

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
MAY 7, 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 7:02 PM at which time all members were present.

APPROVAL OF THE APRIL 17, 2018 MINUTES

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

**PUBLIC HEARING
MAY 7, 2019**

ABR 2019-572: James Fitzgibbon, 2400 Demington Road, request to build a two-car, detached garage.

- New Creation Builders' Diane Bija, 818 East 73 Street, 44103, said the garage's vinyl siding would be Harbor Blue to match the home's siding. The trim, garage door and side-hinged door would be ivory to match the house's trim color.
- Ms. Fliegel requested that the applicant attend the meeting well-prepared to present the proposed colors of the garage in the future.

ACTION: Ms. Fliegel moved to approve the garage as shown on New Creation Builders' plans, received April 29, 2019, with the condition that the trim, garage door and side-hinged door match the home's ivory color. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-573 (Continued from April 17, 2019): Diversident Management for Hudec Dental, 80 Severance Circle, requests to convert roofed drive-up to be part of the interior, build a dumpster enclosure, install signs and reconfigure the parking, driveways and landscaping.

- Mr. Wong said the applicant was absent, so the case would be heard at a future meeting.

ABR 2019-574 (Continued from April 17, 2019): Corrine Greiner, 2229 Delaware Drive, requests to construct a wood deck, railing and gate at the rear of the home.

- Mr. Wong said the applicant was absent, so the case would be heard at a future meeting.

ABR 2019-584: Chris Garson, 3110 Coleridge Road, requests to build a two-car, detached garage.

- Best Builders' Clinton Marbury, 11890 Edinboro Lane, 44023, said the garage's vinyl siding would be yellow with green trim to match the house.

ACTION: Ms. Fliegel moved to approve the garage as shown on Best Builders' plans, received April 5, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-585: James Ahad, 3080 Monticello Boulevard, requests to replace slate roof using asphalt shingles.

- Swirsky Roofing's Barry Swirsky, 315 Solon Road, 44022, showed slides of the brittle slates. He presented a letter from Forest Hill Home Owners' Association approving the roof proposal, too.

ACTION: Ms. Fliegel moved to approve the roof as shown on Swirsky Roofing's plans, received April 4, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-586: Christ Community Church, 2065 Lee Road, requests to install wall sign on the Lee Road side.

- Boyer Signs' Chase Fox said stud-mounted, PVC letters would be attached to the brick wall.
- Ms. Fliegel said that the design looked very natural, like the sign was already there.

ACTION: Mr. Goss moved to approve the sign as shown on Boyer Sign's plans, received April 9, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-587: Don and Kathleen Plunkett, 3041 Fairfax Road, request to expand kitchen into a first floor back porch, build mudroom addition and other alterations.

- Architect Don Plunkett said above the kitchen expansion, a master bedroom and bathroom will expand into the second floor's back porch.
- Ms. Fliegel said her only reservation was the loss of windows on that second floor porch.

ACTION: Ms. Fliegel moved to approve the expansion and alterations as shown on Don Plunkett's plans, received April 11, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-588: Lois Roberts, 3049 Berkshire Road, requests to install vinyl siding without matching existing siding's style.

- Joyce Factory Direct's Chris Sawicki, 1125 Berea Industrial Parkway, 44017, said the new windows would be factory-painted barn red to match the existing windows. A pair of side-hinged windows that swing in will be replaced with a sliding window having the same grid pattern. The look would be similar because of storm windows. In response to a question from Ms. Fliegel, he said a pair of casements would be much more costly.
- Ms. Fliegel said it was because of the storm windows that the casements would be allowed to be replaced by the sliders.

ACTION: Ms. Fliegel moved to approve the windows as shown on Joyce Factory Direct's plans, received April 12, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-589: Alaric Frounder, 3591 Harvey Road, requests to build a two-car, detached garage.

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

ABR 2019-590: Julia Shaffer, 3301 Mayfield Road, requests to build a sunroom where a covered back deck exists.

- Joyce Factory Direct's Chris Sawicki, 1125 Berea Industrial Parkway, 44017, said a wood deck and 1960s aluminum awning would be replaced by a glass and steel sunroom. The building would be on a concrete foundation.
- Ms. Fliegel asked if the foundation could be painted to look more like the home's brick foundation.
- Mr. Goss said the paint would match the home's brick.

ACTION: Ms. Fliegel moved to approve the sunroom as shown on Joyce Factory Direct's plans, received April 15, 2019, with the condition that the foundation be painted to match the brick. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-591: Steven and Kathryn Bash, 2258 Lamberton Road, request to build rear deck.

- Steven Bash in response to comments from ABR, said he'd be open to seeing if the side door and deck side stair landing could link and match the existing condition.

