

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JULY 2, 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 JUNE 18, 2019 MINUTES

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

**PUBLIC HEARING
JULY 2, 2019**

ABR 2019-561 (continued from April 2, 2019): Dennis and Dawn Schwartz, 2589 Canterbury Road, requests to retain two condensing units and linesets on front of home installed without the required Board of Zoning Appeals (condensers not permitted in front of home), Architectural Board of Review and Building Department approvals.

- P.K. Wadsworth's Roberto DelPinal, 34280 Solon Road, 44139, Mr. DelPinal said the owner agreed to code conforming locations for the two condenser units presently in the front yard. Linesets would remain visible on the front of the house but would be routed into the basement to reach the relocated condensers on the back of the house. He agreed to less conspicuous routing of the right lineset, too.

ACTION: Ms. Fliegel moved to approve the linesets and condensing units shown on P.K. Wadsworth's marked up plans, received March 7, 2019.

ABR 2019-654: Jihad and Aida Aina, 2202 Kerwood Road: request to remove rear roofed porch and build open porch.

- New Creation Builders' Diane Bija, 818 East 73 Street, 44103, said the owner proposed an unfinished treated wood instead of white painted wood.
- Ms. Fliegel said white treated wood would be preferred.

- Ms. Bija in response to a question from Ms. Fliegel said siding the old porch's siding would be reused to tooth-in the door opening that was becoming a smaller opening for a window. In response to a question from Mr. Johannessen, she said the existing siding was vinyl, not aluminum.

ACTION: Ms. Fliegel moved to approve the porch and removal of the second floor porch as shown on New Creation's plans, received May 30, 2019, with the condition that the railing and skirting be white. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-655: Derek and Mary Garceau, 3017 Fairmount Boulevard, request to build 16' x 24' storage shed in the back yard.

- Mr. Garceau said the shed would be set away from all property lines per code. It would be seen from Stratford Road through the trees. The shed would be about 50' from the nearest Stratford neighbor's property line. The siding would match the brown-gray color of their house and be a Hardi siding that matched the home's shake. The door will be a carriage style door.
- Neighbor Suzanne Hartford, 2589 Stratford Road, said 16' by 24' would be large.
- Ms. Fliegel said the size was permitted by code.
- Mr. Garceau added that the next smaller size would be a tight fit. A shed in-between the two standard sizes would need to be custom-built at a premium price.
- Ms. Hartford asked about landscape screening was proposed.
- Ms. Fliegel said extra care was evident by the homeowner and the shed would look very natural. A standard Home Depot shed may not fit in.
- Ms. Garceau said trees were between the shed and Ms. Hartford's property.
- Mr. Garceau said a fence separated the properties in addition to the sizeable setback. In response to a question from Ms. Hartford, he said landscaping would be added, too.
- Mr. Goss said the shed would fit in nicely.

ACTION: Mr. Johannessen moved to approve the shed as shown on the applicant's plans, received June 10, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-656: Jerome and Esther Johnson, 1016 Helmsdale Road, requests to build 1-car, detached garage.

- Cleveland Home Improvement's Tony Sapienza, 22714 Center Ridge Road, 44116, said in response to Mr. Goss' question, said a 7:12 pitch was proposed instead of the original proposed 4:12 because Richard said ABR wanted a closer match to the house. Any steeper than that would look like a steeple.
- Ms. Fliegel said a 7:12 would look good.

- Mr. Sapienza showed a sample of the vinyl siding and said it was a close match to the house siding's color. An Autumn Brown Tamko 30-year roof would match the home's roof.

ACTION: Ms. Fliegel moved to approve the garage as shown on Cleveland Home Improvement's plans, received June 12, 2019, with the conditions that the roof pitch be 7:12 and the siding be double-5". Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-657: Charles Hohmann, 3538 Edison Road, requests to replace windows without matching old windows' appearance.

- Ms. Fliegel said for future projects, ABR can't be flipping through the pages seeking pertinent information.
- Window Nation's Jeremy Dietrich, 4350 Renaissance Parkway, 44128, said in response to Ms. Fliegel's question, said any window with grids will be replaced with a window with the same grids in the same pattern. Diamond grids above the front door will remain as diamond grids. The homeowners were adamant about keeping the aesthetics as close as possible. Because French casements aren't made, this is as close as we can do. The biggest change is the door on the back replacing three windows.
- Mr. Hohmann said door was on the home's rear addition. The replacement windows remove the aluminum storms.
- Ms. Fliegel said the patio door was large and would help the addition resemble the home better if the door had grids.
- Mr. Johannessen said the addition would look less like an add-on if the windows had grids, too.
- Mr. Hohmann said grids on the addition would be fine.

ACTION: Ms. Fliegel moved to approve the windows and sliding door as shown on Window Nation's plans, received June 13, 2019, with the condition that grids be on the sliding door and windows 1 and 2. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-658: Kay Winters, 3506 Edison Road, requests to replace windows without matching old windows' appearance.

