining room. Everything is standard like for like except in the living room they currently have three double-hung's going across the front and the middle window is not a standard window a company would install today. Currently the middle double-hung window is 76 inches wide and most companies will not go beyond 52 inches on a replacement job. The reasoning behind it is because the middle rail will start to bow down and sag, even if it was made from solid wood. They will be removing the storm windows from this home and the middle window in the living room will become a picture window.
- Mr. Brooker asked if they were keeping with cottage style.
- Mr. Marsh stated the grids Mr. Brooker is noticing are actually on the storm window and are being removed.
- Mr. Wong stated the sash on the top looks smaller than the sash on the bottom.
- Mr. Marsh stated it is called an oriole design and the homeowner will be keeping it.

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

ABR 2022-141: Jordan Resnik, 3497 Bendemmer, request to alter windows.

Presenter(s): Roberto Pinedo, Architect, 5647 Westminster, Solon, OH 44135
Jordan Resnick – Homeowner

- Mr. Resnick stated this used to be his grandpa's house. He purchased the home with his fiancé and they are doing renovations. He then deferred to his architect to present the project.
- Mr. Pinedo stated they will be adjusting the windows to work with a new design. Two windows will be raised slightly in the kitchen.
- Mr. Strauss asked if they were raising the windows to install counters in the kitchen.
- Mr. Pinedo replied in the affirmative.
- Mr. Resnick stated the reason is to not have counters that are so low to the ground.

- Mr. Wong asked if the brick will abut or will be toothed in.
- Mr. Pinedo stated both options are possible.
- Mr. Wong asked if the brick will match.
- Mr. Pinedo stated it will.
- Mr. Strauss stated step alterations or repairs were not indicated on the application, but they are denoted on the plans, so the board should also review those stairs for approval tonight, so the homeowner doesn't need to come back in the future.
- Mr. Wong asked if the landing to the stairs will be 3 feet.
- Mr. Pinedo stated it will, at first, they will just seek to provide access and later on they will bring the area up to code.
- Mr. Wong stated it appears the first step is a doozy, and wonders if they will be difficult to traverse.
- Mr. Pinedo stated that they will be built to code and they will provide a 3-foot landing as well.
- Mr. Strauss stated he is fine with the submission and the plans for the stairs.

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

ABR 2022-142: Sophia Omwuzulike, 3126 Scarborough, request to construct gazebo.

Presenter: Sophia Omwuzulike – Homeowner

- Mrs. Omwuzulike stated that she is seeking permission to install a 12x14x10 gazebo on a currently existing concrete pad in her driveway. The gazebo will be professionally installed and submerged in concrete, approximately 42 inches deep. She doesn't have any neighbors on the one side of her and her neighbors on the other side have a similar gazebo in their yard.
- Mr. Strauss asked if the wood is stained or painted.
- Mrs. Omwuzulike stated it will be stained and the roof is metal.
- Mr. Brooker stated the exterior of this home is beautiful and he has no concerns.

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

ABR 2022-143: Alex Brown, 2473 Derbyshire, request to install fence.

Presenter: Greg Hebble of Elyria Fence, 230 Oberlin Rd, Elyria, OH

- Mr. Hebble stated they are proposing a rear and front yard fence. The rear will have a lattice across the entire length. Along the sides is a shadowbox style fence with a lattice topper. The driveway gate will be all lattice. The front yard will be traditional picket fence, four-inch board with two-inch base.
- Mr. Strauss asked if the rear will be stained.
- Mr. Hebble was unsure.
- Mr. Strauss asked what color the stain will be in the front.
- Mr. Hebble stated the homeowner has not chosen.
- Mr. Strauss stated a color must be chosen before appearing.
- Mr. Strauss asked if any other houses have front yard fences.

