

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JULY 6, 2017**

MEMBERS PRESENT: Melissa Fliegel Chair
 Michael Wellman
 Terry Saylor

STAFF PRESENT: Richard Wong Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 6:57 p.m. at which time all members were present.

APPROVAL OF THE MINUTES OF THE JUNE 20, 2017 PUBLIC HEARING

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

**PUBLIC HEARING
JULY 6, 2017**

ABR 2017-96 (continued from June 20, 2017): Stephen Spackey, owner, and T-Mobile, tenant, 2360 Noble Road, request to install antennas on roof and equipment in fenced area.

- Gainer Consultants, Inc.'s Ron Gainer, 2515 Red Fox Pass, 44094, showed on the new plans how ABR's comments had been addressed. The Noble Road side had the penthouse pushed away from the building's façade 8' and relocated now centered on the main Noble Road entry door.

ACTION: Ms. Fliegel moved to approve as submitted the proposed antennas and related improvements as shown on the plans by Harper Engineering, received July 6, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-99: Kaleada and Cynthia Lipscomb, 3407 Sylvanhurst Road, request to build 2-car, detached garage.

- Shannonwood Homes' Mike Gerson, 1635 Wood Road, 44118, described the garage and showed slides of the context. Tan vinyl siding and a hunter green roof were proposed to match the home.

ACTION: Ms. Fliegel moved to approve as submitted the garage design as shown on the plans by Shannonwood Homes, received June 8, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-100: Michael Urbas, 873 Cambridge Road, requests to build 2-car, detached garage.

- The Great Garage Company's Tom D'Amico, 8550 Wallings Road, 44133, described the design while showing slides of the context. The engineered wood lap siding would be painted to match the home.

ACTION: Mr. Wellman moved to approve as submitted the garage as shown on the plans by The Great Garage Company, received July 6, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-101: William and Terri Frey, 2732 East Overlook Road, request to alter second floor south wall and windows.

- Terri Fry presented the proposed window alterations.
- Mr. Wellman said the proposal improved the look of the home.

ACTION: Ms. Fliegel moved to approve as submitted the window alterations as shown on the plans by TPA Builders, received June 12, 2017. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2017-102: Moshe Lowenthal, 2555 Blanche Avenue, requests to convert open side porch into a room.

- R.M.A. Carpenter's, Robert Altshuler, 2595 Brentwood Road, 44122, and Moshe Lowenthal described the proposal while showing slides. The owner wanted to convert the open porch into another room of his first floor. Windows were proposed on all sides at a different sill and head height than the other first floor windows due to the porch's lower ceiling height. New siding will match the existing and be toothed in.
- Ms. Fliegel suggested to not replicate the existing window's arched trim.
- Mr. Saylor said the rounded trim would look more like a failed attempt to match the rest of the home's windows.
- Mr. Wellman asked about a pair of windows instead of one window on the side.
- Ms. Fliegel said having no window would look better.
- Mr. Saylor agreed and suggested that the new pair of windows on the side resemble the pair on the back of the home in the applicant's photo.

ACTION: Ms. Fliegel moved to approve the proposed enclosure of the side porch as shown on the plans by R.M.A. Carpenter, received July 6, 2017 with the conditions that no window be on the front, the siding be toothed in and the side have two windows similar in appearance to the back pair of first floor windows (indicated with notes on the photo). Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-103: Bradley Poe, 2870 Corydon Road, requests to build 2-car, detached garage.

- Shannonwood Homes' Mike Gerson, 1635 Wood Road, 44118, described the garage and showed slides of the context. White vinyl siding was proposed with a roof shingle matching the home's.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Shannonwood Homes, received July 6, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-104: Don Hayes, 3403 Hartwood Avenue, requests to build 2-car, detached garage.

- FLT Construction's Walker Biggins, 12730 Shaker Boulevard, 44120, and the applicant's sister, Fawvia Samiallah, 2289 East 90, 44106, described the garage design. The siding and roof shingles would match the home as closely as possible.

ACTION: Mr. Wellman moved to approve as submitted the garage as shown on the plans by Fred Ward, received June 16, 2017. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2017-105: Rebecca and Baruch Fertel, 3429 Blanche Avenue, request to alter rear of home including window changes and removal of second floor porch.

- Architect Rebecca Fertel said the second floor remodeling included alterations of the windows and removal of the back second floor porch. Two of three side windows will be removed, resulting in a less drafty space. All new windows will be double-hung either with true divided lite mullion divisions or without any mullion divisions.
- Mr. Wellman said the changes were in keeping with the design of the home.

ACTION: Mr. Wellman moved to approve as submitted the alterations as shown on the plans by Rebecca Fertel, received June 19, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-106: Elizabeth Richmond and Matthew Johnston, 2311 Delaware Drive, request to build rear addition, new front porch and detached, 2-car garage.

- Liz Richmond, Matt Johnston and Tomsik and Tomsik Architects' Michael Tomsik, 921 Literary Road, 44113, described the addition while showing slides of the context. The front porch, back addition and garage roof will be metal having a copper color. The split roof shape has a clerestory to allow sunlight into the addition. The siding of the addition and garage will be shake shingle. Wood posts and wood cap rail on the front porch will have a stainless steel cable railing. Spacious clearances will allow easy access through the home.
- Ms. Fliegel liked the design but questioned the lack of windows on the north elevation.
- Ms. Richmond said the neighbor's house was a dark color and had few windows, so she didn't want too many windows facing the neighbor's blank wall.

- Mr. Wellman suggested moving the north hallway by flipping the closets so they were adjacent to the laundry. He liked the materials and plan but questioned the look of the clerestory and gable roof of two slopes.
- Mr. Saylor suggested slightly shifting the front porch columns so they were equally spaced.

