

**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