- Mr. Hebble stated 2605 Derbyshire does have a front yard fence and other homes have shrubbery around their front yards.
- Mr. Brooker asked if the fence is zoning compliant.
- Ms. Blunk replied in the affirmative.
- Mr. Strauss asked how tall the fence in the back will be.
- Mr. Hebble replied it will be 6 feet.
- Mr. Brooker asked how close the fence will be to the sidewalk.
- Mr. Hebble replied 18 inches from the sidewalk and driveway.
- Mr. Strauss stated he is okay with the fence but needs the color, that is a requirement, it can be approved as noted, owner to submit the color of the fence in the front yard.

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

ABR 2022-144: Judith Angelo, 3129 Yorkshire, request to construct garage.

Presenter: Duane Schreiner of Shannonwood Homes, 1635 Wood Rd, Cleveland, OH

- Mr. Schreiner stated that they are constructing a detached vinyl sided garage, thistle in color to match the house. The garage will be 20x20 with a 4/12 pitch, white trim, gutters and garage door.
- Mr. Brooker stated it will match the gable on the home. He is good with it.
- Mr. Strauss stated he is also good with the submission.

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

ABR 2022-145: Central Outreach, 2040 Lee, request to alter windows.

Presenter: Michael Bliss, Principal Architect, 3495 School Rd, Murrysville PA

- Mr. Bliss stated that they are conducting a renovation at the former Elgin store on Lee Road. Central Outreach will be creating a medical office facility, food bank and community room. The exterior modifications include adding four new windows to the elevation side facing Yorkshire road for the interior gallery space. The west side elevation will feature a new set of doors for the food bank specifically. They will be pulling the exterior doors out and adding a canopy to create a vestibule to allow for handicap accessibility and a ramp. All signs you see are preliminary, they will come back for full approval on signage. The exterior brick and roof will remain the same for budgetary reasons.
- Mr. Brooker asked if the new windows will match the existing windows.
- Mr. Bliss replied in the affirmative.
- Mr. Wong asked Mr. Bliss to describe the gallery.
- Mr. Bliss replied that they will have a lot of art work from local artists they hope to feature. They are a fun group and would like people to see the artwork from outside, it will be well lit at night time as well.
- Mr. Wong stated its fantastic that you could put a medical office in here and not lose any of the storefront windows. Mr. Wong asked if Mr. Bliss knows who is going to design the signage.

- Mr. Bliss stated they are in touch with a company but he isn't sure of who.
- Mr. Wong stated he hopes it will be more artistic than what is shown.
- Mr. Bliss stated that it should be, what is shown right now is just a place holder, it's their logo.
- Ms. Blunk asked if the windows will be completely transparent or comply with window transparency codes.
- Mr. Bliss stated they will.
- Mr. Strauss stated he is good with this submission.

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

ABR 2022-146: Mary Krohmer, 3219 E Fairfax, request to install steps.

Presenter: Mary Krohmer – Homeowner

- Mrs. Krohmer stated the steps will be four feet wide with a 42-inch platform and 4" risers. The railings will be 36-inch steel railings.
- Mr. Brooker stated the project is pretty straightforward.
- Mr. Wong asked if the decision to use concrete instead of stone was financial.
- Mrs. Krohmer stated it is.
- Mr. Strauss asked if it was pre-cast.
- Mrs. Krohmer stated it is.
- Mr. Wong asked if it is just for the front.
- Mrs. Krohmer stated it is for the side.
- Mr. Wong stated when he saw her house he saw the front and it looked like it could use help too.
- Mr. Wong stated he is good with what is being proposed.

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

ABR 2022-147: Crystal Parrish, 3376 Seaton, request to alter siding.

Presenter: Crystal Parrish – Homeowner

- Ms. Parrish stated she is trying to repair the home. Whoever had the house before her had hardy board on the front, side and back. Over the years it has become warped and damaged. She also discovered it was not installed correctly. The hardy board is too expensive for her to replace so she wants traditional siding, it will be slightly darker, grayer. All the doors and downspouts on the home are black. She is going to add stone work. Previous water proofing work caused damage to the stone that is currently there. The caulk or grout job on the existing stone is also sloppy, poorly done. The white has bled all over and is seeping out of the seams, it looks messy. The replacement stone will be gray.
- Mr. Wong asked if it will all be vinyl shake siding.
- Ms. Parrish stated it is going to be traditional lap siding and the only portion that will feature shake will be the dormer for an accent.

