

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
APRIL 16, 2019**

MEMBERS PRESENT:

Melissa Fliegel, Chair
Greg Goss
Martin Johannessen

STAFF PRESENT:

Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:01 PM with all members present.

APPROVAL OF THE APRIL 2, 2019 MINUTES

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

**PUBLIC HEARING
APRIL 16, 2019**

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

- Architect Rebecca Fertel, 3729 Blanche Avenue, 44118, said the addition would add space to the basement, first and second floors and attic.
- Ms. Fliegel said the only area she questioned was the proposed first floor west elevation's windowless wall of the Study space.

ACTION: Ms. Fliegel moved to approve the addition as shown on Rebecca Fertel's plans, received March 5 and 16, 2019, with the condition that the first floor at the Study be a continuation of the vinyl siding from the second floor or that it be brick as on the marked-up plan. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-572: Susan A. Miller, 2975 Euclid Heights Boulevard, requests to install an ornamental metal railing and gate on the front porch.

- Susan Miller said the railing was requested for a parent's safety and to constrain a dog.
- Mr. Johannessen said a wood railing would be a better look than metal.

ACTION: Ms. Fliegel moved to approve a railing as shown on the applicant's plans, received January 3 and March 8, 2019, with the condition revised drawings be provided with wood posts added to the ends to match the existing columns' appearance. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-555: George Elias, 1149 Pomona Road, requests to install a window without matching the existing window.

- George Elias said he wanted to replace an existing window that ABR had found odd looking at a previous meeting. In response to a question from Ms. Fliegel, he said the window's trim would be the same width as other windows.

ACTION: Mr. Johannessen moved to approve the window as shown on the applicant's plans, received March 4, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-573: Diversident Management, 80 Severance Circle, requests to construct a commercial building addition, construct a dumpster enclosure, construct a freestanding monument sign and reconfigure the parking, driveways and landscaping.

- The applicant was absent so the case would be heard at a future meeting.

ABR 2019-574: Corinne Greiner, 2229 Delaware Road, requests to construct a wood deck, railing and gate at the rear of the home.

- Mr. Wong said this applicant requested a continuance so this case would also be heard at a future meeting.

ABR 2019-575: Sean Fleming, 2954 Kensington Road, requests to enclose rear porch, including the addition of a sliding patio door, the extension of vinyl lap siding and the alteration of the rear steps and railing.

- Sean Fleming said he did not know of the need for a permit, so the photos show a partially enclosed porch.
- Ms. Fliegel said the west side would look better if the siding did not end in the middle of the wall but instead continued to the main house at the inside corner.

ACTION: Ms. Fliegel moved to approve enclosure of the back porch as shown on the applicant's plans, received March 29, 2019, with the condition that the new siding extend to the inside corner instead of butting to old siding in the middle of the wall. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-576: Grandview-Bellfield Development, LLC, 2165, 2171, 2175 Bellfield Avenue & 2172 Grandview Avenue, requests to construct a 64-space, surface parking lot with landscaping and fencing on a 0.760 acre lot.

- Neff & Associates' Matt Watson, 6405 York Road, 44130, said the fence would be industrial duty aluminum for durability.

ACTION: Mr. Johannessen moved to approve the fence as shown on Neff & Associates' plans, received April 1, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-577: Cuyahoga Property Group, 3014 Euclid Heights Boulevard, requests to construct a 915 s.f. addition at the rear of the home, replace windows without matching existing and alter the front entrance portico.

- Architect Byron Myers, 5432 Mayfield Road, 44124, described the changes and showed sample boards of the materials.
- Ms. Fliegel commented on the high quality drawings.

ACTION: Ms. Fliegel moved to approve the addition, windows, and front entry as shown on Byron Myers' plans, received April 1, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-578: Don Stewart, 2172 Demington Drive, requests to enclose a side porch.

- Architect Rebecca Fertel, 3429 Blanche Avenue, 44118, said the proposed screens of the porch and all windows and doors would be painted red to match.

ACTION: Ms. Fliegel moved to approve the screened porch as shown on Rebecca Fertel's plans, received April 1, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-579: Bellefaire JCB, 3205 Fairmount Boulevard, requests to replace rear garage doors without matching existing, install a new man door, and erect a fence and constructing a new pavilion.

- Landscape architect Virginia Burt, 210N-30195 Chagrin Boulevard, 44124, said the Monarch School serves adults with autism. Two glass roll-up doors will be installed to provide a visual connection between the interior and exterior. Extensive gardens and planting will be in a fenced area east of the building. A future pavilion with a leaf shaped, planted roof is proposed to be approximately 32' long.

ACTION: Mr. Johannessen moved to approve the proposed doors, fence and pavilion as shown on Virginia Burt's plans, received April 2, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-580: Gayle Lewin and Anthony Vorell, 3171 Essex Road, request to enclose the rear porch, install a sliding door and construct a wooden deck.

- Gayle Lewin said the porch enclosure would be for a kitchen expansion that will be part of the Cleveland Restoration Society's Heritage Home Program. While the home is vinyl sided, the new walls will be Hardie Board that matches the vinyl siding's appearance but in a complementary warm, dark brown.

ACTION: Ms. Fliegel moved to approve the enclosure of the rear porch and deck as shown on I. A. Lewin, PE and Associates' plans, received April 2, 2019, with the condition that the new siding match the old as closely as possible. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-581: Smartland, LLC, 3435 Beechwood Avenue, requests to replace a tile roof with asphalt shingle.

- Smartland LLC's Eric Gesis, 67 Alpha Drive, 44143, said the roof is slate that is so weathered, it cracks easily. The asphalt shingle color will match the slate roof's color.

ACTION: Mr. Johannessen moved to approve the proposed roof as shown on Smartland LLC's plans, received April 2, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-581: Timothy Franke, 3567 Bainbridge Road, requests to replace wood shake siding with vinyl lap siding.

- Timothy Franke said the windows and doors would retain the mouldings.

ACTION: Ms. Fliegel moved to approve the vinyl siding as shown on the applicant's plans, received April 2, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-582: Catherine Zalocki, 2279-2281 Lee Road, requests to install identification signage at the front and rear of the commercial building.

- Catherine Zalocki said the front sign would be stainless steel the rear sign powder coated with a backlit effect.

ACTION: Mr. Johannessen moved to approve Voodoo Brewery's signs as shown on the applicant's plans, received April 2, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-583: Tracy Lind & Emily Ingalls, 2970 Scarborough Road, request to construct a two story rear addition, a rear deck and trellis and front porch.

- SKS Designs' Sharon Sanders, 2372 Delamere Drive, 44106, described changes to the project previously approved by ABR.

ACTION: Mr. Johannessen moved to approve the addition and other improvements as shown on SKS Designs' plans, received April 2, 2019. 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 8:34 PM.

Respectfully Submitted,



Melissa Fliegel, Chair

5/7/19

date



Richard Wong, Secretary

5-7-2019

date

