

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
SEPTEMBER 19, 2017**

MEMBERS PRESENT:           Melissa Fliegel                           Chair  
                                  Michael Wellman  
                                  Erik Lund

STAFF PRESENT:               Richard Wong                            Planning Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 3:59 p.m. at which time all members were present.

**APPROVAL OF THE MINUTES**

The September 7, 2017 minutes will be approved at the October 3, 2017 meeting.

**PUBLIC HEARING  
SEPTEMBER 19, 2017**

**ABR 2017-172: Allen Settles, 2933 Euclid Heights Boulevard,** requests to build a deck at rear of house.

- Earl Jackson, 4500 Alder Road, 44112, reports that he is representing Allen Settles and can answer questions about the proposed deck. The wood is treated lumber and will be waterproofed.

***ACTION: Ms. Fliegel moved to approve as noted the deck as submitted on the plans by Allen Settles, received August 17, 2017, with the condition that the deck be stained and treated, and confirm the deck does not impede the garage's side-hinged door. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2017-173: Doan and Melissa Winkel, 3165 Monmouth Road,** requests to build a deck at rear of house.

- Woodland Deck Company's David Pfeiffer, 5260 Wooster Road, 44273, stated that they are proposing a new deck of Trex material.

***ACTION: Mr. Wellman moved to approve the deck as submitted on the plans by Woodland Deck Company, received August 21, 2017. Seconded by Mr. Lund, the motion was unanimously approved.***

**ABR 2017-175: Thomas Newell, 3511 Monticello Boulevard,** requests to build two decks at rear of house.

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

**ABR 2017-176: Jason Tilk, 1803 Radnor Road,** requests to build a 2-car detached garage.

- Shannonwood Homes' Duane Schreiner, 1635 Wood Road, stated that they will use vinyl siding and slate shingles. He explained that there will be a sandstone garage door.

***ACTION: Mr. Lund moved to approve the deck as submitted on the plans by Shannonwood Homes, received August 28, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved***

**ABR 2017-177: Pete Zimmerman, 2700 Derbyshire Road,** requests to build a deck and patio at rear of house.

- Pattie Group's Mike Kramer, 15533 Chillicothe Road, passed out pictures to Board members. He stated this will be a cedar deck with gray stain and they are replacing the trim to restore it to the original look.

***ACTION: Mr. Wellman to approve the deck as submitted on the plans by The Pattie Group, received August 31, 2017. Seconded by Mr. Lund, the motion was unanimously approved.***

**ABR 2017-179: Ed and Sara Peck, 2501 Guilford Road,** requests to build an addition and alter windows.

- TPA Builders' John Payne, 4310 St. Clair Avenue, reports that this is an interior kitchen project but the alteration calls for a relocation of an entryway and deck.

***ACTION: Ms. Fliegel moved to approve the addition and window alteration as submitted on the plans by TPA Builders, received September 5, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2017-180: Parnells's Pub, 12425 Cedar Road,** requests to new signage.

- RellimCo INC's Paul Miller, 1361 East 55<sup>th</sup> Street, 44113, stated that they were proposing sign changes. The letter color will match the building standards. The material is reclaimed barn wood.

***ACTION: Mr. Wellman moved to approve the new signage as submitted on the plans by RellimCo INC, received September 5, 2017. Seconded by Mr. Lund, the motion was unanimously approved.***

**ABR 2017-181: Chris Grimaldi, 2909 Mayfield Road,** requests to add awning.

- North Coast Awning's Todd Krupa, 2635 Hamilton Avenue, stated that he is putting up four awnings of aluminum frame.

***ACTION: Ms. Fliegel moved to approve the awning installation as submitted on the plans by North Coast Awning, received September 7, 2017. Seconded by Mr. Lund, the motion was unanimously approved.***

**ABR 2017-182: Raj Singh, 2096 South Taylor Road,** requests to new signage.

- Ellet Neon Signs and Service, Inc.'s Amy Noble, 3041 East Waterloo Road, 44312, stated the sign was 36 square feet. Ms. Noble stated the whole sign was illuminated.

***ACTION: Ms. Fliegel moved to approve the new signage as submitted on the plans by Ellet Neon Signs and Service, received September 7, 2017. Seconded by Mr. Lund, the motion was unanimously approved.***

**ABR 2017-183: Barbara French, 2253 Harcourt Drive,** requests to add pergola with solar panels and shed.

- Better Together Solar's James Doyle, 3821 Prospect Avenue East, 44115, stated the pergola will not be visible from the street. The panels are 3/8" thick glass to allow light to come through the panel. The solar cell is encased in glass.
- Homeowner Barbara French said that they wish to request permission to build a freestanding shed in the back yard and a pergola. She stated that she was not able to come up with a plan to perfectly match the house; rather, it will blend in nicely.