- Mr. Brooker stated that the letter from the HOA, based on how they wrote it, gives the impression that they feel that the entire home will be covered in shake siding.
- Mr. Strauss agreed and stated their letter is not clear.
- Ms. Parrish stated she showed them all the materials she has turned into the ABR. She has verbally spoken with HOA members and has told them that the siding will be traditional lap, except the dormer, which will be shake.
- Mr. Brooker stated that the letter from the HOA does not have a date and asked when it was received.
- Ms. Blunk replied that it was received on Monday 7/18/2022.
- Mr. Brooker stated he is comfortable with the homeowner's submission, he believes it will enhance the home and its value, however he would like the HOA to provide the board with a clearer statement defining whether or not they approve traditional lap siding on the entire home, besides the dormer. Because again, the way their letter reads, it states they approve the shake siding on the home, it doesn't elude to the fact that there will be another dominant siding style.
- Mr. Strauss asked Ms. Parrish if she could come back next meeting with an updated letter.
- Ms. Parrish stated she is hoping to get this project started right away and it's unfortunate that it will have to be pushed back because of the HOA's inability to provide the board with a clear letter.
- Ms. Blunk suggested the project could be approved as noted – homeowner required to submit updated letter from the HOA, resulting in the homeowner not needing to attend another meeting. Once she submits the letter, it can be administratively approved.
- Mr. Strauss stated he is uncomfortable approving this project completely until he understands the HOA's perspective.
- Mr. Wong stated that the HOA letter also does not clearly define that they support the stonework on the side of the home either, suggesting that they are unaware of those updates as well.
- Ms. Parrish stated that it is concerning because she also showed them examples of the stone she would like to use. When she spoke with them, they appeared to understand what she was trying to accomplish. These improvements may be outside their standards, but they are aware of the extreme damage to the siding and the stone, painting is not an option.
- Mr. Brooker stated he is fine with approving this submission as noted, the homeowner would need to submit a new letter to the board secretary for review. If the HOA is against this project as proposed, that does not mean he will be, in fact, he is definitely for it. He would just like to ensure they are aware of the entire scope of the project, because their letter doesn't elude to the fact that they are.
- Ms. Parrish asked if Ms. Blunk had any other HOA members contact info.
- Ms. Blunk replied that she can provide that information in a follow-up email.

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

ABR 2022-148: Matt & Mary Dierker, 2410 Derbyshire, request to alter windows.

Presenter(s): John Payne, Architect, 22082 Lorain Rd
 Mary Dierker – Homeowner

- Mr. Payne stated the Dierker's have exterior terraces on the front of their home and have hired a mason to pull the tile out that was installed on them. During that work they discovered the terraces are failing. They have uncovered basement windows that were covered by the terraces previously, along with retaining walls, and those structures and beams are failing. They paused their work and ultimately decided it is best to get rid of the terraces completely. The terraces were not original to the house. The plan will be to remove the terraces and install new window wells to replace the failing window wells that were covered by the terrace. Once these items are removed the idea is to come back with landscaping to replace the terraces.
- Mr. Strauss asked about the condition of the entry steps.
- Mr. Payne stated they are in good condition, original to the house.
- Mr. Wong asked if the railings will disappear.
- Mr. Payne stated the railings and walls to the terraces will all be taken down.
- Mr. Wong asked if a retaining wall is needed on the edge.
- Mr. Payne stated it depends, there may need to be something there, sloping upwards, the homeowners have not decided on the exact plans for that area along the driveway.
- Mr. Brooker stated if a retaining wall is constructed you will have to come back for that.
- Mr. Payne replied that he understood.
- Mr. Brooker asked if this is a one or two-phase project.
- Mr. Payne stated yes, the first step is having the terraces removed and window wells removed.
- Mr. Strauss asked if pictures exist of the home before the terraces.
- Mrs. Dierker stated they do not have any of those but they did discover the original architectural drawings and they do not show the terraces.

