

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
SEPTEMBER 20, 2018**

MEMBERS PRESENT:

Melissa Fliegel, Chair
Michael Wellman, Vice Chair
Greg Goss

STAFF PRESENT:

Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM at which time Mr. Wellman and Mr. Goss were present. Ms. Fliegel arrived at 7:05.

APPROVAL OF THE SEPTEMBER 5, 2018 MINUTES

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

**PUBLIC HEARING
SEPTEMBER 20, 2018**

ABR 2018-377: Gelifonso Rivera, 1962 Staunton Road, requests to build a new wood front porch with roof.

- Mr. Wong said no revised drawings had been provided, so the request would be heard at another meeting.

ABR 2018-448: Valon Jusufi and Zana Hocha, 2549 Edgehill Road, request to build new rear stair on back of house.

- Mr. Wong said these applicants also had not provided revised drawings, so the request would be heard at another meeting.

ABR 2018-443: The Alcazar, 2450 Derbyshire Road, requests to install a ground sign near the sidewalk in front of the building.

- Mr. Wong said the applicant was revising the design per suggestions from the Landmark Commission and would present the plans at another meeting.

ABR 2018-444: Harvey and Elaine Euzent, 3484 Berkeley Road, request to build wheelchair ramp in front yard.

- Harvey Euzent explained that the ramp had footers like a deck. Sixty feet of ramp was needed for a five foot height to the front door. He said an electronic lift was not an option because it could not be used on days when the Orthodox were not allowed to use electricity.

ACTION: Ms. Fliegel moved to approve the ramp as shown on Isaac Lewin's plans, received August 21, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-445: Ilya Volokh, 1720 Preyer Road, requests to install rear sliding door, remove side first floor window, and replace windows.

- Ilya Volokh said the window on the side would be replaced by brick. The new windows will match the existing windows.

ACTION: Mr. Wellman moved to approve the window removal and sliding door as shown on the plans by Ilya Volokh, received August 30, 2018, with the conditions that the brick infill match the old brick and be toothed-in and the sill be removed. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-446: Dan Melarago, 3248 Tullamore Road, requests to request to build a detached, two-car garage.

- Platinum Construction's Tim Akhadov, 5081 Warrensville Center Road, 44137, said the vinyl siding would match the home's color.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Platinum Construction, received August 29, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-447: Barbara Reaves, 1391 Burlington Road, requests to replace windows without matching old windows.

- Infinity from Marvin's Mark Nevling, 16900 Bagley Road, 44130, explained that double sliding windows were replacing the triple sliders. In response to a question from Ms. Fliegel, he said matching windows were possible but would cost more.
- Barbara Reaves added that the existing windows had a fixed pane flanked by two smaller windows that open for ventilation. She said far more ventilation would be possible with the double sliding windows.
- Mr. Nevling said the new windows were energy efficient and of a color matching the old windows.
- Ms. Fliegel said the proposed windows had very long proportions compared to the existing windows.
- Mr. Goss noted that the house was very well designed, including the original windows' proportions.
- Ms. Fliegel said the original triple slider windows had a wide fixed window flanked by two narrow windows that were half the width of the wide windows.
- Mr. Goss agreed with Ms. Fliegel that the existing windows were of a specific basic width that was repeated.
- Ms. Reaves said the existing triple sliders didn't allow for both side windows opened at the same time.

- Mr. Goss said a double slider would not allow for more ventilation than a triple slider with a fixed center panel that was twice as wide as the side windows.
- Ms. Fliegel said she would be more inclined to allow the double slider on the back but the sides and front should match the existing window proportions.

ACTION: Ms. Fliegel moved to approve the window replacements as shown on the plans by Infinity from Marvin, received August 23, 2018, with the condition that all windows on the front and sides match the existing window proportions. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-448: "Headquarters," 2867 Mayfield Road, requests to install business identification sign.