- Ms. Fliegel said it was hard to read the muntin pattern. She questioned the way dimensions differed from the proportions of the drawings.
- Window Nation's Jeremy Dietrich, 4350 Renaissance Parkway, 44128, said the new windows would be beige to match the existing windows.

ACTION: Ms. Fliegel moved to approve the windows as shown on Window Nation's plans, received June 13, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-659: Leslie Dickson, 2886 Corydon Road, requests to build detached, 2-car garage.

- The Great Garage Company's John D'Amico, 620 Crystal Brooke Drive, 44233, said the garage's right side will align with the previous garage and the left side will be closer because of the new garage's extra width. In response to a comment from Mr. Wong, he said the existing side setback was entirely paved and they were not adding new pavement. A 6:12 roof pitch was proposed. The 8" LP Smart Siding engineered wood (7" exposed lap) will be painted to match the home's beige stucco. Trim boards, fascia boards and doors will be a dark brown to match the home's trim. Both garage door and side hinged door will have windows. Shingles will be weathered gray 3-tab to match the home.

ACTION: Mr. Johannessen moved to approve the garage as shown on the Great Garage Company's plans, received June 14, 2019, with the condition that the colors follow the notes on the marked-up plans. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-660: Mathew Barrett, 3247 Ormond Road, requests to replace projecting window without matching old window's appearance.

- Mr. Barrett said he simply wanted to replace the leaking projecting glass-topped window with a similar projecting window that had a roof on it.

ACTION: Ms. Fliegel moved to approve the window as shown on the applicant's plans, received June 14, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-661: Jeffrey Sims, 3626 Grosvenor Road, requests to replace rear deck.

- Mr. Sims said in response to a question from Ms. Fliegel that the proposed deck would be one level and that the wood would be stained.

ACTION: Mr. Johannessen moved to approve the deck as shown on Prima Casa Inc's plans, received June 17, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-662: Ann Marie Raffis, 1641 Maple Road, requests to build 1-car, detached garage.

- The Great Garage Company's Jon Keeney, 620 Crystalbrooke Drive, 44233, said the garage overhead door would have a row of windows and be white.
- Ms. Fliegel said the 4:12 pitch matched the front of the house.

ACTION: Ms. Fliegel moved to approve the garage as shown on the Great Garage Company's plans, received June 17, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-663: Scott Pick, 2600 Shaker Road, requests to build detached, 2-car garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, 44118, said the white with white trim was selected by the owner.

ABR 2019-667: Ronald N. Jones, 3834 Bainbridge Road, requests to build rear deck.

- Mr. Jones said a second floor sun room was deteriorated and needed to be removed. In response to a question from Mr. Johannessen, he said the railing and all exposed surfaces would be a composite wood.
- Ms. Fliegel asked if the center post could be eliminated.

ACTION: Ms. Fliegel moved to approve the deck as shown on the applicant's plans, received June 18, 2019, with the conditions that the center post be eliminated and that the exposed surfaces all be composite material. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-668: Harold Christian, 1055 Roanoke Road, requests to replace front window without matching old window's appearance.

- Window Nation's Noah Jackson, 4350 Renaissance Parkway, 44128, said the only window changing was on the front, first floor. A window without mullions was proposed to replace a double-hung window.

ACTION: Ms. Fliegel moved to approve the window as shown on Window Nation's plans, received June 18, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-669: Ed Robinson, 3492 Nordway Road, requests to install 6'-wide sliding door on back side of house.

- Window Nation's Thomas Johnson, 4350 Renaissance Parkway, 44128, said the only change was replacing two windows with a sliding door in back.
- Ms. Fliegel said stairs were needed and require ABR's approval.
- Mr. Robinson said his brother was an architect who could draw the steps.
- Mr. Wong noted that a landing was probably needed in addition to the steps.

ACTION: Ms. Fliegel moved to approve the sliding door as shown on Window Nation's plans, received June 18, 2019, with the condition that a separate submission be provided for a landing and steps at the new sliding door. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-670: Greg Van Niel, 2521 Euclid Heights Boulevard, requests to install solar panels on front roof.

- YellowLite, Inc.'s Reynard Mcpherson, 1925 St. Clair Avenue, 44114, said solar panels were proposed on the asphalt shingled front roof.
- Ms. Fliegel wanted the panels to be centered.
- Mr. Mcpherson said the panels were off-center to avoid shading.
- Mr. Johannessen said no large trees were evident south of the panels.

ACTION: Mr. Johannessen moved to approve the solar panels as shown on YellowLite, Inc.'s plans, received June 18, 2019, with the condition that

the panels be centered. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-671: Michael Sharon, 2484 Arlington Road, requests to install solar panels on garage roof.

- YellowLite, Inc.'s Reynard Mcpherson, 1925 St. Clair Avenue, 44114, said two arrays were proposed.

ACTION: Mr. Johannessen moved to approve the solar panels as shown on YellowLite, Inc.'s plans, received June 18, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-672: Lakeview Apartments, 2432-2425 Overlook Road, requests to install ground sign identifying building.