***ACTION: Mr. Lund moved to approve the pergola and shed as submitted on the plans by Ellet Neon Signs and Service, received September 7, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2017-184: Reneta Hadjiangelova, 3369 Sylvanhurst Road,** requests to rebuild front steps.

- Smart Creationz Remodeling's Jimmy Parsons and Eric Satler, 15675 Walnut Creek, 44149, stated they are intending to use concrete for the steps. Mr. Satler stated that the steps were left in decay for several years and the new homeowner is committed to fixing the steps.
- Mr. Wong requested that they report back to ABR with photos once project is complete.

***ACTION: Ms. Fliegel moved to approve as noted the rebuilding of the front steps, with the condition that brick veneer match existing brick on both sides and risers, as described on the plans submitted Smart Creationz Remodeling, received September 7, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2017-185: Boruch Taub, 1789 South Taylor Road,** requests to build a new mechanic's garage.

- City Architecture's Matt Stevenson, 3636 Euclid Avenue, 44115, reports that they are intending to replace the existing garage. The existing garage is two-bays and the proposed garage is eight bays.

***ACTION: Ms. Fliegel moved to approve the mechanic's garage as submitted on the plans by City Architecture, received September 7, 2017, with the condition that the Architect provides a revised color scheme for administrative approval. Seconded by Mr. Wellman, the motion was unanimously approved.***

**ABR 2017- 186: Nathan Levitansky, 3498 Bainbridge Road,** requests to install vinyl shake shingle on sides and rear of the house.

- Keselman Construction's Petr Trokhimenko, 2475 Maple Hill Road, 44492, stated that the intention is to install vinyl shake siding on three sides and back of the house. He stated the height would be 6 ½ ", whereas the current siding is 7 ½ ".
- Mr. Wellman opposes the proposal due to the covering the stucco and tudor-like boards and he stated the character would be lost.

- Mr. Lund opposes as well. He stated he would only approve the siding if it were not on the stucco.
- Ms. Fliegel stated she opposed also and would not approve the covering of stucco. She stated they would need to see how windows were covered.
- Mr. Wong advised the applicant that the decision is not uncommon with covering stucco requests.

***ACTION: The case is continued to allow applicant to resubmit.***

**ABR 2017-187: City of Cleveland Heights/Fairfax, Boulevard & Heights High students, 2223 Lee Road**, request to paint mural on retaining walls at vacant Meadowbrook-Lee site.

- Community Volunteer, Krissy Gallagher, 2612 Wellington Road, 44118, stated that she has collaborated with the art teachers in the city to plan to have the 5<sup>th</sup> grade students paint a city scape image on the retaining wall. She states that this will be a walkable path for 4<sup>th</sup> graders. She also stated that the high school students will touch up the mural and add landscape.

***ACTION: Mr. Wellman moved to approve the mural as submitted on the plans by Krissy Gallagher, received September 7, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2017-188: Heights Hillcrest Communications Center, 10 Severance Circle at Metro Hospital**, requests installation of 6 antennas for emergency communication dispatch center.

- Chagrin Valley Dispatch Center's Nick DiCicco, 88 Center Street, 44146, stated that this is the new regional communications center for police, fire and EMS for five different cities. He stated that without the antennas, they cannot communicate with police or firemen. He provided photos of the site and the surrounding areas to show visibility.

***ACTION: Mr. Wellman moved to approve the antennas for emergency communication at the dispatch center as submitted on the plans by Nick DiCicco, received September 12, 2017. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2017-189: Rachel Singer, 1675 Maple Road**, requests window replacement with 1/1 double hung windows.

- Homeowner Rachel Singer stated that she intends to replace the windows as they are not functional and do not reflect the beauty of the home.

***ACTION: Ms. Fliegel moved to approve the window replacement as submitted on the plans by Rachel Singer, received September 12, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

## **Old Business**

**ABR 2015-069, Martin Johannessen, 2421 Edgehill Road**, requests review of previously approved addition.

- Harmoni Designs' Martin Johannessen, 2990 Berkshire Road, 44118, stated that he had previously submitted to ABR and had approval. However, the customer did not initiate the project, so due to the time lapse he was resubmitting.

***ACTION: Mr. Lund moved to approve the mudroom and breakfast nook addition as submitted on the plans by Harmoni Designs, received September 15, 2017. Seconded by Mr. Wellman, the motion was unanimously approved.***

### **New Business**

No new business was raised.

### **Adjournment**

The meeting was adjourned at 5:29 pm.

Respectfully Submitted,

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Melissa Fliegel, Chair

\_\_\_\_\_  
date

\_\_\_\_\_  
Richard Wong, Secretary

\_\_\_\_\_  
date