

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

MEMBERS PRESENT:

Melissa Fliegel, Chair
Martin Johannessen

STAFF PRESENT:

Brian Iorio, Planner

CALL TO ORDER

Mr. Iorio called the meeting to order at 7:00 PM at which time a quorum was present.

APPROVAL OF THE JULY 2, 2019 MINUTES

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

**PUBLIC HEARING
JULY 16, 2019**

ABR 2019-666 (continued from July 2, 2019): Don Kimble, 2548 Fairmount Boulevard, requests to build approximately 12'-8" decorative address sign on post and stone column at sidewalk.

- Dan McClaran of Impullitti Landscaping, 14659 Ravenna Road, 44021 described how he reduced the height of the sign to 6'.
- Mr. McClaran shared that despite the reduction in height, the sign still needs a variance from the Board of Zoning Appeals.

ACTION: Martin Johannessen moved to approve the sign as shown on Impullitti Landscaping's plans, received June 9, 2019. Seconded by Melissa Fliegel, the motion was unanimously approved.

ABR 2019-679: Linda Nickman, 2516 Norfolk Road, requests to construct a one-car, detached garage.

- Kelvin Mathis, Jr. of Kam Construction, 3394 E. 102nd Street, 44104 and homeowner Linda Nickman, 2516 Norfolk Rd. submitted revised plans showing a reversed gable roof.
- Martin Johannessen asked if any block would be exposed. Ms. Nickman replied no.
- Melissa Fliegel asked if the trim and finishes will match the house. Mr. Mathis replied that they will.

ACTION: Martin Johannessen moved to approve the garage as shown on the plans submitted by Kam Construction, received July 16, 2019 on the condition that: finishes, corners, window trim, door trim and roof finishes match the house and any exposed block/CMU be covered with cement stucco to match the siding color. Seconded by Melissa Fliegel, the motion was unanimously approved.

ABR 2019-680: Megan Nakashima, 2466 Stratford Road, requests to construct a 4' tall, black aluminum fence in a corner side yard.

- Megan Nakashima, 2466 Stratford Road clarified that the chain link fence section is in her interior side yard.

ACTION: Melissa Fliegel moved to approve the fence as shown in the plans submitted by Great Lakes Fence Company, received June 21, 2019. Seconded by Martin Johannessen, the motion was unanimously approved.

ABR 2019-681: Wells Mueller, 2592 Canterbury Road, requests to construct a two-car, detached garage.

- Diane Bija of New Creation Builders, 818 East 73rd Cleveland 44103 presented an additional photo of the front façade of the house along with a photo of color schemes.
- Ms. Bija stated that the homeowner asked that the builder install white siding so that he can paint it to match his home's new colors
- Melissa Fliegel stated that white vinyl siding painted to match will not last and is not recommended. She added that a cream colored siding to match the house's trim will at least prevent an all white garage when the paint fails.

ACTION: Melissa Fliegel moved to approve the garage as shown on the plans submitted by New Creation Builders, received June 21, 2019 on the condition that the garage's vinyl siding color matches the trim color on the house and is not painted. Seconded by Martin Johannessen, the motion was unanimously approved.

ABR 2019-682: Lisa Brody, 3382 East Fairfax Road, requests to replace windows without matching existing, replace a door with a window, and remove a second floor porch railing.

- Jason Bour of Bour Construction and Design, 1075 Forest Cliff, 44107 and homeowner Lisa Brody, 3382 East Fairfax Road presented their request to make alteration to the exterior of the home.

ACTION: Melissa Fliegel moved to approve the alterations as show on the plans submitted by Bour Construction and Design, received June 26, 2019. Seconded by Martin Johannessen, the motion was unanimously approved.

ABR 2019-683: Cecil Fritz, 3489 Bendemeer Road, requests to construct a two-car, detached garage.

- The applicant was not present. The case will be continued at the August 7, 2019 ABR meeting.

ABR 2019-684: Jay Hoffman, 3363 Dellwood Road, requests to construct a two-car, detached garage.

- The applicant was not present. The case will be continued at the August 7, 2019 ABR meeting.

ABR 2019-685: Samuel Kienbaum, 1836 Cadwell Avenue, requests to construct a two-car detached garage.

- Nilsa Carrero of Platinum Construction, 5450 Omega Ave, 44146 and homeowner Samuel Kienbaum, 1836 Cadwell Avenue presented their request to construct a new garage.
- Ms. Carrero stated that the retaining wall at the rear of the current garage will remain. The proposed garage has been moved away from the rear of the property and the retaining wall is not a part of this project.
- Ms. Carrero asked if there is a need for 6/12 pitch on the garage. Both ABR members replied that there is a need for this pitch.

