

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
APRIL 21, 2020**

ARCHITECTURAL BOARD OF REVIEW Joseph Strauss, Acting Chair
MEMBERS PRESENT AT REMOTE Jonathan Kurtz
LOCATIONS: Terry Saylor

STAFF PRESENT AT CITY HALL: Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 2:02 PM with the above-listed ABR members present at remote locations via the City's WebEx meeting software. Applicants and interested parties also joined the meeting at remote locations using WebEx.

APPROVAL OF THE MARCH 3, 2020, MINUTES

Members had no comments or questions so the minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING
APRIL 21, 2020**

ABR 2020-39: Ben and Kylie Volpe, 2638 Fairmount Boulevard, requests to build a garage addition and to install solar panels on existing and proposed garages' roofs.

- Sharon Sanders, 2372 Delamere Drive, 44106, described the proposed addition and showed a rendering of the solar panels. In response to Mr. Strauss's question about the color of the stucco, she said it would match the adjacent stone wall color rather than match the brighter whitish stucco on other parts of the home that had stucco in half-timbered walls. In response to Mr. Kurtz's question, she said the position of the solar panels' edges relative to the ridges on the existing hipped roof was accurately rendered.

ACTION: Mr. Strauss moved to approve the garage addition and solar panels as shown on SKS Designs' plans, dated March 2, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-40: J. Blais, 3178 Whitethorn Rd., requests to build 2-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said the garage would be all white to match the house with a 6:12 reversed gable roof with shingles matching the home's.

ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Construction's plans, dated March 3, 2020, Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-42: Michael Mumford and Neil Vakharia, 2357 Roxboro Road, request to build 1-story rear addition and side entry toward the driveway.

- Architect William Childs, address, described the addition and entry canopy.

ACTION: Mr. Strauss moved to approve the addition and entry canopy as shown on Childs Architects' plans, dated March 3, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-43: Carol and Joey Marino, 2220 Grandview Avenue, request to build one-car, detached garage.

- H.A.+T General Contractor Otis Talley, 15427 St. Clair Avenue, 44110, said the shed-roofed garage was proposed for budget reasons. The gable-roofed version plans that were also in the application were to be disregarded. He said the vinyl siding would be 5" lap to match the home's siding.

ACTION: Mr. Kurtz moved to approve the hooded, low-sloped roof garage as shown on Engineer Eric Satler's plans, dated March 5, 2020, with the condition that the siding be 5" size. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-24: Integrity Realty Group, 2235 Overlook Road, requests to construct two boarding houses and one carriage house with the three other multi-family buildings. A preliminary review occurred on February 4, 2020.

- Dimit Architects' Ted Singer, 14414 Detroit Avenue, 44107, presented a slide show of photos, drawings, product catalog cuts, and material samples. In response to a question from Mr. Saylor about the two different window head heights, he said the casement windows were lower to clear a roof slope.
- Mr. Kurtz said the design could have more references to the existing home's style instead of looking like much of the newer housing elsewhere in the region.
- Elliot Posner, 2376 Kenilworth Road, 44106, said the design should look more like the other buildings in the neighborhood. He said the new housing such as Brownstones at Derbyshire, Kenilworth Mews, and the College Club had the look of the neighborhood.
- Mary Lane Sullivan, 1 Herrick Mews, 44106, said the project approval should wait until the Coronavirus' effect on the market demand for student housing is known. She added that the design was not of the character of the neighborhood.

ACTION: Mr. Strauss moved to continue the case to the next meeting. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-45: Archon Capital LP, 3425 Berkeley Road, requests to build a detached, two-car garage.

- Architect Eli Mahler, 3947 West Ash Lane, 44122, presented photos and drawings of the garage, explaining that the roof pitch would match the front entry's gabled roof.

ACTION: Mr. Saylor moved to approve the garage as shown on Eli Mahler's plans, dated March 10, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-46: Elaine Turley Shoger, 2309 Bellfield Avenue, requests to install vinyl siding that does not match home's siding.

- Mr. Wong said the applicant was absent so the case will be heard at a future meeting.