- Headquarters' Michael Alexander, 2867 Mayfield Road, said the store would sell new and used electronic equipment.
- Mr. Wong showed a photo of the property noting that the proposed sign was already installed.

ACTION: Mr. Wellman moved to approve the sign as shown on the plans by BNNext Awning & Graphic Inc., received August 23, 2018, with the condition that the sign brackets be painted to match the rest of the roof. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-449: William Bruml, 1768 Middlehurst Road, requests to install solar panels on house roof.

- Yellowlite Solar's Ray McPhearson, 1925 St. Clair Avenue, 44114, said the
- William Bruml, in response to a question from Ms. Fliegel, said he would paint the conduit to match the home's color.

ACTION: Mr. Wellman moved to approve the solar panels as shown on Yellowlite Solar's plans, received September 5, 2018. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-450: Greg and Anna Greenspan, 3147 Washington Boulevard, request to construct a detached, two-car garage.

- Greg Greenspan said the garage siding would match the home's color.
- Ms. Fliegel complimented them for proposing a steeper roof than most new garages.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Dohm Construction, received September 5, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-451: Barbara Walker, 2248 South Taylor Road, requests to install vinyl lap siding not matching existing lap siding's lap size.

- AV Remodeling's Mal Vangar, 2860 Noble Road, 44121, described the siding work. The trim of the gable would be wrapped in aluminum.
- Mr. Wellman hoped that the gable form would be left unwrapped because it was a complex shape.

- Mr. Vangar said he would only wrap it if the profile of the eave's fascia could be matched.

ACTION: Mr. Wellman moved to approve the vinyl siding as shown on the plans by AV Remodeling, received September 5, 2018, with the condition that the eave's fascia be wrapped only if the profile was preserved. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-452: Megan Newell and Walter Money, 2618 Ashton Road, request to replace windows without matching old ones.

- Walter Money said his kitchen bay window needed to be replaced by double hung windows matching other windows on the house.

ACTION: Mr. Wellman moved to approve the replacement windows as shown on the plans by Walter Money, received September 5, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-453: Tim Whittingham, 2495 Queenston Road, requests to replace windows without matching old ones.

- Tim Whittingham said the new ones would be the same as the other double-hung windows.

ACTION: Mr. Goss moved to approve the windows as shown on the plans by Window Nation, received September 5, 2018. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-454: Dr. Mike and Megan McNamara, 2294 Chatfield Road, requests to alter garage and remove two basement windows.

- JP Compass's Kevin Cieszykowski, 7948 Mayfield Road, 44026, said new doors were proposed and a railing would be added to the garage. A roof railing would also be added to the flat roof of a side porch.
- Ms. Fliegel asked that the corner posts of the side porch railing be as wide as the other corner columns of the railing on the front entry.

ACTION: Ms. Fliegel moved to approve the alterations and garage addition as shown on the plans by JP Compass, received September 5, 2018, with the condition that railing posts on the house be as wide as the existing posts of the railing over the front entry. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2018-455: Shay Ross, 3962 Mayfield Road, requests to install "Incredible Bistro" business identification sign and window graphic.

- Blink Sign's Vince DiIonna, 1925 St. Clair Avenue, 44114, said two cabinet signs would be replaced and window graphics added.

ACTION: Mr. Wellman moved to approve the signs and window graphics as shown on Blink Sign's plans, received September 5, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-456: Sean Harris, 2841 Noble Road, request to install "Satellite Express Dry Cleaners" business identification sign and window graphic.

- Fast Signs' Tim O'Toole, 5369 Mayfield Road, 44124, said the new sign would be the same size as the previous AZ Plumbing sign.

ACTION : Mr. Wellman moved to approve the sign as shown on the plans by Fast Signs, received September 7, 2018. Seconded by Mr. Goss, 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 8:24 PM.

Respectfully Submitted,

Michael Wellman, Vice Chair

date

Richard Wong, Secretary

date