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

ABR 2022-149: Masonic Towers LLC, 1636 Lee, request to alter façade & install awnings.

Presenter(s): Mike Piccirillo, Contractor.

Leon Sampat, Architect, 4310 St. Clair, Cleveland, OH

- Mr. Piccirillo stated that the property owner is proposing the rehabilitation of everything on the façade, almost all of the storefronts are original. The transoms are original as well but have been covered up. The proposal calls for rehabilitation with some reconstruction of the original façade as well as installing new awnings on the buildings. The original sash systems exist. We will come back and seek approval for the graphics on all the awnings.
- Mr. Sampat stated that this project is mostly a restoration project. The upper windows will be an off-white beige color and the awnings themselves will be black fabric with aluminum frame. Finally, all the stone and terracotta will be cleaned.
- Mr. Brooker asked if they are replacing just one door on the corner.
- Mr. Piccirillo stated they are returning it to wood, it is currently aluminum.
- Mr. Strauss asked if all the work is on the street side of the building.
- Mr. Piccirillo stated that they will be doing repair work to a side stair case.
- Mr. Strauss asked if they are repairing it.
- Mr. Piccirillo stated it will be repaired, not replaced, its structurally sound.
- Ms. Blunk stated the steps have been cited by the housing department for the condition.
- Mr. Wong stated the dumpster needs to be enclosed according to zoning code.

- Mr. Piccirillo stated absolutely, but there are areas where they can move the dumpster and he does not believe it to be too much of an ask to have that activity brought to the rear of the building. He stated he would hate to see a dumpster enclosure on the side of the building.
- Ms. Blunk stated a three-sided enclosure is needed no matter where it is located.
- Mr. Wong stated that they are doing such a good job on the front of the building, it's a shame that the same attention is not being given to the rest of the building.
- Mr. Piccirillo stated it is amazing the building is in the great shape that it is in.
- Ms. Blunk stated that she is aware of the housing department violations for the dumpster, the fire escape/stairs on the side, the condition of the driveway and private sidewalk areas, as well as numerous violations on the rear exterior and entire interior.
- Mr. Piccirillo stated that those violations were received by the property owner, but they cannot get ahold of the housing department to identify those violations.
- Ms. Blunk stated the housing department has mailed the property owner a detailed letter breaking down all their violations.
- Mr. Piccirillo expressed dismay at not being able to speak with the housing department director.
- Ms. Blunk stated their contact information is available and that she has seen Mr. Piccirillo in the building, he is aware of where the housing department is.
- Mr. Piccirillo stated they do not pick up the phone, the owner wants a walk-through of the violations
- Ms. Blunk stated it is a separate department, but she does not believe they provide "walk throughs." A building representative should have attended the inspection and gotten a walk through then. Mr. Piccirillo can lodge a complaint with the administration if he is upset about the housing department's policies.
- Mr. Piccirillo stated the owner is just seeking to have these violations abated with his development of the property.
- Ms. Blunk stated she agrees and believes that is the goal of all the departments, to gain compliance.
- Mr. Brooker stated this is a restoration project and he has no more questions.

ACTION: Mr. Wong made a motion for approval, seconded by Mr. Brooker, the motion was unanimously approved.

ABR 2022-150: Ahmed Azzam, 3751 Lowell, request to construct addition.