ACTION: Martin Johannessen moved to approve the garage as shown on the plans submitted by Platinum Construction, received June 26, 2019. Seconded by Melissa Fliegel, the motion was unanimously approved.

ABR 2019-686: Patrick Hillegas, 3987 Elmwood Road, requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 5450 Omega Ave, 44146 and homeowner Patrick Hillegas, 3987 Elmwood Road presented their proposed project to the board.
- Mr. Hillegas stated that requiring wood shake and the same pitch as the house will greatly add to the cost and asked that clapboard be allowed and that a flatter roof pitch be allowed

ACTION: Melissa Fliegel moved to approve the garage as shown on the plans submitted by Platinum Construction, received June 26, 2019 on the condition that the vinyl siding is 5" double lap. Seconded by Martin Johannessen, the motion was unanimously approved.

ABR 2019-687: Ray Holland, 3253 Dellwood Road, requests to construct a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 5450 Omega Ave, 44146 stated that the homeowner has chosen Dutch lap vinyl siding to match the house.

ACTION: Martin Johannessen moved to approve the garage as shown on the plans submitted by Platinum Construction, received June 26, 2019, Seconded by Melissa Fliegel, the motion passed unanimously.

ABR 2019-688: Bernie Gewissler, 2573 Canterbury Road, requests to construct a two-car, detached garage.

- Amanda Isaacson and Bernie Gewissler, 2573 Canterbury Road and Nilsa Carrero of Platinum Construction, 5450 Omega Ave, 44146 presented their request to the ABR.
- Ms. Carrero stated that the homeowner asked for a metal roof. The home is reversed gable so they are asking for a 4/12 pitch.
- Homeowner asked if they decided to do a reverse gable on the garage versus a standard gable would it be allowed. Both ABR Members replied that it would be ok.

ACTION: Martin Johannessen moved to approve the garage as shown on the plans submitted by Platinum Construction, received June 26, 2019, with the provision that modifying the roof to a reverse gable is acceptable as an alternate per the owner's choice. Seconded by Melissa Fliegel, the motion passed unanimously.

ABR 2019-689: David Neuman, 3776 Shannon Road, requests to construct a 2 story addition to the rear of the home.

- Project architect Bob Cancasci, 1391 Apple Valley Court, 44147, and homeowner David Neuman presented their request to construct a 2-story addition with a basement.
- Mr. Cancasci stated that the homeowner has eliminated the wood shake siding and metal standing seam roofing from the project. He added that the entire house will be resided and the entire roof will be reroofed.
- ABR Members discussed the roof line in the front elevation and the proportion of windows on the second floor of the master bathroom.
- Melissa Fliegel asked that options for a redesigned front elevation be resubmitted to the Planning Department for administrative approval.

ACTION: Melissa Fliegel moved to approve the addition as shown on the plans submitted by Bob Cancasci, received July 1, 2019 on the condition that redesigned options for the front elevation be resubmitted to the

Planning Department for administrative approval. Seconded by Martin Johannessen, the motion was approved unanimously.

ABR 2019-690: Sean Hoehn, 1493 Blackmore Road, requests to replace siding and trim on the home without matching existing.

- Contractor Carl Lovano, 5025 Pine Ridge Oval, Independence, 44131, shared with the ABR that the Home Owners Association approved a double 5" lap siding.

ACTION: Melissa Fliegel moved to approve the siding as shown in the application submitted by Carl Lovano, received July 1, 2019. Seconded by Martin Johannessen, the motion was approved unanimously.

ABR 2019-691: Marc & Susannah Apple, 2893 Euclid Heights Boulevard, request to construct a fence in a corner side yard.

- Marc Apple, 2893 Euclid Heights Boulevard, stated that he and his wife are trying to build a fence that will blend in with the existing foliage. Their intention is that climbing plants will grow on the new fence. The horizontal board panels that they are planning on building will have larger 1" gaps to facilitate more climbing plants.
- Martin Johannessen asked if they are removing the split rail fence. Mr. Apple responded, saying that it will remain. Mr. Apple added that the fence will not be continuous. There will be gaps in between sections in order to prevent the fence from looking like a wall.
- Brian Iorio shared that this project will need a variance from the Board of Zoning Appeals and reviewed by the Landmark Commission.
- Melissa Fliegel stated that the submissions to the Landmark Commission and Board of Zoning Appeals should indicate the location of the split rail fence and gate and the sections of fence should be clearly shown on the plan.
- Mr. Iorio asked the board members if the climbing plants will be required. Martin Johannessen said that he doesn't have a problem with not requiring climbing plants because the fence will be hidden by foliage.

