

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
AUGUST 2, 2016

MEMBERS PRESENT: Richard Bozic Chair
Melissa Fliegel
Michael Wellman

STAFF PRESENT: 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 JULY 6, 2016 AND JULY 19 PUBLIC HEARINGS

ABR members had no corrections or comments so the minutes were approved as submitted and signed by Mr. Bozic.

**PUBLIC HEARING
AUGUST 2, 2016**

ABR 2016-083 (continued case): Request of Crotty Industries LLC, 2681 Euclid Heights Boulevard, to install 4.3 square foot sign on building.

Mr. Wong said the applicant told him that he would probably not be ready with the revised sign drawing for this meeting. No action was taken by ABR.

ABR 2016-088: Request of Heights Medical Building LLC, 2460 Fairmount Boulevard, to install 17.5' x 2' CLE Heights Dental sign above second floor windows.

Mr. Wong said the landlord was preparing a comprehensive sign plan that represents his change in attitude towards upper floor tenant signs. No action was taken by ABR.

ABR 2016-090: Request of John & Jennifer Coakley, 2521 Edgehill Road, to construct 15' x 18' deck behind house.

Mr. Wong showed slides of the property and of the architect's drawings.

Anthony Paskevich & Associates Architects' Al Klauss and Corey Ringle described the proposal as the slides were shown. Mr. Klauss said the site plan's note to remove a concrete parking pad west of the garage was a condition from the Board of Zoning Appeals. He said cost was a factor that caused the material to be pressure treated wood. It could be stained in the future. Ms. Ringle showed photos of the neighbor's homes and then walked members through the drawings.

ACTION: Ms. Fliegel moved to approve as submitted the deck as shown on the plans by Anthony Paskevich & Associates Architects, received July 13, 2016. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-091: Request of Frank Kuhar, 1203 Alpine Road, to construct 2-car, detached garage on lot south of home.

Mr. Kuhar's case was skipped given his absence. Upon Mr. Kuhar's eventual arrival later in the meeting, his case was heard. The description that follows actually occurred after case 2016-099.

Mr. Wong explained that Mr. Kuhar's intention had been to construct an attached garage but the proposal changed to a detached garage due to unforeseen site conditions.

Revived Housing's Frank Kuhar, 2613 Wellington Road, 44118, said a house had been demolished and the fill was poorly compacted. The foundations for the garage would have been prohibitively expensive, so the alternative of a two-car detached garage was proposed. This allows for a garage to sit on previously undisturbed soil.

Ms. Fliegel asked if a window could be added to the side of the garage facing the street.

Mr. Kuhar was not opposed to it though he found a garage window to be a security issue.

Mr. Bozic asked about the pitch of the proposed garage's roof and the existing home's roof.

Mr. Kuhar said the garage roof was proposed to be a 4:12 pitch. The home's roof was steeper. In response to a request by Mr. Bozic, he said he could increase the pitch to 6:12.

ACTION: Mr. Bozic moved to approve the two-car, detached garage as shown on the plans by revived housing, received July 19, 2016 with the condition that the roof pitch be 6:12. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-092: Request of Horizon Health Services, 13001 Cedar Road, to alter the 52" x 67" arched section of a freestanding sign.

Mr. Wong said that the next two sign cases were requests to modify existing signs, so no slides will be shown.

Signature Sign's Ellen Benjamin, 1776 East 43 Street, 44103, described the new sign that would be attached to the existing sign's piers. The Horizon Health Services' design would match the sign that had been for the previous use, Grace Lutheran Church. Only the name would look different.

ACTION: Mr. Bozic moved to approve as submitted the Horizon Health Services' sign as shown on the plans by Signature Sign, received July 19, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-093: Request of Confluence, 1846 Coventry Road, to change the sign faces of a 3' x 6' internally lit projecting sign.

Signature Sign's Ellen Benjamin, same presenter from the previous case, said this sign like the previous proposal was a name change. Both faces of this projecting sign would be replaced with a new logo using the same vacuum-formed face and vinyl graphics like the previous sign faces.

ACTION: Ms. Fliegel moved to approve as submitted Confluence's sign faces as shown on the plans by Signature Sign, received July 19, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-094: Request of Lutheran High School East, 3565 Mayfield Road, to install freestanding 72" H x 68" W, two-sided, LED display sign.

Mr. Wong presented slides of an aerial view and Mayfield Road's frontage to the east and west of the school. A staff illustration superimposed the sign onto a Google Streetview photo.

