

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JUNE 4, 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 7:02 PM at which time all members were present.

APPROVAL OF THE MAY 21, 2019 MINUTES

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

**PUBLIC HEARING
JUNE 4, 2019**

ABR 2019-600 (continued from May 21, 2019): Jason Stotkov, 3486 Boynton Road, requests to install windows without matching existing windows.

- Window Nation's Brian Naughton, 4350 Renaissance Parkway, Suite C, 44128, explained that leaded glass side-hinged windows would be preserved and a double-hung window installed outside of the leaded glass windows. Double hung windows exist elsewhere on the home.
- Mr. Johannessen asked that drawings be provided in the future.

ACTION: Ms. Fliegel moved to approve the windows as shown on Window Nation's application, received April 23, 2019, with the condition that exterior frames be clad to match new windows, all double-hung windows on sides and rear to have muntins in top sash, all hoppers to have muntins and no muntins in double-hung front windows. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-601(continued from May 21, 2019): Deja Arthur, 1028 Yellowstone, requests to construct a 4' tall fence and gate in a corner side yard.

- **Ms. Arthur said the fence would create a safer condition in the yard for her children.**

ACTION: Mr. Johannessen moved to approve the fence as shown on the applicant's plans, received April 26, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-606 (continued from May 21, 2019): Jeremy Ardino, 3317 Cedarbrook Road, requests to install nine mini split systems with linesets on the exterior of the home.

- Mr. Wong said the applicant has not yet provided revised drawings.

ABR 2019-627: Winifred Harris, 3386 Spangler Road, requests to install double-4" vinyl lap siding over wood shake siding.

- Universal Windows Direct's Mark Murphy, 24801 Rockside Road, 44146, showed a sample of the 4" lap siding in a light tan color. He said the stucco was to continue to be brown with tan colored half-timbers.
- Mr. Wong said he talked several times to Ms. Harris to gauge her interest in alternatives that would create less contrast between the stucco and the proposed siding. He said she was agreeable to sandy colored stucco instead of a dark color.
- Mr. Murphy said, in response to a question from Ms. Fliegel, that trim would be wrapped in the same tan color as the siding.
- Ms. Fliegel said if the trim was dark, the timbers could be the same dark color. The stucco could be lightened.
- Mr. Johannessen said the stucco needed to be lightened.

ACTION: Ms. Fliegel moved to approve the tan vinyl siding as shown on Universal Windows Direct's application, received May 9, 2019, with the condition that the stucco be painted tan with brown timbering and trim. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-628: Hebrew Academy, 1860 South Taylor Road, requests to install 6'-high ornamental metal fence along Berkeley Road and South Taylor Road.

- Ronald Kluchin Architects' Ron Kluchin, 23215 Commerce Park, 44122, said the fence would be ornamental metal. It would stop pedestrian cut-throughs.

ACTION: Ms. Fliegel moved to approve the fence as shown on Ronald Kluchin's plans, received May 13, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-629: Donald Milliken, 2818 Scarborough Road, requests to build 3-car, detached garage.

- Donald Milliken said he had purchased this large property with the intention of building a 3-car garage.

ACTION: Ms. Fliegel moved to approve the garage as shown on N.S.A. Residential Design Service's plans, received May 16, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-630: Christy Hadnot, 3810 Bainbridge Road, requests to build 2-car, detached garage.

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

ABR 2019-631: Aida and Jihad Aina, 2202 Kerrwood Road, request to build rear deck.

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

ABR 2019-632: Acacia Real Estate LLC, 4038 Monticello Boulevard, requests to replace rear slider attic window with larger, double-hung window. Three other attic windows will be replaced with matching type and size (and do not need ABR review).

- Acacia Real Estate LLC's Tom Gentile, 2580 Windy Hill Drive, 44122, said the attic needed a larger window for emergency egress from a proposed new bedroom.
- Ms. Fliegel said new sliders would be okay in this case as replacements for sliders.

