

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
JANUARY 15, 2019**

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 with Ms. Fliegel and Mr. Goss present.

**APPROVAL OF THE DECEMBER 27, 2018 AND JANUARY 3, 2019 MINUTES**

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

**PUBLIC HEARING  
JANUARY 15, 2019**

**ABR 2019-521: Harold and Kitty Phelan, 3109 Fairfax Road,** request to build rear deck with wheelchair lift.

- Barrington Cole, 3810 Fair Oaks Road, presented a request to construct a rear deck and to install an accessible chair lift.
- Ms. Fliegel questioned the decision to not include stairs from the deck to the ground leaving the chair lift as the only way to access the deck from outside. Mr. Cole said that they could add stairs to the deck.
- Ms. Fliegel asked what the finish on the lift will be. Mr. Cole did not know the finish.
- Mr. Goss pointed out that the plans state that the pickets will be painted to match the existing house. Ms. Fliegel asked that, if possible, the lift installed be finished in white. Mr. Wong stated that the color could be a condition on approval and if this color was not an option, he would notify the ABR.

***ACTION: Ms. Fliegel moved to approve the plans submitted by Arrow Lift and Reilly Painting and Contracting, received December 19, 2018, on the condition that updated plans that include stairs are submitted and that the color of the lift be white. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2019-522: Emily Ingalls and Tracy Lind, 2970 Scarborough Road,** request to build larger front porch, rear addition and deck.

- Sharon Sanders, 2372 Delamere Drive, the designer for this project, presented the request on behalf of the owners who are in the process of moving back to Cleveland Heights in order to age in place.

***ACTION: Ms. Fliegel moved to approve the project as shown on the plans by SKS Designs, received December 21, 2018. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2019-523: Sunny Killiam, 2120 Lee Road,** requests to install new sign face of second floor tenant's internally lit box sign reading "Mr. D Body Oils and Fragrances."

- Ulysses Davis, 2120 Lee Road, presented the request to the ABR.
- Mr. Wong confirmed that the nonconforming sign was approved by Zoning because of it being grandfathered.

***ACTION: Ms. Fliegel moved to approve the application as submitted by Brenda Cage on December 31, 2018. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2019-524: Hebrew Academy of Cleveland, 1516 Warrensville Center Road,** requests to build 100,000 square foot Early Childhood and Elementary school addition connected to Oakwood Clubhouse building.

- Ronald Kluchin, 2315 Commerce Park, presented his project for preliminary review by the ABR.
- Ms. Fliegel asked Mr. Kluchin to confirm that the signage on the entry arches will be pin-lettered. Mr. Kluchin confirmed.
- Planning Commission member Michael Gaynier, spoke regarding the condition of the Warrensville Center Road property line fencing. He stated that he opposed the Planning Commission's approval of a conditional use permit based on the condition of the fence and the lack of a sidewalk on the west side of Warrensville Center Road.
- Ms. Fliegel stated that she had previously asked about the condition of the fence. Mr. Kluchin acknowledged that the fence needs to be repaired and/or replaced. He added that the property owner has been advised that a sidewalk would bring undesired pedestrian traffic near the school. Additionally, moving the fence to accommodate a sidewalk would require a costly re-grading of the property along Warrensville Center Road.
- Ms. Fliegel described how disconnected this part of the City is, partly because of the lack of sidewalk. She acknowledged that the addition of a sidewalk is under the jurisdiction of the Planning Commission.
- Ms. Fliegel asked that the applicant return with more detail regarding the intersection of the existing building and the addition. She also expressed the desire to see property line fencing that reflects the quality of the fencing proposed for the interior of the property. She expressed doubt over chain-link fencing being approved by the ABR.

- The applicant will likely return in June for final approval.

**ABR 2019-525: Timothy Regan, 2524 Lee Road,** requests to install vinyl siding without matching existing siding.

- Ahmad Ahmad, 4350 Renaissance Parkway, presented his request to replace 8"aluminum lap siding with 4.5" vinyl dutch lap siding.
- Ms. Fliegel asked if the shutters will remain. Mr. Ahmad responded that they will remain. He added that the windows will be trimmed in white.
- Ms. Fliegel asked about the fluted detail around the front entry door. Mr. Ahmad said that it will be capped in white to match the windows at the request of the home owner. Mr. Goss expressed concern over eliminating the wood detail. Mr. Ahmad said that they can leave it alone.

***ACTION: Ms. Fliegel moved to approve the application prepared by Window Nation, received December 20, 2018 on the condition that the existing wood trim at the front door remains uncapped. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2019-526: Jeanette Carr, 942 Nobleshire Road,** requests to replace windows without matching existing windows' appearance.

- Ahmad Ahmad and Adam Sharp, 4350 Renaissance Parkway, presented their request to replace two casement windows with one double-hung window. The window colors will also change from black to white.
- Ms. Fliegel expressed concern over replacement windows being white and existing windows black. Mr. Ahmad asked if they would prefer that all of the windows be replaced. Ms. Fliegel responded yes. Mr. Goss suggested that the black windows that are not replaced be painted white.
- Ms. Fliegel expressed concern about changing the mullions on the replacement windows.
- Ms. Fliegel also expressed concern over replacing the 4 French casement windows with 2 double-hung windows. She asked the applicant to use double casement windows.

***ACTION: Ms. Fliegel moved to approve the application submitted by Window Nation, on the conditions that: windows 2 & 3 be replaced with single casement windows; window 1 be replaced with 2 casement windows to match the existing windows and not a single double hung window; that the mullions on the replacement windows match the existing windows; and, that either all windows be replaced with like replacements in the desired white or that the windows that are not replaced be painted white to match the replacement windows. 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 8:21 PM.

Respectfully Submitted,

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Melissa Fliegel, Vice Chair

\_\_\_\_\_  
date

\_\_\_\_\_  
Richard Wong, Secretary

\_\_\_\_\_  
date