Epic Signs & Graphics' John Grigoli, 12307 Plaza Drive, Parma Heights, 44130, said in response to a question by Ms. Fliegel that the brick base would match the building's brick as closely as possible. In response to a question by Mr. Bozic, he said the school's name on the top part of the sign above the LED digital display would not be lit.

Ms. Fliegel suggested a grey that matched the school's stone wall for the metal cabinet that was proposed to be black.

Mr. Grigoli said the LED displays have a black border but the main sign's cabinet could be a grey that matched the school's stone wall. This color would be most visible on the sides.

ACTION: Mr. Bozic moved to approve the freestanding LED display sign as shown on the plans by Epic Sign, received July 27, 2016, with the condition that the sign cabinet's color be grey to match the school's stone wall. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-094: Request of Ann Harlan and Ronald Neill, 2688 Colchester Road, to replace 2-car, detached garage in same location.

Mr. Wong showed slides of the garage and house.

Ronald Neill described the slides showing the home's various roofs including an addition that had a roof slope similar to the proposed garage's 4:12. Most of the

itches varied. The new garage would be farther from the side and rear property lines than the existing garage to conform to code.

The Great Garage Company's John D'Amico, 8550 Wallings Road, North Royalton, 44133, said the proposed garage would be 22' wide and 24' deep. The existing garage was 20' square. The garage's wall in the gable area would be Hardie [fiber cement] siding in a shake style. 5-1/4" trim boards would be on all the corners. The rest of the walls would be Hardie lap siding having a 6" to 6-1/2" lap matching the house.

Mr. Neill said that they decided to not install the double window that was shown on the right elevation. They did intend on installing a side-hinged door having nine lites.

Mr. Bozic said he liked all of the details that were included on the garage.

ACTION: Ms. Fliegel moved to approve as submitted the 2-car detached garage as shown on the plans by The Great Garage Company, received July 20, 2016. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-095: Request of Chris & Kent Smith, 890 Quarry Drive, to replace windows and add door to 1st floor room.

Mr. Wong showed slides of the home and drawings both provided by the applicant.

Window Nation's Nick Higgins, 2288 East Aurora Road, Twinsburg, 44087, said a new sliding door would be installed in the patio room for direct access to an adjacent deck. A double-hung window would be on each side of the sliding door. On the right and left elevations, sliding windows were proposed. The homeowners noticed that their neighbor's home had an addition with sliding windows. While the sliders would be the homeowners' first choice, they were open to all double-hung windows.

Ms. Fliegel said all of the windows should be double-hung.

Mr. Bozic said the sill height looked inconsistent between the back and the sides. He wanted the windows to share a consistent height.

Mr. Higgins said a standard height patio door's head level would be about 5" lower than the head height of the windows.

Ms. Fliegel said the top and bottom height of the windows needed to match and the door's top needed to match the windows' top.

ACTION: Ms. Fliegel moved to approve the replacement windows and new door as shown on the drawings by Window Nation, received July 2, 2016, with the conditions that all windows be double-hung, the sill of all windows be at a consistent level, and the head of the windows and door be at a consistent level. Seconded by Mr. Bozic, the motion unanimously passed.

After receiving approval, Mr. Higgins asked if the patio door's head could be lower than the windows to keep the project cost down. Members reiterated that the top of the windows and door should align.

ABR 2016-96: Request of James & Julie Love, 3185 Oak Road, to construct 2-car, detached garage in same location as previous garage.

Mr. Wong showed slides of the drawings that had been submitted by the applicant. Carolina Carports designs and manufactures an all-metal garage. He reasoned that the Loves wanted to keep the cost down but the durability high. A sample photo of a garage by this company was shown as a general example of the type of appearance that was proposed. The Carolina Carports' plans included numerous example details that were not applicable to Mr. Love's proposal. Mr. Love wanted a gabled roof, for example, which would not use the details showing a roof that curved to become the walls.

James and Julie Love, being both unable to attend, sent friend Bonnie Dolezal, 914 Keystone Drive, 44121, to represent them.

Mr. Bozic asked about the type of material for the roof and walls.

Mr. Wong said the walls would be grey painted metal with white trim. The roof would be black painted metal.

Mr. Bozic said he was guessing that a specific gable detail was to be used, but he wanted to know for sure from the applicant. He requested photos of the home to better understand its architectural characteristics.

Mr. Wong pointed out that the proposed garage roof was a 3:12 pitch in reply to a question from Mr. Bozic.

Mr. Bozic proposed that the roof match the home's roof pitch or be at least as steep as 6:12.

Mr. Wellman said elevations of the proposal were needed to make a decision.

