

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JUNE 7, 2016

MEMBERS PRESENT: Richard Bozic Chair
Michael Wellman
Erik Lund

STAFF PRESENT: Elizabeth Rothenberg Assistant Law Director
Richard Wong Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 p.m. at which time all members were present.

APPROVAL OF THE MINUTES OF THE MAY 25, 2016 PUBLIC HEARING

Members suggested no corrections so the minutes were approved as submitted and signed by Mr. Bozic.

PUBLIC HEARING

JUNE 7, 2016

ABR 2016-61: Request of Gerald Fragapane, 893 Quarry Drive, to replace rear enclosed patio walls and floor.

Mr. Wong, who had been sworn-in, presented an aerial and the applicant's photos and drawings.

Gerald Fragapane, owner, and Patio Enclosures' representative Damien Dempsey, 700 East Highland Road, Macedonia, 44056, both of whom had been sworn-in, provided additional information. Mr. Dempsey said the walls and floor would be replaced but the roof would remain. The new walls would have more glass than the existing ones, including glass kneewalls.

ACTION: Mr. Wellman moved to approve the proposed alterations as shown on the plans by Patio Enclosures, received May 17, 2016. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-062: Request of Julie Micheletti and Gray James, 2221 Tudor Drive, to enclose part of a rear entry porch including three new windows, door and steps with landing.

Designer Sharon Sanders, 2372 Delamere Drive, 44106, who was sworn-in, described the proposal while Mr. Wong presented slides. The project was primarily a kitchen remodeling. The rear entry was to be reconfigured to provide more kitchen space. A new stone and brick stair and landing, new entry door and several new windows were proposed.

Mr. Bozic said the changes worked nicely with the existing home's architecture.

Ms. Sanders said that all exterior finishes would match the existing home's finishes.

ACTION: Mr. Bozic moved to approve the alterations as shown on the plans by Sharon Sanders, received May 24, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-63: Request of Marguerite Foley Jones, 3009 Fairfax Road, to alter front dormer including new windows, cedar shake siding and minor change in sill location.

Designer Sharon Sanders, 2372 Delamere Drive, 44106, who was sworn-in, described the proposal as Mr. Wong presented slides. She said a second floor interior space originally had been an exterior roofed porch. At some point, contemporary styled, uninsulated windows had been added, some of which were at an angle. The proposal would remove all of these windows. Minor modifications will be made to the sill wall of the space so that the new enclosure of casement windows and wood shake was vertical. The shake siding would match the existing shake siding on the porch wall's exterior.

Mr. Wong noted that the previous owner was architect Bill Collins who designed the porch windows.

Mr. Lund said that the alignment of the shake and windows worked well with the spacing of the columns below.

ACTION: Mr. Bozic moved to approve the alterations as shown on the plans by Sharon Sanders, received May 24, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-64: Request of Thomas Eastman and Erik Andrews, 2730 Colchester Road, to alter rear of house including enclosed porch, deck above garage and steps with landing.

Anthony Paciorek of CAP Construction, 8576 Kinsman Road, Novelty, 44072, who had been sworn-in, brought additional drawings to supplement those that had been originally submitted. He said a second floor railing was to be added on top of the existing brick and stone capped wall that enclosed a space above the attached garage. That top railing design was still not resolved, but he asked that the ABR approve a deck on the garage roof and he would submit the railing once it was designed.

Mr. Bozic suggested that questions of code would be determined by the City's Building Department regarding the need for a higher railing after construction of a second floor deck. He suggested approving the design with the condition that the applicant return to the ABR once the railing was designed.

ACTION: Mr. Wellman moved to approve the alterations as shown on the drawings by Bolster Interior Design Studio, received June 7, 2016, with the condition that matching brick be used on the lower part of the side entry up to the composite board of the porch floor on Detail 8 of Sheet IE1 and that the railing receive an ABR administrative approval. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-65: Request of Marilyn Doss, 3298 East Berkshire Road, to replace 2-car, detached garage.

Brian Young of ABBC Contracting, 9115 Reno Avenue, 44105, who had been sworn-in, described the proposal.

Mr. Bozic asked Mr. Wong to show Google Streetview photos of the home. Upon seeing the home's architecture, he asked if the roof could be steeper, such as a 6:12 pitch.

Mr. Young said it could be 6:12 if the project could begin.

Mr. Bozic asked if the garage's siding could look like the home's siding.

Mr. Young said the homeowner was planning to cover the home with artificial siding.

Mr. Bozic said the house's proposed siding and the garage's siding needed to look coordinated.

Mr. Wong said that a wood shake home could not currently be approved with vinyl siding. The staff would recommend a Hardie product to accurately replicate a shake siding look. Then the material would be durable, washable and could have a 15-year warranty.

Mr. Wellman asked if Hardie siding would be installed over the shake shingles.

Mr. Wong said the existing shingles would be removed.

Ms. Rothenberg asked if the process would come before ABR.

Mr. Wong said the replacement of wood shake using Hardie shake-styled siding would just receive a permit since the look was so similar to the existing wood shakes. The owner could also look into a paint removal process to restore the existing shingles. A vacuum is used while sanding off the paint.

