

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
AUGUST 20, 2019**

MEMBERS PRESENT:

Melissa Fliegel, Chair
Martin Johannessen

STAFF PRESENT:

Brian Iorio, Planner

CALL TO ORDER

Mr. Iorio called the meeting to order at 7:05 PM at which time a quorum was present.

**PUBLIC HEARING
AUGUST 20, 2019**

ABR 2019-694 (Continued from July 16, 2019): LaDarryl Clement, 2142 Lee Road, requests to install "SUBCITY" business identification signs.

- Representatives of the project were not present at the meeting for the third time, therefore the case was withdrawn.

ABR 2019-707: Danny R. Williams, 2219 Elandon Drive, requests to replace two groupings of windows on first floor without matching existing.

- Representatives of the project were not present for the meeting; therefore, the case will be continued at the September 4, 2019 meeting.

ABR 2019-708: Caroline Koepke, 3563 Cummings Road, requests to replace front steps using wood instead of stone and masonry.

- Caroline Koepke, 3563 Cummings Road, described her proposal to replace her front steps utilizing the design and labor of friends and family.
- Melissa Fliegel stated that lattice skirting is not acceptable in a front yard.
- Ms. Fliegel asked the applicant if she is intending on installing railings on the steps and landing, Ms. Koepke responded that she is deciding between metal or wood railings.
- Martin Johannessen stated that a metal railing that matches the second-floor balcony would be preferred. He asked what color they would be painted. Ms. Koepke responded that they intend to stain the wood railing and steps. Mr. Johannessen suggested that she use a composite material for the tread of the steps for durability.

ACTION: Mr. Johannessen moved to approve the front steps as noted on the plans submitted by Caroline Koepke, received on July 26, 2019, on the

condition that: metal railings are to be installed to match the railing on the balcony, solid skirting is installed, and the treads and landing are made of a composite material. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-709: Vondell Petry, 3061 East Derbyshire Road, requests to build a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, presented their request to construct a two-car garage.
- Martin Johannessen remarked that they normally require a 6/12 roof pitch, however, the front dormer has a lower pitch, allowing the proposed 4/12 pitch on the garage.
- Mr. Johannessen added that a wider fascia trim and casings would look nicer.

ACTION: Ms. Fliegel moved to approve the garage as noted on the plans prepared by Shannonwood Homes, received July 26, 2019, on the condition that the fascia trim and casings match the house. Seconded by Mr. Johannessen, the motion passed unanimously.

ABR 2019-723: Heather Zweitel, 3080 Coleridge Road, requests to build a two-car, detached garage.

- Duane Schreiner of Shannonwood Homes, 1635 Wood Road, presented their request to construct a two-car garage. He stated that the customer has decided to side the front gable with vinyl shake siding in order to match the house.

ACTION: Ms. Fliegel moved to approve the garage as noted on the plans prepared by Shannonwood Homes, received August 7, 2019, on the condition that the front gable be sided with vinyl shake to match the house and that the fascia and casing trim match the house. Seconded by Mr. Johannessen, the motion passed unanimously.

ABR 2019-710: Michael Green, Sr., 3767 Lowell Road, requests to build a two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 5450 Omega Avenue, 44146, explained that the homeowner wants a 4/12 pitched roof and Dutch lap siding in order to match the house.
- Melissa Fliegel stated that she is ok with the flatter pitched roof due to the pitch of the house's front porch.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans prepared by Platinum Construction, received July 29, 2019. Seconded by Mr. Johannessen, the motion passed unanimously.

ABR 2019-711: Griffin and Gwyn Rager, 1544 Compton Road, request to replace first floor windows on left and rear sides.

- Griffin and Gwyn Rager, 1544 Compton Road, explained that they are replacing windows on their home in order to match the windows on the rest of the home. They are also adding a window in their kitchen.
- Mr. Johannessen asked if the windows will be white. Mr. Rager responded saying that they will be white with the same vinyl wrap as the other windows on the home.

ACTION: Mr. Johannessen moved to approve the windows as shown on the plans prepared by Window Universe, received July 31, 2019. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-712: Marilyn Resnick, 2212 Edgewood Road, requests to rebuild the front porches without matching the old porches.

- Sally Levine of Levine Architecture & Design, Ltd., 3716 Tolland Road, 44122, presented her proposal to the ABR. She distributed a revised A6 section detail.
- Melissa Fliegel asked if the first-floor posts will remain the same width. Ms. Levine responded that they will be relocating the middle post to the left side of the stair, mimicking the look of the remaining posts.
- Martin Johannessen asked if they are reconstructing the first-floor roof. Ms. Levine responded that they are. Mr. Johannessen remarked that the width of the proposed roof looks narrower than what is currently there. Ms. Levine responded that the roof could be extended 6" on either side.
- Mr. Johannessen asked if the wood railing will be painted. Ms. Levine responded that they will be painted after they are exposed for one season. He expressed that they should be painted to match the house.
- Mr. Johannessen asked if second floor railing posts will be capped. He stated that the submitted drawings look as if the top end of the railing posts will be exposed which will lead to rot.
- Mr. Johannessen stated that there are so many revisions to the submitted plans that the building department will have difficulty following all of the notes. He expressed the need for revised plans to be resubmitted.