Ms. Fliegel said that the rolling overhead door drawn on the sample elevation that was submitted did not look residential. The metal roof was fine if that was the desire of the owner. The siding should match the home's in appearance.

Mr. Bozic said that the trim around the garage door and side door looked too thin.

Mr. Wellman requested a complete picture of the proposal.

Ms. Fliegel suggested checking the company's website for photos that showed the garage that the applicant wanted.

Ms. Dolezal said she was glad to have heard the previous cases and appreciated the manner in which members reviewed proposals. In particular, she wanted to make sure the City's biggest asset—its housing—and its architectural character was preserved.

ACTION: Members decided that this was to be considered a preliminary review. They requested that staff convey their suggestions to the applicant.

ABR 2016-097: Request of Andy Nikiforovs, 1985 Staunton Road, to construct 2-car garage.

Mr. Nikiforovs' architect, Martin Cosentino, was absent so this case was skipped. Upon Mr. Cosentino's eventual arrival later in the meeting, his case was heard. The

description that follows actually occurred after the Verne & Ellsworth Hann presentation of Old Business.

Mr. Wong showed slides of the context and drawings.

Architect Martin Cosentino described the views and the garage proposal.

Ms. Fliegel asked about the roof pitch.

Mr. Cosentino said the house roof looked like a 12:12.

Ms. Fliegel said their preference is for at least a 6:12 pitch on the garage.

Mr. Bozic said the garage roof could also match the home's 12:12 pitch.

Mr. Cosentino agreed to the 6:12 pitch. The siding would be vinyl with a double 4" lap.

ACTION: Mr. Wellman moved to approve the garage plans by Martin Cosentino, received July 28, 2016, subject to the condition that the roof be a 6:12 pitch. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-099: Request of Wesley & Mariah Roj, 2876 Fairmount Boulevard, to construct first floor bay window in place of two windows.

Mr. Wong showed slides of the context and drawings as submitted by the applicant.

J. P. Compass Consulting & Construction's Joseph Park described the project as the slides were shown. The second floor master bedroom and kitchen renovation's only exterior work was replacement of two double-hung kitchen windows with a bay window. The bay window's design will resemble the home's front and rear bay windows. A basement window below the bay window and a rear-facing kitchen window would be filled in with brick that matched.

ACTION: Ms. Fliegel moved to approve as submitted the plans by J. P. Compass Consulting & Contracting, received July 19, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-098: Request of MasterWorks Automotive, 1789 South Taylor Road, for preliminary review of project that will be a new, larger auto repair building with a landscaped parking lot and fence or wall on property line adjacent to first house on Bendemeer Road.

MasterWorks' Baruch Taub and City Architecture's Alex Pesta, 3636 Euclid Avenue, 44115, described the proposed building and site improvements. Mr. Taub said his business requires a larger facility due to year-after-year growth since his start in 2009. He purchased the property to the north on South Taylor Road that had previously had a home that has since been demolished. His goal, living a block away, was to build a building that created a new presence in the neighborhood.

Mr. Pesta explained the sequence of construction that would minimize the business's down time. The existing building needed to be removed. The exterior would be include masonry on the lower part of the wall with metal siding above on the repair bay building.

Ms. Fliegel said this was a very good start that creates a nice presence. This feels better than the existing little building on a giant lot.

Mr. Taub said a buffer along the eastern boundary could include the required brick wall but he did not think that it would look as good as a heavily landscaped buffer designed with the neighbors' input. He said that his business closes at 6 PM. He would make sure to not upset neighbors.

Mr. Bozic and the other members unanimously liked the metal siding.

Mr. Taub said his next review was at Planning Commission Wednesday, August 10.

Old Business: Administrative approval of signs for Verne & Ellsworth Hann, 2026 Lee Road.

Frank Piccirillo, the City's Storefront Renovation Program design consultant described the proposed signs. A paper pattern of the proposed sign was affixed to the building to assess placement and size. The rendering shows the intended sign which will be 6" from the building face, halo-lit and internally lit. The sign from the older store will be relocated to the Yorkshire side of the building toward the back.

The wording-- "Heating, Cooling, Boilers"—will be pin-mounted metal letters lit by light fixtures concealed behind a new row of shrubs.

ACTION: Ms. Fliegel moved to approve as submitted the signs as shown on the plans from Kara O'Donnell, received August 2, 2016. Seconded by Mr. Bozic, the motion unanimously passed.

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 8:48 p.m.

Respectfully Submitted,



Richard Bozic, Chair

8/14/16
date



Richard Wong, Secretary

8-16-16
date