Presenter(s): Collete Gromajo, Designer
Ahmed Azzam - Homeowner

- Ms. Gromajo stated they are here to seek permission to create an addition to the kitchen. There is an old rear addition to the home that is two stories tall. The lower level is an open entrance, it is not closed off. The proposal is to close off that area to expand the kitchen into in, within the original footprint of the home. It will be an infill project. There will be slight demo on the interior of the house but the focus is on enclosing the platform. The siding will match the existing siding on the bottom of the home.
- Mr. Wong asked if the owner is tempted to replace the white vinyl siding that is featured on the top of the addition since he is residing the area where the enclosure will take place.

- Mr. Azzam stated he wants all the siding to be uniform, but he will have to seek approval in the future for all of that, for now the proposed project will feature siding that matches the existing conditions on the lower elevations.
- Mr. Wong asked if those improvements will come later.
- Mr. Azzam replied in the affirmative.
- Mr. Brooker asked if the siding was wood, original painting.
- Ms. Gromajo stated it is.
- Mr. Brooker stated he is good with this proposal.
- Mr. Wong agreed.

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

ABR 2022-151: Amato Homes LLC, 3421 Desota, request to construct single family residential home.

Presenter(s): John Corral, Howard Hanna

Mark Lastition, Howard Hanna

On behalf of Amato Homes, 7140 Walton, Walton Hills, OH 44146

- Mr. Lastition stated that he was hired by Mr. Frank Amato to market these homes but he has asked them to appear this evening to represent him in front of the ABR for two infill projects on Desota. He has some concern that they will not have the knowledge needed to answer these questions but Mr. Amato requested that they get the process started.
- Ms. Blunk stated they may present both projects at one time despite the homes being slightly different. The board will have to vote on each case separately, but in the context of this meeting you can combine the presentations into one.
- Mr. Lastition stated 3417 Desota will have a porch, 3421 will not. Both will be 29,038 square feet. Both are five-bedroom homes. Both have been approved by the planning commission for a reduction in parking, and they are apart of a larger vision, or infill project for Desota. Amato homes has done infill in the City of Euclid previously.
- Mr. Brooker asked if these are zoning compliant.
- Mr. Corral replied yes.
- Ms. Blunk stated they are zoning approved and the planning commission approved the reduction in parking this week.
- Mr. Brooker asked what do you mean by “approval for a reduction in parking” and by whom.
- Ms. Blunk stated there is a requirement that single family residential homes have two car garages, but you may apply for a reduction in parking, a type of variance, to create a one car garage instead. This came from the planning commission, they have authority over parking.
- Mr. Wong stated you would think that would need a variance.
- Ms. Blunk stated amendments were made to the code so it does not technically need a variance, the applicant can seek a reduction in the required amount of parking spaces.
- Mr. Wong stated so the parking is not before us.
- Mr. Wong asked if they have any photos of other homes in the neighborhood because Desota has big homes on the street, many are two family homes, a typical Cleveland double.
- Ms. Blunk stated she could display google street view on the projector to tour the neighborhood.

