

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
SEPTEMBER 1, 2020**

ARCHITECTURAL BOARD OF REVIEW Joseph Strauss, Chair  
MEMBERS PRESENT AT REMOTE Melissa Fliegel  
LOCATIONS: Terry Saylor

STAFF PRESENT AT CITY HALL: Richard Wong, Planning Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 7:00 PM with Mr. Strauss and Ms. Fliegel present at remote locations joining through the City's WebEx meeting link. Applicants and interested parties also joined using WebEx. Mr. Saylor joined the meeting at 7:10.

**APPROVAL OF THE AUGUST 18, 2020, MINUTES**

Members had no comments or corrections, so the minutes were approved as submitted and signed by Mr. Strauss.

**PUBLIC HEARING  
SEPTEMBER 1, 2020**

**ABR 2020-153: Lakisha Holt, 1952 Staunton Road,** requests to build a two-car, detached garage.

- New Creation Builders' Diane Bija, 818 East 73 Street, 44103, said the proposed garage would be relocated toward the back of the property because the current garage is in the middle of the usable back yard. In response to comments by Mr. Saylor, she said that the gable's base would not have the proposed 5" overhang as shown and that the roof pitch could be 6:12.

***ACTION: Mr. Saylor moved to approve the garage as shown on New Creation Builders' plans, received August 18, 2020, with the conditions that the front gable not have a 5" overhang across its base and that the roof be a 6:12 pitch. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-144: Ashley & Ryan Sullivan, 3080 East Overlook Road,** request to alter the front porch.

- Keselman Construction Group's William Mullet, 2475 Maple Road, 44024, said the porch would be rebuilt with a covering and new foundation.
- Ms. Fliegel said she liked the additional character that was added.

***ACTION: Mr. Strauss moved to approve the front porch alterations as shown on Hilltop Drafting & Design LLC's plans, received August 17, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-145: Myia Ellington, 3574 Antisdale Avenue,** requests to build a deck in back.

- Although the applicant was absent, Mr. Saylor said the deck was nicely detailed. He saw that treated wood was proposed.
- Ms. Fliegel said they would need to stain it.

***ACTION: Mr. Saylor moved to approve the deck as shown on applicant's plans, dated August 7, 2020, with the condition that the pressure treated wood be stained or painted after it is sufficiently dry. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-146: Alan & Esther Joseph, 3614 Bendemeer Road,** request to build a 2-story rear addition and a deck in back.

- Architect Rebecca Fertel, 3429 Blanche Avenue, 44118, said the proposed addition included three bedrooms, a kitchen expansion, a second-floor laundry, and a family room.
- Ms. Fliegel said the addition was an improvement to the rear elevation of the home.

***ACTION: Ms. Fliegel moved to approve the addition and deck as shown on Rebecca Fertel's plans, dated August 6, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-147: Benjamin Hoen, 3416 Superior Park Drive,** requests to build an attached garage and deck.

- Architect Rebecca Fertel, 3429 Blanche Avenue, 44118, said the existing detached garage would be demolished and the addition would include an attached garage, mudroom, family room, deck, and master bedroom.
- Ms. Fliegel sought ideas to modify the rear elevation to help its overly tall proportions but she wanted to hear the other ABR members' comments before continuing with her suggestion. After Mr. Saylor and Mr. Strauss provided additional discussion, she no longer sought such changes.

***ACTION: Mr. Saylor moved to approve the addition and deck as shown on Rebecca Fertel's plans, dated August 13, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

**ABR 2020-148: John & Gail West, 2990 Corydon Road,** request to install vinyl siding without matching original siding.

- Mr. West said he didn't realize that Board approval was needed, so he had already started to install vinyl siding but has since stopped. Certainteed vinyl shake-look dark blue siding will be above a first floor of Certainteed gray vinyl clapboard with a white trim board separating the two types of siding. The garage would have its front in cedar shake to match the house.
- Mr. Wong read an email from Tom Bambrick, 2995 Corydon Road, who supported the project.
- Andrei Leahu, 3011 Essex Road, 44118, said he often walks by this home and the siding looked beautiful.

***ACTION: Ms. Fliegel moved to approve the vinyl siding as shown on the applicant's plans, received August 19, 2020. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-149: Anita Williams, 3014 Essex Road,** requests to replace brick and stone front steps using wood instead.

