

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
MARCH 5, 2019**

MEMBERS PRESENT:

Greg Goss, Vice Chair  
Martin Johannessen

STAFF PRESENT:

Richard Wong, Planning Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 7:00 PM with two members present.

**APPROVAL OF THE FEBRUARY 21, 2019 MINUTES**

Members had no comments or questions so the minutes were approved as submitted and signed by Mr. Goss. Mr. Wong said the February 6 minutes were prepared by a court reporter.

**PUBLIC HEARING  
MARCH 5, 2019**

**ABR 2019-543 Leslie Pena, 2096 Hampstead Road,** requests to build a detached, two-car garage.

- Mr. Driveway's Pete Malone, 5541 West Heisley Road, 44060, said the garage's vinyl siding would match the home's color and a grey shingled 6:12 sloped roof would match the home's roof.

***ACTION: Mr. Goss moved to approve the garage as shown on the plans by Mr. Driveway, received January 29, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.***

**ABR 2019-544: Timothy and Robyn Martins, 3355 Meadowbrook Boulevard,** request to build a detached, one-car garage.

- New Creation Builders' Diane Bija, said white vinyl siding would complement the brick home's white trim. The roof would match the home's gray color. She said in response to Mr. Johannessen's suggestion of a hipped roof that she would see if the owner would pay the additional amount. She said the extra day of work for the Amish carpenters would amount to \$1200 because it would require one additional day's work. She agreed to push for the hipped roof.

***ACTION: Mr. Goss moved to approve the garage as shown on New Creation Builders' plans, received February 19, 2019, with the condition that the applicant consider a hipped roof. Seconded by Mr. Johannessen, the motion was unanimously approved.***

**ABR 2019-545: Carol Cartwright, 947 Nelaview Road,** requests to build a detached, two-car garage.

- New Creation Builders' Diane Bija said this project was not ready to be heard.
- Mr. Wong said since it was advertised and the application was paid, it could be heard at a future meeting.

**ABR 2019-546: David Saluga, 2252 Rexwood Road,** requests to replace window without matching previous window's appearance.

- David Saluga said that one of the pair of double-hung attic windows on the back side was to be replaced by a casement window. The casement window would meet egress requirements.
- Mr. Johannessen asked if both windows could be replaced and that both windows have muntins in the top half. If half-muntins was not possible, the ABR members suggested full muntins.

***ACTION: Mr. Goss moved to approve the rear facing windows as shown on the plans by Window World, received February 20, with the condition that the two rear windows be casement with muntins on the top half. If that was not possible, full muntins were required. Seconded by Mr. Johannessen, the motion was unanimously approved.***

**ABR 2019-547: New Song Church, 15 Severance Circle,** requests to change sign faces on freestanding sign.

- Diamond Signs & Graphics' Mark Bailin, 4516 Renaissance Parkway, 44128, said the sign faces would replace the old sign faces. Nothing else would change.

***ACTION: Mr. Johannessen moved to approve sign face replacements as shown on Diamond Signs' plans, received February 21, 2019. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2019-548: Vince Pangle (owner) and Bank of America (tenant), 12451 Cedar Road,** requests alterations of storefront for ADA and to create unmanned 24-hour ATM vestibule.

- Nelson Online's Robert Sullivan and Bank of America's Richard B. Mesina, 10 South Riverside Plaza, Suite 2200, 60606, said the vestibule storefront metal would match the existing.

***ACTION: Mr. Johannessen moved to approve the proposed alterations shown on Nelson's plans, received February 21, 2019. Seconded by Mr. Goss, the motion was unanimously approved.***

**ABR 2019-549: Joseph Boso, 625 Quilliams Road,** requests to replace an existing clay tile roof with asphalt shingles.

- S + K Construction's James Farrar, 1318 Thiel Road, said the clay tile roof leaked and beyond repair. The proposed shingle was an Owens Corning

Duration dimensional shingle in brown to blend with the house. The first floor roof was already asphalt shingle.

- Mr. Wong said, in response to a question from Mr. Johannessen, for removing a tile roof, a roof expert has been required to determine that the material was at the end of its useful life. ABR typically does not impose a replacement roof cost disproportionate to the resale value of the home. They also look at homes on the block to see how many homes nearby are clay tile. These replacements are decided on a case-by-case basis.

***ACTION: Mr. Johannessen moved to approve an asphalt shingle roof replacement of a clay tile and asphalt shingle roof as shown on the plans by S + K Construction, received February 22, 2019. Seconded by Mr. Goss, the motion was unanimously approved.***

### **Old Business**

**ABR 2019-537: Millennia Housing Development, 2727 Lancashire Road,** requests alterations including; the remodel of the main entry; the addition of a pavilion; and the removal, replacement and reconfiguration of windows.

