

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

MEMBERS PRESENT:

Melissa Fliegel, 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 two members were present.

APPROVAL OF THE NOVEMBER 6, 2018 MINUTES

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

**PUBLIC HEARING
NOVEMBER 20, 2018**

ABR 2018-487: Tom and Jessica Sherwood, 2576 Exeter Road, request to change window to sliding doors and add back steps on south side of home.

- TPA Builders' architect, John Payne, 4310 St. Clair Avenue, 44103, said the owners wanted a direct connection from the house to the back yard. A south kitchen window would be converted to a door.

ACTION: Ms. Fliegel moved to approve the doors and back steps as shown on TPA Builders' plans, received October 22, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-488: Matthew Steinbrook, 3613 Cummings Road, requests to build detached, two-car garage.

- Platinum Construction's Lafayette Watkins, 5081 Warrensville Center Road, 44137, said the siding and trim would be white and shingles black, matching the home.

ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received October 22, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-489: Jeff King, 2260 Lee Road, requests to install illuminated projecting sign for Kensington Pub.

- Mr. Wong said the applicant was told that the proposed sign, two vacuum-formed plastic faces with lights inside, was not permitted by the Zoning Code. He suspected that the design would be revised to include more

craftsmanship and alternative materials. It would be reviewed at a future date.

ABR 2018-490: Dan and Sara Kaminiski, 3399 Superior Park Drive, request to vinyl side over wood siding without matching original appearance.

- Joyce Factory Direct's Jerry Vertucci, 1125 Berea Industrial Parkway, said a 4.5" Pro-via vinyl lap siding in a color called "Chateau" that was close to the existing shake siding. The back addition had been lap sided and was proposed to not be sided.
- Ms. Fliegel said the back addition should be sided with the same material.

ACTION: Ms. Fliegel moved to approve the proposed siding as shown on the plans by Joyce Factory Direct, received October 24, 2018, with the condition that the back addition be sided with the same material. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-491: Patrick Hoffman, 2933 Edgehill Road, requests to install a window on the rear wall for a second floor bathroom.

- The applicant was not present, so this case will be heard at a future meeting.

ABR 2018-492: Daniel and Djilda Faintuch, 3666 Berkeley Road, request to replace side porch with 14'-3" x 8', two-story addition and replace two second floor windows in back without matching existing ones.

- Architect Rebecca Fertel, 3729 Blanche Avenue, said the addition would be where an open porch now is. A study is proposed on the first floor with a master bath and closet above. Brick would match existing brick and siding would match the existing vinyl siding. At a second floor bedroom, two casement windows with dimensions meeting the Building Code for emergency escape and rescue will replace two small windows.
- Mr. Goss noted that shingles were proposed in addition to stucco, vinyl siding and brick. He questioned the use of shake shingles on the small triangular area of the front façade
- Ms. Fliegel said she also questioned the absence of windows on the side elevation of the addition.
- Ms. Fertel said the setback of the addition required a fireresistance rating. Windows would be an issue. The nearest home is only 6' away.

Mr. Goss moved to approve the addition as shown on Rebecca Fertel's plans, received October 29, 2018, with the condition that vinyl siding matching the existing siding be used where shake shingle was proposed on the second floor front elevation. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2018-493: Steve Ebbitt, 2609 Queenston Road, requests to build detached, two-car garage.

- Regency Developers' Norm Muskal, 2066 South Taylor Road, 44118, said the vinyl siding showed samples of the siding and roof colors. The garage would be to the side where it had been.

ACTION: Ms. Fliegel moved to approve the garage as shown on Regency Developer's plans, received October 30, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-494: LaValle Dorsey, 3583 Harvey Road, requests to remove second floor back porch and door filling openings with brick.

- The owner, Mr. Dorsey, did not have anything to say, so members asked questions.
- Ms. Fliegel asked that the detailing of the brick be matched on the brick opening.

ACTION: Ms. Fliegel moved to approve the removal of the door and back porch as shown on the plans by LaValle Dorsey, received November 6, 2018, with the conditions that the brick detailed be continuous at the new brick infill and that the brick be toothed-in.

ABR 2018-495: Jill Sloane, 2324 Roxboro Road, requests to install windows without matching old ones on first floor back of house.

- Window Nations' Steve Slapnicker, 4350 Renaissance Parkway, Suite C, 44128, said on the back of the house are five casements in an opening that will be replaced by four casements. Above the five casements are five transom windows that will be replaced by two casement windows.
- Ms. Sloane said the fence hides the back of the home from views by neighbors.
- Ms. Fliegel said that the two matching gabled sections each have five windows and the right gabled section would have different proportions than the left gabled section.
- Mr. Slapnicker said the new windows will have grids in between the two panes of glass. The two windows over four windows on the right gabled section would cost less than a five-window solution.
- Mr. Goss said the two gabled sections' windows would not match if the proposed windows were installed.
- Mr. Slapnicker suggested two transom windows over four casement windows in both gabled sections. Ms. Sloane agreed to this change.

ACTION: Ms. Fliegel moved to approve the windows as shown on the plans by Window Nation, received November 6, 2018, with the condition that replacement windows of the right gabled section match the left gabled section as shown on the marked-up plans. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-496: Amanda and Sebastian Reymers, 3414 Sylvanhurst Road, requests to build two-car, detached garage.

- Sebastian Reymers said grey vinyl siding would match the home's siding color. The roof color will match the home's. The small shed would be removed. One double door will replace the two single doors.

ACTION: Ms. Fliegel moved to approve the garage as shown on Behm Design Building Plans, received November 6, 2018. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2018-497: Irwin Richman, 3553 Shannon Road, requests to build dormer on front roof.

- Atkin Construction's Phil Atkin, 2493 Rubydale Drive, 44118, said a stair to the attic needed more ceiling height. This dormer would accomplish this. This home is connected to a second home facing Janette. In response to a question from Ms. Fliegel, he said the dormer could be sided with vinyl lap siding instead of the proposed shake.

ACTION: Mr. Goss moved to approve the dormer as shown on Architect Glenn Pizzo's plans, received November 6, 2018, with the condition that the siding be double-4". Seconded by Ms. Fliegel, 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 8:18 PM.

Respectfully Submitted,

Melissa Fliegel, Chair

date

Richard Wong, Secretary

date