ACTION: Mr. Johannessen moved to approve the front porch as noted on the plans prepared by Levine Architecture & Design, Ltd., received August 2, 2019 on the condition that revised plans reflecting the notes made by the ABR be resubmitted to the Planning Department for approval. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-713: Cedar and Warrensville Apartments Limited, 1500 Warrensville Center Road, request to modify AT&T's rooftop antennas.

- Brad Daniels, 3221 Rocky River Drive, presented the proposed additions and modifications to the AT&T wireless equipment on the roof of the multi-family

building. He said that the new antennas will be painted to match the existing penthouse.

- Ms. Fliegel asked if the antennas that project past the roof line will be made to look like brick. Mr. Daniels said that no, they will not and that there is an error on the plans. Ms. Fliegel and Mr. Johannessen both agreed that it would look better if they are not painted.

ACTION: Ms. Fliegel moved to approve the antennas as shown in the plans prepared by Black & Veatch, dated February 7, 2019. Seconded by Mr. Johannessen, the motion passed unanimously.

BR 2019-714: Marva Buttram, 1151 Haselton Road, requests to rebuild screened room in back, remove second floor porch and change door to a window.

- Michael Rosenlieb of MK Rosenlieb Co., 1235 Prospect Road presented the request for the replacement of a deck and screened-in room.
- Ms. Fliegel stated that the window on the second floor would need to have muntins that match the existing windows on the house.
- Mr. Johannessen asked if there will be skirting around the deck. Mr. Rosenlieb stated that the skirting will be solid and made of hardy board.
- Ms. Fliegel asked about the roofing and fascia material. Mr. Rosenlieb stated that the fascia and roofing is an aluminum and Styrofoam product. He showed the ABR a sample section of the roof. Mr. Johannessen asked if water runs off of this product well. Mr. Rosenlieb said that it does and the product is guaranteed for 50 years.

ACTION: Ms. Fliegel moved to approve the deck, screened room and window as noted on the plans submitted by MK Rosenlieb Co., received August 6, 2019, on the condition that the second-floor window includes muntins to match the existing windows on the home. Seconded by Mr. Johannessen, the motion was approved unanimously.

ABR 2019-715: Daryl Rogers, 3425 Berkeley Road, requests to alter front porch and steps.

- Architect Eli Mahler, 3947 West Ash Lane, 44122, described that the home's front porch was demolished three years ago and that the home has sat vacant until now. The new owner is redesigning the front porch. He added that the front of the home will be re-sided, and that the stairs will remain. All brick will be repaired and tuckpointed.
- Mr. Johannessen asked if they are intending on installing railings on the stairs. Mr. Mahler responded saying that they are not intending to include a railing, however, if they do, it will be an iron railing.

ACTION: Ms. Fliegel moved to approve the plans as submitted by Eli Mahler and Associates, dated August 6, 2019. Seconded by Mr. Johannessen, the motion passed unanimously.

ABR 2019-717: Nathaniel and Caitlyn Smith, 3489 Fairmount Boulevard, request to build a two-car, detached garage.

- Diane Bija of New Creation Builders, 818 East 73rd Street, 44103, stated that windows have been added to the left side elevation of the proposed garage.
- Mr. Johannessen asked if there will be trim on the corners and around the doors and windows. Ms. Bija responded that there will be.

ACTION: Mr. Johannessen moved to approve the plans prepared by New Creation Builders, received August 7, 2019, on the condition that two windows are installed on the left side of the garage and that trim to match the home is installed on the corners and around the windows and doors. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-716: Lydia Hall, 868 Roanoke Road, requests to install vinyl siding over existing wood siding without matching existing.

- George Beros and Renee Lynn of Synchronous Construction, 6100 Oak Tree Blvd., 44131, presented their proposal to install Dutch lap vinyl siding on the home noting that this home has been cited for violations and that there are multiple types of wood siding on the home and garage.
- Mr. Johannessen asked if there will be corner trim on the home. Mr. Beros said that there will be ½" reveal corner posts and that the finish will match the siding.

ACTION: Mr. Johannessen moved to approve the plans prepared by Synchronous Construction, received August 6, 2019, on the condition that the project includes ½" reveal corner posts with the finish to match the siding. Seconded by Ms. Fliegel, the motion was approved unanimously.

ABR 2019-718: Lewis Alvis, 2973 Essex Road, requests to replace front windows without matching existing.

- Jen Sickels of Renewal by Andersen, LLC., 5480 Cloverleaf Parkway, 44125, presented her request before the ABR.
- Ms. Fliegel and Mr. Johannessen both commented that the proposed windows will look nice.

ACTION: Mr. Johannessen moved to approve the windows as shown on the plans prepared by C.A. McGettrick, LLC., received August 7, 2019. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-719: Carol Hopkins-Lutz, 1705 Lee Road, requests to replace a window without matching existing.

- Jen Sickels of Renewal by Andersen, LLC., 5480 Cloverleaf Parkway, 44125, presented her request before the ABR stating that the only proposed change is the conversion of a garden window into an awning style window.