ACTION: Mr. Bozic moved to approve the garage plans as shown on the drawing by Tribe Architects, received June 7, subject to the conditions that the roof pitch be increased to 6:12 and that the garage's siding be approved in an Architectural Board of Review Administrative Approval only after the homeowner decides on a long-term look for the home's siding. Seconded by Mr. Wellman, the motion unanimously passed.

OLD BUSINESS

ABR 2016-034: Request of Boost Mobile, 2579 Noble Road, to install 11'-6" x 1'-5" internally lit, wall-mounted sign per Code Section 1163.08 and Chapters 1313 and 1323.

Boost Mobile's sign contractor, Sign-Lite, was represented by Carl Rapaport, 12655 Coit Road 44108, who had been sworn-in. He explained that recently discovered field conditions required a raceway and conduit instead of individual letters mounted directly to the brick building wall as had been previously approved.

ACTION: Mr. Bozic moved to approve revisions to the ABR-approved design as shown on the marked up plan by Sign-Lite, received April 13, 2016, for the Boost Mobile sign that originally had been approved on April 5, 2016 with the condition that the conduit and raceway be painted to match the building's brick. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-053 (continued case): Request of Aleksandr Stolyarov, 2890 Euclid Heights Boulevard, to convert attached garage into a bedroom and construct detached 4-car garage.

Platinum Builders' Tim Akhadov, 5081 Warrensville Center Road, 44137, and owners Svetlana Stolyarova and Aleksandr Stolyarov, who had been sworn-in, discussed the four-car garage's design.

Mr. Wong recapped the site planning and zoning considerations. The existing two-car attached garage would be converted to interior space of the house. A four-car garage was under review and had already undergone modifications from the original proposal. The garage's roof would be increased to a 6:12 pitch that matched the home's. The garage doors would have more detail and style. Light fixtures would be added that match new fixtures on the house. The gutters would match the home's half-round gutters. The garage will be 18' from the west lot line instead of 10' to minimize the effect on two mature trees.

Mr. Bozic asked that the roof become a hipped roof. He added that the ABR did not want the garage to be sided in vinyl siding because it would look very foreign to the historic stucco home.

Ms. Stolyarova said two problems would occur with a stucco garage. She said her insurance agent and other insurance agents would not insure stucco. [It was later determined that the insurance agent would not insure an Exterior Insulation and Finish System which was not the material suggested by ABR. ABR had proposed a cement panel siding manufactured by the James Hardie Company.] She also said neighbor's garages were also of vinyl siding including a neighbor's home across the street. She said she would love to use a stucco board if not for the insurance agents' policy.

Mr. Wellman explained that EIFS was not the material that ABR was suggesting. Mr. Bozic said Hardie Board was of cement that had excellent fire resistance characteristics. He urged the contractor to contact a Hardie Company representative.

Mr. Stolyarov said the garage's back and sides were not visible at all. No neighborhood homes had a stucco garage. Stucco homes had garage walls built of siding. He was willing to use stucco on the front wall of the garage but not on the sides or back. He contended that use of stucco on the back and sides would reduce the price of neighbors' houses. Neighbors' homes would have difficulty selling because of the difference between neighbors' garages he characterized as "rotten" and his garage if he was required to make it entirely of stucco.

Ms. Stolyarova questioned how stucco board was maintained. She had concerns that the back might accumulate moss and be difficult to wash. A vinyl sided garage could be easily cleaned.

Mr. Stolyarov said the garage's front should be beautiful and could be stucco. The rest should just be safe.

Mr. Lund said the Hardie Board could be on all sides rather than changing materials.

Mr. Bozic again urged the applicants to contact the Hardie Company to inform them about this material option to become familiar with it.

Mr. Stolyarov repeated that neighbors would not want his garage to be that much better than the neighbors' garages.

Mr. Lund said he liked the drawing that was submitted except for the vinyl siding.

Mr. Wong said that that the Hardie Company manufactures a siding panel with a 15-year warranty. It would be cleaned with a stream of water.

Mr. Bozic said the hipped roof shape was needed. Hardie has company representatives that would help explain the various ways the sheets of vertical panels are joined. He suggested to detail the joints as simply as possible; a little reveal [joint]. Work with your architect who can quickly draw it.

Mr. Stolyarov asked about permission to build the garage's foundation.

Mr. Bozic thought it was up to the Building Department but that approval of the foundation seemed possible and possibly the walls, too. He suggested working with

architect Bob Martien on refinements of the plans since he had already worked on the plans.

Mr. Akhadov in response to the suggestion of the need for additional help from architect Bob Martien, said that he believed only two alternatives existed for detailing the cement boards' joints. [Note: It was later found that four alternatives were available on the Hardie website.]

ACTION: The applicant agreed to return to a future meeting with revised drawings.


NEW BUSINESS

No new business was brought before the ABR.

ADJOURNMENT

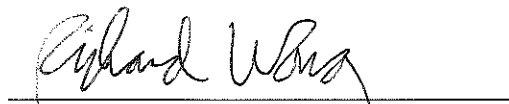
There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,



Melissa Fliegel, Acting Chair

June 21, 2016
date



Richard Wong, Secretary

6-21-2016
date