- Mr. Wong stated he is trying to picture where Amato's proposal will fit in with the existing homes stylistically. It would be easier if there was a blank slate, but there are existing homes all along this block and there is not a lot in the proposal that reminds him of Desota, these homes look like they belong in a different neighborhood.
- Mr. Wong stated most of the other homes have a pitch roof around 12/12, and feature substantial porches, many with columns. They are tall, big houses. There is a lot of robust construction with them, it would be nice if this proposal borrowed some of those characteristics, so it is unmistakably Desota.
- Mr. Lastition agreed, he stated they are sizable structures, with mass.
- Mr. Strauss asked what the zoning of the street was.
- Ms. Blunk replied that all of Desota is zoned for two family structures.
- Mr. Lastition stated there are a number of vacant lots, and this will be an infill project on that street. He restated that Amato Homes has successfully completed infill projects in Euclid.
- Mr. Brooker stated the zoning was recently changed to allow front loaded garages.
- Mr. Wong concurred and stated it happened right after he left his position with the city.
- Mr. Brooker stated there are a bunch of things that are unusual with this house such as containing five bedrooms and having a single car garage. Architecturally he doesn't find it appealing at all and he doesn't find it appealing for this neighborhood.
- Mr. Lastition stated he knows between the city and county landbank, there are 15-17 vacant lots on this street alone and Amato Homes has done infill homes exclusively, but agrees with the points you have made.
- Mr. Wong stated that even if there were 15 vacant lots on this block, when you drive down Desota you are taken by the prevailing architecture, and like his colleague is saying, this proposal doesn't have that same character.
- Mr. Corral stated that there was community engagement that occurred at the Howard Hanna office and the Cleveland Heights Library. The things drawn out of that meeting though were the need for single family homes in this area, and that the square footage be maximized. In order to achieve that, they had to reduce the garage down to a one car garage and use the second stall as additional living space, there is a market for this.
- Mr. Lastition stated at the Howard Hanna office meeting, there were several people expressing the desire to reserve them.
- Mr. Corral stated there are six people who have requested to reserve the homes, so this design is based on market feedback.
- Mr. Wong asked what the plan would be for family growth, such as children needing space in the driveway for their cars. It appears as if cars would end up blocking other cars in because of the driveway size, leading the homeowner to apply to the board of zoning appeals to widen the driveway in the future. Otherwise the occupants will always be asking other occupants "hey can you move your car for me, your blocking me into the garage."
- Ms. Blunk stated that similar concerns were brought up under the planning commission and the Planning Director responded by saying that is what the driveway is for. At the planning commission meeting, no one mentioned the possibility of homeowners seeking variances to widen the driveways, but there is no concern about parking in regards to the planning commission, they approved the reduction.
- Mr. Wong stated that after some time in the house the owners will realize the design flaw and they will grow tired of asking others to move cars around.
- Mr. Wong stated they are just asking the questions, they are a design review committee but practically speaking, they just want it to work well so people don't regret buying into this later

because there won't be an opportunity to add on to the garage, at least he doesn't think there will be, it's too tight.

- Mr. Wong asked if the architect went out and measured the existing houses or attempted to copy the existing houses. If an attached garage is wanted, did anyone look into whether or not it could be built on the rear of the home yet still attached so they can drive around to the back to park so everyone doesn't have to look at it.
- Mr. Lastition stated he is not sure what Mr. Amato's process has been.
- Mr. Corral stated they reviewed the homes on the block before creating the plans.
- Mr. Wong stated it's the best form of flattery, to copy the neighbors house. From pitches to materials, they have a lot going on for them. You don't have to reinvent something.
- Mr. Lastition replied I have always enjoyed when the architecture echoes the neighborhood.
- Mr. Strauss stated that there are no windows on one side of the home, he realizes it will be close to the neighbors but you have proposed a room with no windows in it.
- Mr. Corral stated windows could be added.
- Mr. Strauss asked if there are any materials or color.
- Mr. Corral stated yes.
- Ms. Blunk stated whatever is in the packet is what Amato Homes submitted, it appears as if there are some roofing and siding materials listed in it.
- Mr. Corral stated the colors and materials are different for both homes.
- Mr. Strauss stated on a positive note, the front of the house is articulated, it has got windows and doors. But the sides of the house are like an afterthought, there is nothing appealing about it. It says "I can't see you." to the neighbors. Certainly, the garage is unappealing but so is not having windows.
- Mr. Wong stated it is normal to have windows on the sides of your home. He doesn't think people would be taken back by having windows in each room.
- Mr. Strauss stated that the floor is now open for public comment.
- Ms. Blunk requested public comments be design related only, please do not submit comments about parking, affordability, etc. here. If you would like to submit those types of comments, you can send them to planning@clevelandheights.gov and we will make sure they get to the appropriate body.
- Mr. Adam May, licensed architect, whom lives on Compton spoke on behalf of the Boulevard Residents neighborhood group. He stated they are thrilled about infill housing, they could not be more excited about these projects on Desota, it's a much a needed project and we are thrilled about it. Mr. May stated, with that being said we echo a lot of the concern's you guys brought up here tonight. We read through the 2017 Cleveland Heights Master Plan to try and get a sense of the goals for these types of projects and it mentioned historic preservation, and a pattern of something that is contextual with infill housing. We are specifically concerned with some of the materiality as you mentioned. He stated that some of the item's you guys mentioned such as the garage, so there are things to encourage sustainability, garages that encourage bikes, scooters, electric vehicle charging stations, things that are just more forward thinking when it comes to sustainability and a single car garage may not be in align with that much. Mr. May stated one of the things I like to see is the roof orientation being north/south facing so a future homeowner could retrofit with solar panels, so there is that option for sustainability. One of the most important things to consider, like what you mentioned with the style of the neighborhood, and what we saw online, which is different than what this proposal is, had stone bases, and I don't see that integrated here. Really though, the color palettes put forth, it really says more suburban, more Beachwood developments, a lot of tan, vinyl sided