- Mr. Wong said the subsequent email that included new elevations of the pattern of windows with consistency between floors was found to be acceptable to the ABR. Mr. Goss as acting chair signed off on the plans.

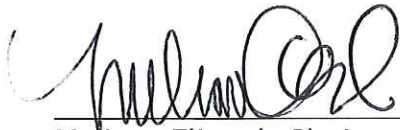
### **New Business**

No new business was raised.

### **Adjournment**

The meeting was adjourned at 7:52 PM.

Respectfully Submitted,



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Melissa Fliegel, Chair



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

3/19/19  
\_\_\_\_\_  
date

3-19-2019  
\_\_\_\_\_  
date



**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
MARCH 19, 2019**

MEMBERS PRESENT:

Melissa Fliegel, Chair  
Martin Johannessen  
Terry Saylor

STAFF PRESENT:

Richard Wong, Planning Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 7:00 PM with all members present.

**APPROVAL OF THE MARCH 5, 2019 MINUTES**

Members had no comments or questions so the minutes were approved as submitted and signed by Ms. Fliegel. Mr. Wong requested that Ms. Fliegel also sign the page that will be attached to the February 6 meeting minutes that were prepared by a court reporter.

**PUBLIC HEARING  
MARCH 5, 2019**

**ABR 2019-545: Carol Cartwright, 947 Nelaview Road,** requests to build a detached, two-car garage.

- New Creation Builders' Diane Bija, 818 East 73<sup>rd</sup> Street, 44103, said the vinyl siding would match the home's blue color and a Harvard Slate colored roof will match the home's shingle color.
- Mr. Johannessen asked for the lap siding to be larger than the proposed 4" lap since the home's siding appeared to be 7" or 8". Additionally, he asked that the roof pitch be 5:12 instead of 4:12 to resemble the home's roof and the overhang be deeper to match the porch of the home.

***ACTION: Mr. Johannessen moved to approve the garage as shown on New Creation Builders' plans, received February 22, 2019, with the conditions that the lap siding match the home's siding lap size, the roof be a 5:12 pitch and the roof overhang match the deeper overhang of the home's roof. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2019-550: Yuta & Karen C. Hsu, 2940 Berkshire Road,** requests to enclose an existing side porch.

- Don Tarantino, 1802 Radnor Road, 44118, said the porch enclosure was approved by the Board of Zoning Appeals for a setback variance. The details will match the home's design, including fluted pilasters.

***ACTION: Ms. Fliegel moved to approve the porch enclosure as shown on Don Tarantino's plans, received February 26, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2019-551: Kirt Montlack, 2450 Derbyshire Road,** requests to construct a 6' tall, free standing, identification sign.

- Advance Sign's Joe Szabo, 28 Elevator Avenue, 44077, said colors of the design were modified to receive approval of the Landmark Commission. The lettering color matches the building's terra cotta and the style of the sign is of the building's era.

***ACTION: Ms. Fliegel moved to approve the sign as shown on Advance Sign's drawings, received February 28, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2019-552: Michael Gerson, 1635 Wood Road,** requests to construct a 22' x 22' detached 2-car garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, said the garage would be white vinyl siding. The garage door will have a row of windows.
- Mr. Johannessen asked if the gable could be a 6:12 pitch and Mr. Schreiner said it was more costly but would look better.

***ACTION: Mr. Saylor moved to approve the garage as shown on Shannonwood Homes' plan, received March 5, 2019, with the condition that the roof pitch be 6:12. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2019-553: Howard & Gale Friedberg, 3081 Lincoln Boulevard,** requests to construct a 24' x 24' detached 2-car garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, said the shingle was Pewter Gray and the siding was a Mystic Blue.
- Mr. Saylor noted that the home's porch roof looked like a 4:12 pitch, so the garage roof need not be adjusted from the proposed 4:12.
- Mr. Johannessen said the gable trim board on the drawing looked too thin. He suggested a 6" thick trim to look more like the home.

***ACTION: Mr. Johannessen moved to approve the garage as shown on Shannonwood Homes' plans, received March 5, 2019, with the condition that the roof gable be trimmed with a 6" wide material. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2019-554: Sath Lekudom, 3813 Montevista Road,** requests to construct a 20' x 20' detached 2-car garage.

- Platinum Construction's Lafayette Watkins and Nilsa Carrero, 5081 Warrensville Center Road, 44137, said the garage siding will be warm sand with white trim. The asphalt roof shingles will be an Aged Redwood color.

- Mr. Saylor and Ms. Fliegel suggested that the garage siding be the color of the home's trim.
- Mr. Johannessen suggested using a 6" lap siding size since the home's siding size was large, too.

***ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received March 4, 2019, with the conditions that the siding color match the house's trim color and that the siding be 6" lap. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2019-555: George Elias, 1149 Pomona Road,** requests to remove and replace windows without matching existing windows and to replace the existing wood shingle siding with vinyl lap siding.

- George Elias presented additional perspective drawings illustrating the proposed changes. He explained that the entire house was to be a gray vinyl siding and all windows will be replaced.
- Although Ms. Fliegel objected to aspects of the window alterations, Mr. Saylor said the changes were in the back and the new windows would still match other windows.

***ACTION: Ms. Fliegel moved to approve the alterations as shown on Mark Ruby's plans, received March 4 and 19, 2019, with the condition that the windows on the side of the house have mullions and trim to match existing windows. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2019-556: Katie Gill, 891 Englewood Road,** requests to replace windows without matching existing windows.

- Window Nation's Brad Beasley, 4350 Renaissance Parkway, 44128, said a slider window and a casement window were to be changed to double-hung windows.
- Ms. Fliegel suggested for future applications drawings that clearly illustrated the proposal.

***ACTION: Ms. Fliegel moved to approve the windows as shown on Window Nation's plans, received March 4, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2019-557: Jon Forman (Owner) and Rachel Bernstein (Tenant), 2175 Lee Road,** requests to install public art and an information display on their building.

- Heights Arts' Greg Donley, 2175 Lee Road, 44118, said Heights Arts would have arts related displays that would evolve. He showed a sample of a plastic and aluminum graphic material adhered to a building with a two-year life. Below the storefront windows would be additional art displays below each window. The illustrations were a general concept. He suggested that the art would be finalized working with City staff instead of returning repeatedly to ABR. In response to a question from Mr. Johannessen, he said the perspective

showed a platform in the minipark that would be a future project. A projector or monitor may be part of Heights Arts' storefront.

- Mr. Saylor said ABR was affording Heights Arts the latitude to create art that did not require close scrutiny of the ABR.
- Ms. Fliegel wanted the platform and trellis to be reviewed at a future ABR meeting.
- Mr. Wong added that the items in the minipark would need City Council approval since it would be in a right-of-way. Landmark Commission would also need to weigh in on items on the building.
- Mr. Donley said returning to an ABR meeting once or two times a year would be reasonable. He received affirmation from members that the graphics on the spaces directly under the storefront windows could immediately proceed.

***ACTION: Ms. Fliegel moved to approve the concept shown on Heights Arts' plans, received March 5, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.***

***NOTE: Mr. Saylor left at this point.***

**ABR 2019-558: Isaac & Ahuva Sommer, 3732 Berkeley Road,** requests to enclose existing side porch and construct a rear addition.

- Mr. Wong said the applicant was revising the plans and would like to be reviewed at a future meeting.

**ABR 2019-559: Jay Janko Novak, 2851 Euclid Heights Boulevard,** requests to construct a 3' tall wall in front of his home at the sidewalk.

- Jade Novak said they wanted the proposed wall to help prevent their children and their toys from ending up in the busy street. The wall would match the stucco of their home. Jay Novak said a three-foot-high wall of cement board would be supported by Wolmanized wood posts every five feet. A stucco material would cover the cement board and be colored to match the house.
- Mr. Johannessen questioned the durability of the proposed wall.
- Ms. Fliegel asked about the wall's finish on its top surface and wondered if the entire wall could be metal like the proposed iron gate.
- Mr. Novak said cost was a consideration. If it was not working properly, it would be removed. Flexible cement is a material common to homes in Berlin where he lived.
- Mr. Johannessen said water will flow down the hill of his yard and affect the stucco. He said a drain was needed to accept the runoff.
- Mr. and Ms. Novak made numerous alternative suggestions.
- A neighbor, Marie-Rose Andriotti, said they were proposing an enclosure. She did not know if the proposed cement board would be durable. She sought more information about the proposed metal gate, too.



- Mr. Novak said the gate would resemble a metal gate that was on one of the home's windows.

***ACTION: Members did not make a motion but suggested that the applicants return to a future meeting with an alternative design.***

**ABR-560: Ken Williams, 3699 Bainbridge Road,** requests to construct a 20' x 20' detached 2-car garage.

- Mr. Wong said the applicant was absent and the case would be reviewed at a future meeting.

**Old Business**

No old business was raised.

**New Business**

No new business was raised.

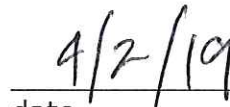
**Adjournment**

The meeting was adjourned at 8:57 PM.

Respectfully Submitted,



\_\_\_\_\_  
Melissa Fliegel, Chair



\_\_\_\_\_  
date



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



\_\_\_\_\_  
date