- Consultant Jay Szabo said the sign was three-by-four feet. The colors would match colors on the building.

ACTION: Mr. Johannessen moved to approve the sign as shown on Jay Szabo's plans, received June 17, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-673: Lullaby Infant Club, 2841 Noble Road, requests to install awning at entry and additional window signs.

- Lullaby Infant Club's Milcah Vincent said the extra window decals were proposed because people were peering from the sidewalk into the space.
- Mr. Wong said the Noble Road side's signage was limited to the sign that was already installed over the window. New signs would need a variance along Noble Road. A sign on the awning was fine because it would be counted toward the Ardmore Road frontage.
- Mr. Johannessen said the arched awning would fit the rectangular glass opening better if it was straight and not arched.

ACTION: Ms. Fliegel moved to approve the sign and awning as shown on Fastsign's plans, received June 18, 2019, with the condition that the awning be a standard straight shape. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-674: HRO Investments, 2578 Queenston Road, requests to build detached, 2-car garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said Sea Grass colored vinyl siding would match the home's color.
- Ms. Fleigel said the siding's lap size needed to match the home's which was not a 4" lap size.
- Mr. Johannessen said the 4:12 roof matched the home's roof.

ACTION: Mr. Johannessen moved to approve the garage as shown on Platinum Construction's plans, received June 18, 2019, with the condition

that the siding match the height of the home's siding. A 4" siding is not acceptable. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 20190-675: David Smith, 3134 Yorkshire Road, requests to build detached, 1-car garage.

- Platinum Construction's Nilsa Carrero, 5450 Omega Avenue, Suite 5, 44146, said the siding and trim colors would match the home. This project had gone under contract prior to her being notified of ABR wanting a garage to look more like the house of the same property.
- Ms. Fliegel asked if the siding could be 6" instead of 4" to more closely match the house.
- Mr. Johannessen suggested matching the blue trim color, too.

ACTION: Ms. Fliegel moved to approve the garage as shown on Platinum Construction's plans, received June 18, 2019, with the conditions that the siding size match the home's siding or be at least 6" and that the trim match the home's trim color. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-676: Lisa McClelland, 14586 Superior Road, requests approval of second floor glass block window and first floor window on back of house installed without the required ABR and Building Department approvals.

- Contractor Alanzo Buckner, 430 East 147th Street, 44110, said the glass block window was installed without a permit because of a pending deadline with the Housing Department. The window was in the back of the house.
- Mr. Johannessen said a vinyl or fiberglass window could have been used instead of glass block.
- Mr. Buckner said the smaller window was installed in a larger opening of the brick wall with siding below it.
- Ms. Fliegel questioned the siding in a brick opening below the smaller window. She suggested a white wood panel with trim instead of siding.
- Mr. Johannessen said he would have used a vinyl or fiberglass window instead of glass block which looks dated.
- Mr. Buckner said the glass block was chosen because they were under pressure from the Housing Department.
- Ms. Fliegel asked that the Housing Department be informed that a glass block window was not an acceptable approach.

ACTION: Ms. Fliegel moved to approve the windows as shown on Alanzo Buckner's plans, received June 18, 2019, with the condition that siding below the replacement window be replaced with a solid white wood panel and trim as noted on the marked-up plans.

ABR 2019-677: Janice McWhorter, 1045 Renfield Road, requests to replace siding without matching old siding's appearance.

- 3rd Generation Home Improvements' Mike Scaperato, 35835 Vine Street, 44065, said the proposed siding would be white 4-1/2" Dutch lap. The total reveal was 8". In response to a comment from Ms. Fliegel, he said that the owner requested the Dutch lap. He didn't think changing to regular clapboard would be an issue with the owner.

ACTION: Mr. Johannessen moved to approve the siding as shown on 3rd Generation Home Improvements' plans, received June 18, 2019, with the condition that the siding be a 4" clapboard. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-678: Mark Colvin, 2518 North Taylor Road, requests to replace slate roof using asphalt shingles.

- Jilek Roofing's James Jilek, 9141 Ashcroft Lane, 44087, said approval of the Forest Hill Homeowner's Association approved the proposal saying that the slates had outlived their shelf life.

ACTION: Ms. Fliegel moved to approve the asphalt shingle roof as shown on the plans by Jilek Roofing, received June 19, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

Old Business

No old business was raised.

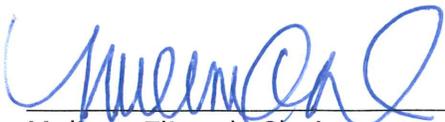
New Business

Mr. Goss announced his immediate retirement and the intention to enter hospice care. Members thanked him for sharing his talents and wished him well.

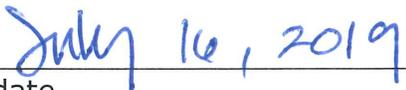
Adjournment

The meeting was adjourned at 9:45 PM.

Respectfully Submitted,



 Melissa Fliegel, Chair



 date



 Richard Wong, Secretary



 date