ACTION: Mr. Johannessen moved to approve the window as shown on the plans prepared by C.A. McGettrick, LLC., received August 7, 2019. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-720: Robert Porges, 2988 Washington Boulevard, requests to replace six windows without matching existing.

- Jen Sickels of Renewal by Andersen, LLC., 5480 Cloverleaf Parkway, 44125, and Robert Porges and Sandra Cesarov, 2988 Washington Boulevard, presented their request to the ABR.
- Mr. Johannessen asked about the size of the windows under the gable. Ms. Sickels stated that all three windows under the gable will be 31" x 34". Ms. Fliegel said that they will look ok proportionally.
- Ms. Sickels said that on A-2, only one window on the drawing on the left side of the page are proposed to be replaced. Ms. Cesarov stated that the reason for preserving the two casement windows is for evacuation reasons. The double hung window is proposed for the right-most window in order to accommodate a window air conditioner unit.
- Both Ms. Fliegel and Mr. Johannessen expressed that they cannot allow a window to be so different from the other windows. Mr. Johannessen asked if they could add a horizontal check rail to two new casement windows in order to mimic a double hung window. Ms. Sickel said that they could. Mr. Porges and Ms. Cesarov expressed uncertainty over whether they would be willing to do this. Mr. Johannessen suggested that they resubmit their application when they decide what they would like to do.

ACTION: Mr. Johannessen moved to approve the windows as noted on the plans prepared by C.A. McGettrick, LLC., received August 7, 2019, with the condition that the 3 windows on the side of the home are excluded from the approval. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-721: Marchant Manor Cheese, 2211 Lee Road, request alterations including outdoor dining fence, new back-lit sign faces, and projecting sign.

- Richard Brown of LB Architects, 1674 Stine Road, 44264, presented his request for signage, outdoor dining, fencing, a new window and new door. He brought a large-format revision to page A-2.0.
- Mr. Johannessen asked what material the fence would be made out of. Mr. Brown said that it would be chain link with slats noting that is set back from the side building line. The patio fence will have 18"x18" wood piers with planters and with black aluminum fencing. He pointed out that they will be installing a teal canvas canopy above the outdoor dining area.
- Mr. Iorio said that he will add the revised A-2.0 once he receives an 11"x17" version.

ACTION: Ms. Fliegel moved to approve the plans as submitted by LB Architects, received August 7, 2019 and August 20, 2019. Seconded by Mr. Johannessen, the motion was approved unanimously.

ABR 2019-722: Frederick L. D'Ambrosi, 3000 Corydon Road, requests to replace windows without matching existing.

- Frederick D'Ambrosi, 3000 Corydon Road, explained that he is replacing the windows on his home in order to make them conform with each other and to remove the safety hazard of casement windows over his driveway.
- Ms. Fliegel asked if the two windows on the home's front façade's left side will be converted into one window. Mr. D'Ambrosi responded saying that they will not and that there is a mistake on the rendering.
- Mr. Johannessen asked if the muntins are shown correctly in the rendering. He stated that the panes on the new windows should look taller than wide in order to look more like the remaining windows on the home. Mr. D'Ambrosi said that he agrees and that he will talk to his contractor about that.

ACTION: Mr. Johannessen moved to approve the windows as noted on the plans submitted by Frederick L. D'Ambrosi, received August 7, 2019, on the condition that the new windows have similar grid spacing as the existing windows. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-724: Art Wells, 3307 East Scarborough Road, requests to replace front metal porch railing using wood.

- Anatoliy Torchilo of Keselman Construction Group, 2475 Maple Hill Road, 44094, said that they are replacing the flooring, soffits, and railings of this front porch.
- Mr. Torchilo referred to the railings of several of the home's neighbors and solicited a recommendation from the ABR members.
- Ms. Fliegel shared that she prefers the railing details of the home located at 3316 East Scarborough Road. Mr. Johannessen agreed.

ACTION: Mr. Johannessen moved to approve the railing as noted on the plans submitted by Keselman Construction Group, received August 6, 2019 on the condition that the railing detail match that of 3316 East Scarborough Road and that the railing is painted or stained to match the trim of the house. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2019-725: Sandra Glover, 1072 Elbon Road, requests to build rear deck.

- Mike Chowdhury of Selective Homes, LLC., 5247 Wilson Mills Road, described the deck that he is proposing.
- Ms. Fliegel described the proposed rails as looking bulky. She asked that a 2"x4" be used rather than a 2"x6".

- Mr. Johannessen asked if he intends to paint the deck. Mr. Chowdhury said that the homeowner will be responsible to paint it.

ACTION: Mr. Johannessen moved to approve the deck as noted on the plans submitted by Selective Homes, LLC., received August 7, 2019, on the condition that the top and bottom rails be 2"x4"s and that the railing be painted white. Seconded by Ms. Fliegel, the motion was approved unanimously.

Old Business

No old business was raised.

New Business

No new business was raised.


Adjournment

The meeting was adjourned at 9:50 PM.

Respectfully Submitted,



Melissa Fliegel, Chair



date



Richard Wong, Secretary



date