ACTION: Ms. Fliegel moved to approve the addition, front porch and garage as shown on the plans by Tomsik and Tomsik Architects, received June 20, 2017 with the conditions that a window be added on the north elevation left of the screened porch, consideration be given to flipping the closets and hall to add more windows and the space between the front porch columns be adjusted so that the middle and right bays are equal. The revisions should be subject to an ABR administrative approval. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-107: Peggy and Barry Stern, 2258 Coventry Road, request to build a detached, 3-car garage.

- J.P. Compass' architect Joseph Park, 13660 Hall Road, 44024, described the garage while showing slides of the context. Cedar shingle siding was proposed with a curving detail similar to the home's. The reversed gable roof will be a 9:12 pitch.

ACTION: Mr. Wellman moved to approve as submitted the garage as shown on the plans by J.P. Compass, received June 20, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-108: 3422 Spangler LLC, 3422 Spangler Road, requests to build a detached, 2-car garage.

- One Stop Home Improvement's Al Houston, 1251 East 146, 44112, described the garage. The vinyl siding will match the home's color. The owner planned to side the home, too.
- Ms. Fliegel said in response to the applicant's comment about an upcoming siding project, that when the siding is proposed, she did not want the vinyl siding installed over the stucco between the home's half-timbers.

ACTION: Ms. Fliegel moved to approve as submitted the garage as shown on the plans by BVJ Consultants, received June 20, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-109: Katriel Laker, 3261 Silsby Road, requests to build a detached, 2-car garage.

- Suburban Construction Company's Paul Draganic, 8184 Danbury Court, 44060, presented the garage while showing slides of the context. A cream colored siding will match the home's siding.

ACTION: Ms. Fliegel moved to approve as submitted the garage as shown on the plans by Eric Satler, received June 20, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-110: Katriel Laker, 3612 Blanche Avenue, requests to build a detached, 2-car garage.

- Suburban Construction Company's Paul Draganic, 8184 Danbury Court, 44060, presented the garage while showing slides of the context. An addition in back of the brick home is tan and the garage would match that color.

ACTION: Ms. Fliegel moved to approve as submitted the garage as shown on the plans by Eric Satler, received June 20, 2017. Seconded by Mr. Wellman, the motion was unanimously approved

ABR 2017-111: Katriel Laker, 3583 Blanche Avenue, requests to build a detached, 2-car garage.

- Suburban Construction Company's Paul Draganic, 8184 Danbury Court, 44060, presented the garage while showing slides of the context. The garage siding will be slate gray to match the house.

ACTION: Ms. Fliegel moved to approve as submitted the garage as shown on the plans by Eric Satler, received June 20, 2017. Seconded by Mr. Saylor, the motion was unanimously approved

ABR 2017-112: Peter Billington and Janette Korb, 3236 Dellwood Road, requests to replace greenhouse with a covered porch.

- Shannonwood Homes' Mike Gerson, 1635 Wood Road, 44118, described the porch addition and showed slides of the home and to-be-demolished greenhouse. Masonry [cementitious composite] siding will be added on the wall under the porch roof. The porch lumber will be unpainted, pressure treated wood.

ACTION: Mr. Wellman moved to approve as submitted the porch addition as shown on the plans by Levine Architecture & Design, received June 20, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-113: Roger Bielefeld, 3101 Corydon Road, requests to build rear deck.

- Contractor Rich Donahue, 30518 Wolf Road, 44140, said the rear porch would be removed.

ACTION: Ms. Fliegel moved to approve as submitted the deck as shown on the plans by Rich Donahue, received June 20, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-114: Dabco Property 1 LP, 893 Keystone Drive, requests to build a detached, 2-car garage.

- Kates Construction's Dulcey Barr, 3226 Chadbourne Road, 44120, said the garage will be white vinyl.

ACTION: Mr. Wellman moved to approve as submitted the garage as shown on the plans by Kates Construction, received June 21, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2017-115: Youngjin and Jeeyoun Yoo, 2301 Stillman Road, request to build a deck in back yard.

- Mr. Wong said the applicants' plans were not adequate so the case will be heard after acceptable plans are received.

ABR 2017-116: Luigi and Julie Pecoraro, 2863 Scarborough Road, request to replace windows.

- Renewal by Anderson's Josh Ohler, 5480 Cloverleaf Parkway, 44125, and Luigi and Julie Pecoraro, described the five proposed windows. New double-hung windows would match the other windows of the house. The largest of two fixed-pane picture windows with no mullions would be above built-in cabinets limiting access to the window. Mr. Pecoraro said mullions would obscure views through the glass.
- Mr. Wellman said large, fixed windows in old houses always look odd.
- Ms. Fliegel suggested a pair of windows instead of one, large window. She marked up the proposal to show an acceptable mullion pattern that the Pecoraros' found acceptable.

ACTION: Ms. Fliegel moved to approve the windows as shown on the plans by Renewal by Anderson, received June 20, 2017, with the condition that the Sun Room window #103 have mullions as shown on the marked-up plan. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2017-117: Sadie Thomas, 3642 Antisdale Avenue, requests to install vinyl lap siding over original cedar shake shingle siding.

- Empire Window's Mark Polomsky, 29695 Pettibone Road, 44139, and Sadie Thomas described the proposed siding project. The first floor was already covered with white vinyl siding. Clay colored vinyl lap siding would cover the cedar shake single on the second floor. Black shutters will be installed on the front windows.

ACTION: Mr. Wellman moved to approve the siding as shown on the plans from Empire Window, received June 20, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.

OLD BUSINESS

No new business was reported.

NEW BUSINESS

No new business was reported.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:18 p.m.

Respectfully Submitted,

Melissa Fliegel, Chair

date

Richard Wong, Secretary

date