houses. Something that doesn't cost the developer much is more color options, a broader color palette, so if someone wants a red house, it will fit within this neighborhood. A lot of Cleveland Heights homes are red, blue, yellow, and I don't think 17 tan houses on Desota really says Cleveland Heights to me or historic neighborhood that's 100 years old. Same thing goes with the stone. We would like to see more integration with the stone, brick, wood, what Cleveland Heights is known for. And the scale of these and how they don't replicate the general feel of the neighborhood. We want to match sure the design replicates what is spoken about in the master plan. Cleveland Heights is known for social gathering and a neighborhood style atmosphere, big front porches, people walking by waving to their neighbors. A stoop is, something not close to that and 17 of those..., we just want to make sure they have sizeable front porches and if the design is replicated, that is not just the same stamped footprint 17 times down the street. From an architectural standpoint we would like to see some more variety that fits the neighborhood, for a diverse population.

- Mr. Strauss thanked the commenter for their input.
- Mr. Lastition stated that both he and John have lived in Cleveland Heights at some point in their lives, and he knows Mr. Amato has agreed to a variety of facades in Cleveland Heights, but I love the idea of the color piece to it, for vibrancy, like Cleveland Heights homes.
- Mr. Corral stated that a lot of the lots that are available for infill are only 36 feet wide, and they are only seeking approval for two at the moment, there are going to be a lot of different facades, its not going to be one house repeated 16 times.
- Mr. Strauss asked how wide are these two lots.
- Mr. Corral stated 50 I think.
- Mr. Brooker stated 50.
- Mr. Strauss asked if there was any consideration for a detached garage.
- Mr. Corral stated there was but one of the things with the new code allowing for an attached garage, it allows for people to have bigger back yards.
- Ms. Blunk stated the planning commission has authority over this issue and they want maximized green space, which the attached garage encourages.
- Mr. Brooker asked if there is any more public comment.
- Mr. Strauss opened the floor up for more public comment.
- Mrs. Elaine Price, resident whom lives on Desota stated I want to echo a lot of things said here tonight. First and foremost, we are thrilled about the infill housing going up on our street, very very very happy about that. When we first learned about these homes, the reaction was very similar, they don't look like they fit on our street. And I did go through the master plan and a few components that jump out are creating vibrant neighborhoods. It also says any new construction should be considered with neighborhood input, and there hasn't been that opportunity for input. Mrs. Price stated there were a few meetings, one we received notice one hour before it took place, and the second meeting we were told we were receiving mailed invitations and a number of us did not get them. We went to the meeting anyways, and there were people expressing interest as previously stated, but there were also several of us saying that they don't look like a Cleveland Heights home, and when I asked Mr. Amato what was the purpose of the meeting, he said, and I quote, to tell you what you're going to get. I would consider that an info session and not an input session. Mrs. Price stated things that jump out to me, I echo the porch concern. We all have large porches, it enables us to get to know one another, and it's a wonderful design feature to add to the vibrancy of the neighborhood. Some models Mr. Amato has shown us do have a porch, a number of them have what I would call a stoop which I think is less than what we want to have in the neighborhood. Sustainability is