- Renew Contracting's William Audrick, 3346 West 82 Street, 44102, said the brick and stone steps would be replaced using wood for the steps. Stone veneer would be attached to plywood on the sides. In response to Mr. Strauss's question, he said wood posts would support the steps and landing.
- Mr. Saylor asked about appearance and durability details not shown on the drawings.
- In response to questions by Mr. Strauss and Mr. Saylor, Mr. Wong said he didn't know if the Building Department would route the plans to a plans examiner and he also believed that the Building Code may not address appearance, support, and durability concerns due to missing and unresolved details.
- Mr. Saylor was beginning to make a motion but a neighbor than requested to be heard.
- Andrei Leahu, 3011 Essex Road, 44118, said not a single Essex Road home had front steps of wood. The front steps were all brick and stone.
- Mr. Strauss said no action would be taken. He suggested that the applicant return with alternatives more like the existing brick and stone steps.
- Mr. Saylor said more accurate drawings would help. He was open to a brick pier alternative with wood steps.

***ACTION: Mr. Strauss moved to continue the request to allow the applicant to provide alternatives that included brick and stone. Seconded by Mr. Saylor, the motion was unanimously approved.***

**ABR 2020-150: Mike & Erin Gilliam, 2249 Maplewood Road,** request to build a two-car, detached garage.

- The Great Garage Company's Amy D'Amico, 1309 Ridge Road, 44233, said the roof pitch label was wrong and should have specified a 6:12 pitch. LP Smart siding would be painted to match the house.
- Mr. Strauss said the house's roof was a reversed gable and the garage roof should match the house.

***ACTION: Mr. Saylor moved to approve the garage as shown on The Great Garage Company's plans, dated August 11, 2020, with the condition that the roof be a 6:12 pitch, reversed gable. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-151: Dalanda Jackson, 1905 Powell Avenue,** requests to replace windows without matching originals.

- Ms. Jackson said aside from the glass block windows which would remain, all double-hung windows would be replaced and all the grids would be gone. She noted the neighboring homes having replacement windows without grids.
- Ms. Fliegel suggested retaining the grids because the example homes were of different styles than her home.
- Mr. Strauss said he would accept the front to have grids but the sides and back being without grids.
- Ms. Fliegel agreed with that compromise.

***ACTION: Ms. Fliegel moved to approve the windows as shown on the applicant's plans, received August 26, 2020, with the condition that the front windows be like-for-like and the sides and back be as proposed without grids. Seconded by Mr. Strauss, the motion was unanimously approved.***

**ABR 2020-152: Cleveland Heights Storage, LLC, 2037 Lee Road,** requests to install a wall sign.

- Blink Sign's Vince Diionno, 1925 St. Clair Avenue, 44114, said the existing gray sign area was extremely small without much visibility. The proposed sign would be of aluminum composite material. The building's brick frame around the existing sign would be covered by the proposed sign.
- Mr. Saylor found the dimensions to be incorrect if the brick in the photo was a standard, 8" long brick.
- Mr. Strauss asked to see the existing sign but Mr. Diionno said the old sign was removed. Mr. Strauss verified that the existing sign fit within the soldier courses and stacked courses of brick.

***ACTION: Ms. Fliegel moved to continue the case to allow the applicant to verify or correct the drawing's dimensions and provide accurately rendered***

**and dimensioned plans. Seconded by Mr. Saylor, the motion was unanimously approved.**

**ABR 2020-154: Musicologie, 3473 Fairmount Boulevard,** requests to install a second-floor projecting sign.

- Mr. Saylor said although the applicant was not present, the sign was well designed and he was prepared to approve it.
- Ms. Fliegel agreed.

***ACTION: Mr. Saylor moved to approve the Musicologie sign as shown on Agile Sign's plans, dated August 4, 2020. Seconded by Ms. Fliegel, the motion was unanimously approved.***

### **Old Business**

No old business was raised.

### **New Business**

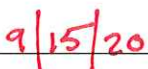
No new business was raised.

### **Adjournment**


The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

  
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Joseph Strauss, Chair

  
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date

  
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Richard Wong, Secretary

  
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date