ACTION: Ms. Fliegel moved to approve the deck and side patio as shown on the applicant's plans, received April 15, 2019, with the condition that a combining of the side door and deck side stair landing to match existing be considered. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-592: 2231 North Taylor Rd., LLC, 3406 Lownesdale Road, requests to remove a pair of dining room windows and install siding where windows were.

- Peter Shoates Contractor's Isaac Haggins, 17982 Elliot Drive, 44023, said the windows would be removed for a kitchen remodeling. In response to a question from Mr. Fliegel, he said the siding would be toothed-in.

ACTION: Ms. Fliegel moved to approve the alteration as shown on LaToya Hall's plans, received April 16, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-593: Jane Harris, 3794 Severn Road, requests to add windows and a sliding glass door to an unenclosed, roofed rear porch.

- Great Day Improvements' Wayne Chalker, 700 East Highland Road, 44056, said the roofed patio would be enclosed by screened glass windows and sliding doors.
- Ms. Fliegel said the proportions of the side panels were odd.
- Mr. Chalker said the owner requested a maximum width for ventilation. In response to a question from Mr. Goss, he said a two-panel division would exceed fabrication size limitations. He agreed that three equal panels could be built for each side, reiterating that would not be the owner's preference.
- Ms. Fliegel also noted that the steps should be as wide as the door opening.

ACTION: Ms. Fliegel moved to approve the windows and sliding glass door as shown on Patio Enclosure's plans, received April 16, 2019, with the condition that the side panels be in three equal divisions. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-594: Tim and Debbie Espy, 2200 Delaware Drive, request to build stone front steps.

- Gilbert Masonry's Gregory Gilbert, 3187 Ashwood Road, 44120, presented additional drawings which clarified the proposal.

ACTION: Ms. Fliegel moved to approve the stone steps as shown on Whitley/Whitley Architects' plans, received May 7, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-595: Ray Mitchell, 3320 Euclid Heights Boulevard, requests to install vinyl siding without matching old siding's lap size.

- Architect David Harala, 7835 Oakhurst Circle, 44141, described the siding and trim.

ACTION: Ms. Fliegel moved to approve the siding as shown on Architect David Harala's plans, received April 17, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-596: Chris and Shelly Marvin, 3271 Beechwood Avenue, request to replace slate roof using asphalt shingles.

- Inside/Out Contractors' Dan Horvat, 19475 St. Clair Avenue, 44117, said the slate was crumbling. The asphalt shingles would match the slate color.

ACTION: Ms. Fliegel moved to approve the asphalt shingle roof as shown on Inside/Out Contractors' plans, received April, 17, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

Old Business

ABR 2018-386: Michael and Karen Baldrige, 2611 Fairmount Boulevard, requests approval of two matters that had not been approved at the February 6, 2019, ABR meeting. Southern-most four brick pillars and aluminum slat fence plan were revised and additional drawings have been furnished for iron second floor porch railing to be added to the top of a masonry wall for additional guard height. Original ABR fence approval was on July 17, 2018, but design had been changed in the field after approval.

- Woodbridge Homes' David Ducas, 132 Miles Road, 44022, said the far left side on the plan was Tudor Drive. The one column that was taller than the others had been the issue. The last time they were here, the group came up with a solution that made sense. They cut that column to the same height as the others along Tudor. A 30-inch grade change required that the columns be stepped up to the east. The inside elbow column is one foot taller. The columns at the gate needed to still be six feet tall at the higher grade and will be one foot taller than the closest column. Land had to be cut back along the fence and a retaining wall added to keep the six foot height measured on the outside of the fence. A dry set stone would create a walk and steps outside of the fence from Tudor.
- Ms. Fliegel said she liked the fence's clean look that was a modern interpretation of a wrought iron fence.
- Mr. Ducas showed the railing that would increase the height of a second floor porch's parapet wall that wasn't the height needed to satisfy code.
- Mr. Goss said that it looked good.
- Mr. Wong asked the Kirbys if they had comments. They did not. He showed the landscape plan. He added that these were the only two items ABR wanted to see again.

ACTION: Ms. Fliegel moved to approve the final two items that remained from the February 6, 2019 meeting.

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

- Mr. Wong said that architect Rebecca Fertel had sent photos showing that the plane of the brick wall of the porch protruded too far out for a wall infill above it to be siding that continued over the brick. The proposed plan was for shutters to cover that section of the wall that is screens. The shutters would preserve the porch's rectangular pattern of screened openings while allowing the owner to build a wall behind the shutters.

- Mr. Goss liked the solution. Siding infill always looks like infill.
- Ms. Fliegel would have preferred leaving a window.

ACTION: Ms. Fliegel moved to approve the infill with shutters as shown on Rebecca Fertel's plan, received April 30, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

New Business

No new business was raised.

Adjournment

The meeting was adjourned at 8:48 PM.


Respectfully Submitted,



Melissa Fliegel, Chair

5/21/19

date



Richard Wong, Secretary

5/31/19

date