mentioned, I have no expectations that the builder is going to put in all this environmental stuff, I don't think it's the responsibility of the builder, I do think though that if we are going to become a sustainable community, we have to require buildings that make it easy to take the next steps to install these things. Orientation of the roof, embedded wiring, things of this nature. Accessibility. One of the things I learned is that universal design, making things easier with ADA design, makes the home more accessible for everyone, and accessibility and diversity are components in the master plan. In Cleveland Heights we need to build these items to keep our community diverse. Again, super thrilled about infill housing, I know because I work for the Cuyahoga County Planning Commission, that getting a bunch of single-family homes on a street will stabilize our street, but we want to see something that fits into our 100-year-old neighborhood, and more variation of materials, along with other elements the master plan calls for. Thank you and thank you all for the work you do, serving on these commission's is often a thankless job so I will be the one resident to thank you.

- Mr. Strauss thanked the commenter and asked for anymore comments.
- Mrs. Constance May, resident, stated I would like to thank everyone for their time, I believe over time the Desota neighborhood may have lost some character, and maybe expanding outward further for inspiration would make sense, given how many homes were lost. Thank you
- Ms. Blunk stated if anyone has any further comments, please submit them to ABR@clevelandheights.gov.
- Mr. Brooker stated he won't support this current proposal, and he supports infill housing. They strike him as so not right. The ripple effect of the dimensions of these plans are that they seem like they aren't really where they are supposed to be. If you massage this floor plan you could have a great one, yeah there's character, this garage doesn't look like its integrated, it could have a little roof over it, the porch could extend, there is no finesse to this, and I am sorry but I know you can build a house this size, for the same cost, better. You can compose windows, rooms and doors that have broad appeal to everyone. And what you are getting is a very uniformed reaction from this committee and the public, who want this to happen, and it just feels like a great opportunity that is lacking.
- Mr. Strauss stated he thinks the porch is important to this particular neighborhood. He thinks he needs to be contextual. He thinks the front porches in this neighborhood are huge statements, it has a warm feeling about it, you feel comfortable walking down the street, so that is what we need to capture in these infill projects. A front porch is important, more than just a stoop.
- Mr. Lastition asked for an official response from the city on this.
- Ms. Blunk stated that there will be no official response from the "city" but the meeting minutes from this board can be provided to you.
- Mr. Strauss stated he will write a few comments on the back of the plans that will be returned to you.
- Mr. Wong stated that just so they aren't sending the wrong message, he thinks a two-car attached garage on this house would also be unappealing, it would not encourage a social able environment, like Ms. Price was talking about. Sitting on a stoop is not bad but people like to be seen walking down the street and homeowners should have some more options besides a stoop.
- Mr. Strauss stated that this submission should be considered a preliminary review with comments, the developer should come back with revisions. Mr. Strauss asked the other board members opinions.
- Mr. Wong stated it beats a denial.
- Ms. Blunk stated each case has to be ruled on separately.

ACTION: Mr. Strauss made a motion to consider the submission of 3421 Desota preliminary, seconded by Mr. Wong, the motion was unanimously approved.

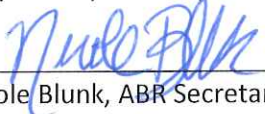
ABR 2022-152: Amato Homes LLC, 3417 Desota, request to construct single family residential home.

Presenter: (see previous case.)


ACTION: Mr. Strauss made a motion to consider the submission of 3417 Desota preliminary, seconded by Mr. Wong, the motion was unanimously approved.

The meeting was adjourned at 10:05pm

Respectfully Submitted,



Nicole Blunk, ABR Secretary




Date

Approved,



Joseph Strauss, Chair



Date