ACTION: Ms. Fliegel moved to approve the larger window as shown on the applicant's plans, received May 20, 2019, with the condition that a horizontal mullion be added to slider windows to match existing and windows 4 and 5 be sliders with a horizontal mullion. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-633: Griffin and Gwyn Rager, 1544 Compton Road, request to build approximately 8' x 28', roofed front porch.

- C2's Charles Miller, 3368 Mayfield Road, 44118, said the owners wanted a large front porch like the neighbors'.

ACTION: Mr. Johannessen moved to approve the front porch as shown on Charles Miller's plans, received May 20, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-634: Erin and Michael Keefe, 2249 Maplewood Road, request to build 1-story, approximately 30' x 21', rear addition.

- C2's Charles Miller, 3368 Mayfield Road, 44118, said the owners wanted a first floor bedroom for an elderly parent. In response to questions and comments from Mr. Johannessen, he said the addition's form was largely influenced by the owners. A taller pitched roof section would block the views and light to existing windows.

ACTION: Mr. Johannessen moved to approve the addition as shown on Charles Miller's plans, received May 20, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-635: Rebecca Roark, 2201 Demington Drive, requests to install ductless air conditioning with linesets on both sides and rear of house.

- P. K. Wadsworth's Roberto Delpinal, 34280 Solon Road, 44139, said in response to Mr. Johannessen's question, all the linesets would be painted to match the siding.

ACTION: Ms. Fliegel moved to approve the linesets as shown on P.K. Wadsworth's plans, received May 21, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-636: Melvin Morris, 3941 Rosemond Road, requests to build 2-car, detached garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, described the garage.

ACTION: Mr. Johannessen moved to approve the garage as shown on Platinum Construction's plans, received May 21, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-637: Chien-Hung Chen, 3764 Glenwood Road, requests to build 2-car, detached garage.

- Matthew McPheeters, the applicant's representative, said the siding and trim would match the house, but be in vinyl.

ACTION: Mr. Johannessen moved to approve the garage as shown on the applicant's plans, received May 21, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-638: Matt Biondi, 2462 Queenston Road, requests to install ductless air conditioning with linesets on one side and rear on first and second floors.

- P.K. Wadsworth's Kevin Barger, 34280 Solon Road, 44139, said the lineset would be next to the main electrical supply on the side hidden from the street. In response to a question from Mr. Johannessen, he said the lineset could not be in the same cover as the main electrical supply masthead. He did say that the lineset on the back could be painted to blend with the siding.

ACTION: Mr. Johannessen moved to approve the linesets as shown on P.K. Wadsworth's illustrations, received May 21, 2019, with the condition that the rear lineset on siding be painted to match the siding. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-639: Charlie Roscoe, 3760 Lowell Road, requests to build rear deck.

- Charlie Roscoe said in response to a question from Ms. Fliegel, he was going to side the house but after talking with the City, ultimately decided to repaint it.

ACTION: Ms. Fliegel moved to approve the deck as shown on Lynell Pointer's plans, received May 21, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-640: Andrew and Lindsay Guzowski, 2572 Stratford Road, request to build one-story, approximately 10' x 25' rear addition.

- Karlovec & Company's James Karlovec, 17619 Winslow Road, 44120, said the addition would be of stucco to match the home.

- Mr. Johannessen liked the addition's incorporation of details from the existing home.

ACTION: Mr. Johannessen moved to approve the addition as shown on Karlovec & Company's plans, received May 21, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-641: Sam Abdelgader, 2603 Noble Road, requests to renovate signs on gas station canopies.

- Mr. Wong said even though the applicant was absent, this proposal was so simple, he wondered if members could review it. He noted that the signs on two gas station canopies had few variables.

ACTION: Mr. Johannessen moved to approve the signs as shown on Federal Heath's plans, received May 21, 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 8:39 PM.

Respectfully Submitted,



Melissa Fliegel, Chair

4-18-19

date



Richard Wong, Secretary

6-18-2019

date