ACTION: Melissa Fliegel moved to approve the fence as shown on the plans submitted by Marc & Susannah Apple, received July 28, 2019 on the condition that the fence sections are 6' in length with 1' gaps between sections along the length of the fence and that the gap between boards be 1" in height. Seconded by Martin Johannessen, the motion was approved unanimously.

ABR 2019-692: Shari Robinson, 3983 Monticello Boulevard, requests to construct a two-car detached garage.

- Shari Robinson, 3983 Monticello Blvd, is requesting to construct a new garage. The roofing shingles will match the house and the siding and trim color will match the color of the siding and trim of the house .
- Melissa Fliegel stated that the 3:12 proposed pitch is too shallow. A minimum pitch of 6:12 will be required.
- Martin Johannessen asked about the color of the door. The homeowner did not share a preference. Mr. Johannessen recommended that it match the brown trim color.

ACTION: Martin Johannessen moved to approve the garage as shown on the plans prepared by Sexton & Associates Architects, Inc., received July 1, 2019 on the condition that the roof pitch be a minimum of 6:12, the siding color matches the house's siding color, the roof color matches the house's roof color and that the garage door color is brown with brown trim. Seconded by Melissa Fliegel, the motion was approved unanimously.

ABR 2019-693: Willie Dixon, 1680 Wood Road, requests to replace the brick front steps of the home with wood front steps.

- Bill Audrick of Renew Contracting, 3346 W. 82nd ST, 44102, presented his request to the ABR.
- Melissa Fliegel asked that the new railing match the railings on the porch and painted to match. Mr. Audrick stated that the homeowner recently had the home painted a green color so the wood steps will be painted a darker gray color.

ACTION: Martin Johannessen moved to approve the front step replacement as shown in the plans submitted by Renew Contracting, received July 2, 2019, on the condition that the railing and stairs are painted and the railing is painted white. Seconded by Melissa Fliegel, the motion was approved unanimously.

ABR 2019-694: LaDarryl Clement, 2142 Lee Road, requests to install business identification signage.

- The applicant was not present. The case will be continued at the August 7, 2019 ABR meeting.

ABR 2019-695: Cathy & Peter Richer, 2217 Tudor Road, request to install new windows, doors, canopy and railings.

- Sharon Sanders of SKS Designs, 2372 Delamere Drive and homeowner Cathy Richer, 2217 Tudor Road presented their request for several alterations on the exterior of the home.

- Brian Iorio shared that the building permit for the new awning that extends into the right-of-way will require an easement agreement with the City.

ACTION: Martin Johannessen moved to approve the alterations as shown in the plans submitted by Sharon Sanders, received July 2, 2019. Seconded by Melissa Fliegel, the motion was approved unanimously.

ABR 2019-696: Beth El – The Heights Synagogue, 3246 Desota Avenue, requests to install new sign on existing brick columns.

- Carol and William Bruml, board members of Beth El – The Heights Synagogue, 3246 Desota Avenue, presented their request to the ABR.
- Mr. Bruml shared that the current brick sign edifice reflects the former façade of the building that was remodeled in 2002.
- Martin Johannessen showed a preference for a more narrow sign that fits between the two brick pillars on the sign. Both members stated that there needs to be at least 7 5/8" of brick, or one brick length, on either side to help the sign appear to be inset rather than applied over the brick.

ACTION: Martin Johannessen moved to approve the sign as shown on the plans submitted by Beth El – The Heights Synagogue, received on July 3, 2019, on the condition that the sign is approximately 43" wide, as shown on page 10, leaving approximately 8" of brick on each side (one brick) with the sign covering the mortar joints at the inside edge of the exposed brick. Seconded by Melissa Fliegel, the motion was approved unanimously.

Old Business

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

- YellowLite, Inc. redesigned the solar panel layout for 2521 Euclid Heights Boulevard at the request of the ABR at their July 2, 2019 meeting. The updated layout was resubmitted via email on July 15, 2019.

ACTION: Melissa Fliegel moved to approve the solar panel layout as shown in the revised PV Layout submitted by YellowLite, Inc., received July 15, 2019. Seconded by Martin Johannessen, the motion was approved unanimously.

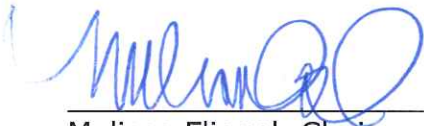
New Business

No new business was raised.

Adjournment

The meeting was adjourned at 9:00 PM.

Respectfully Submitted,



Melissa Fliegel, Chair

August 7, 2019

date



Richard Wong, Secretary

8-7-2019

date