ABR 2020-47: Fran Mentch, 1413 Lynn Park Drive, requests to build detached, two-car garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, showed photos and drawings of the garage.

ACTION: Mr. Saylor moved to approve the garage as shown on Platinum Construction's plans, dated March 12, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-48: Dave and Martha Schubert, 2245 Harcourt Drive, request to rebuild front steps without matching existing steps.

- Pattie Group's George Limite, 15533 Chillicothe Road, 44072, said the steps and pavement would be of brick and stone. The piers will be of brick with stone caps.

ACTION: Mr. Saylor moved to approve the steps as shown on Pattie Group's plans, dated November 19, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-49: Frank Reid, 1242 Quilliams Road, requests to build a detached, two-car garage.

- A 2 Z Builders' Walter Clark, 3641 MLK Drive, 44105, was unable to establish an audio connection but ABR members reviewed the photos and plans of the garage. Mr. Strauss said that a reversed gable would match the home's roof better.

ACTION: Mr. Strauss moved to approve the garage as shown on A 2 Z Builders' plans, dated March 16, 2020, with the condition that the roof be a reversed gable. Seconded by Mr. Saylor, the motion was unanimously approved.

3.11 ABR 2020-50: Ann Weatherhead, 2910 Clarkson Road, requests to install solar panels on the rear-facing roof of the detached, two-car garage.

- Third Sun Solar's David Zelasko, 762 Union Street, Suite C, 45701, explained that the solar panels would be on the back of the detached, two-car garage. Conduit will be concealed inside the building with only the disconnection box on the outside wall.

ACTION: Mr. Saylor moved to approve the solar panels as shown on Third Sun's plans, dated March 11, 2020. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2020-51: Noah and Tova Scheinbaum, 3503 Severn Road, request to build a home addition.

- Designer Bob Cancasci, 1391 Apple Valley Court, 44147, presented the addition and alterations.
- Mr. Saylor suggested that the front entry gable have a trim board at the gable's base so that the lap siding didn't continue to the bottom of that form. He said the rear elevations should have shown a thin section of the roof continuing to the first floor as indicated on the right and left elevations. He and the other members discussed the transition of brick from the right side to siding on the rear wall.

ACTION: Mr. Kurtz moved to approve the addition and alterations as shown on Bob Cancasci's plans, dated March 17, 2020, with the conditions that a fascia board be added to the front porch, the right elevation's wall be clad in brick (if matching brick is not available, an alternative needs to be presented), and a roof return (1' overhang) be added between the siding above and the brick below. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2020-52: Mark Anderson and Fey Parrill, 2575 Norfolk Road, request to increase length of attached garage and replace with a window the door to the garage roof.

- Architect Matthew Wolf, 1814 East 40th Street, 44104, said the addition would reuse the garage's brackets and replicate the look of the garage.

ACTION: Mr. Saylor moved to approve the garage addition and home alterations as shown on Matthew Wolf's plans, dated March 17, 2020. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2020-53: Eli Silver, 3761 Severn Road, requests to install replacement windows that do not match the existing ones.

- Architect Rebecca Fertel, 3429 Blanche Avenue, 44118, presented the photos and drawings and said that the owner wanted white replacement windows. The back would have one replacement window on the second floor that could be painted to match the rest of the windows which were a dark color.

ACTION: Mr. Saylor moved to approve the windows as shown on architect Rebecca Fertel's plans, dated March 21, 2020, with the condition that the

windows have divisions on the top sash and that the trim be beige, matching the siding. Seconded by Mr. Kurtz, the motion was unanimously approved.

Old Business

No old business was raised.

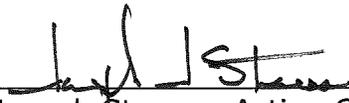
New Business

No new business was raised.

Adjournment

The meeting was adjourned at 5:08 PM.

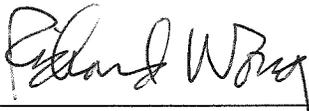
Respectfully Submitted,



Joseph Strauss, Acting Chair

5.6.2020

date



Richard Wong, Secretary

5-6-2020

date