

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
DECEMBER 6, 2016

MEMBERS PRESENT:	Richard Bozic Michael Wellman Melissa Fliegel	Chair
STAFF PRESENT:	Richard Wong Elizabeth Rothenberg	Planning Director Assistant Law 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 NOVEMBER 15, 2016 PUBLIC HEARING

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

**PUBLIC HEARING
DECEMBER 6, 2016**

All of the applicants, a neighbor and Mr. Wong were sworn-in at the start of the meeting by Ms. Rothenberg.

ABR 2016-161: A Nice Property LLC, 2649 Exeter Road, to replace side and rear porch railings.

- Before discussion of the proposal began, Ms. Rothenberg said that Erik Lund's statements would not be as an Alternate member of the Architectural Board of Review, but rather as a neighbor, which was his right. Additionally, she noted that Mr. Wong lives across the street, so to keep the City staff presentation free of a neighbor's viewpoint, she would be presenting the staff information. Slides showed the previous railing that had been replaced. The property's Point-of-Sale inspection report called for repair of the railings. Repairs customarily would not have required a permit or ABR review. The newly installed railing was shown and she added that the ABR should review the railing photo as the equivalent of a drawing. The fact that it had been built was not to influence their comments. A 1958 photo of the home indicated that the old railing was too short to meet today's code. A photo of the new 44"-high railing was shown. Another slide showed the amount of the new railing and posts that exceeded the 36" height required by code.
- Contractor Tim Bell, 6657 Frank Avenue NW, North Canton, 44720, said he

had obtained permits for plumbing and electrical but had not thought that a permit had been required for a new railing. He contended that the next homeowner would not have been able to obtain insurance had he kept the 27"-high railing. Since the porch roofs were on the second floor, the railing's 44" height was an extra measure of safety. He said that he definitely could reduce the height if required though he regarded this taller railing as safer.

- Mr. Bozic recalled his office's project on Harcourt that had a similar experience in which the railing needed to be changed due to an insurance company's requirement.
- Ms. Fliegel said the new railing looked too high and plain. The new posts also looked too high.
- Neighbor Erik Lund, 2653 Exeter, lived south of the property, sharing a driveway with this home. Because of the shared driveway and arrangement of homes, options of screening the view of the side porch from his home do not exist. He shared photos of railings in the neighborhood and how this railing did not need to be so tall and out-of-proportion. He presented an example of design guidelines [from Robert Chitham's "The Classical Orders of Architecture"] explaining rules for proportionate design of balusters. The new side porch railing was built un-level, too.
- Mr. Bell, in response to a question from Mr. Bozic, said the home was unoccupied but that changes to the railing would be acceptable to the property's owner who renovates and sells homes.

ACTION: Mr. Wellman moved to approve a side and rear porch railing having a top railing height of 36" and having posts matching the previous posts' width, lower height and ornamental finial top. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-162: Peggy Spaeth and John Barber, 3312 Bradford Road, to alter rear and east elevation, including removal of three windows.

- Architect Eli Mahler, 3947 West Ash Lane, 44122, and owner Peggy Spaeth said a new window was presented the proposal.

ACTION: Ms. Fliegel moved to approve as submitted the house alterations as shown on the plans by Eli Mahler, received November 22, 2016. Seconded by Mr. Bozic, the motion was unanimously approved.

ABR 2016-63 Cedar Road 13450 LLC, 13450 Cedar Road, to install new business identification sign for every commercial tenant.

- Mr. Wong showed slides of the building on Google Streetview and archival photos of the building from the 1930s and 1953.

- Epic Signs & Graphics' Michael Simko, 12307 Plaza Drive, 44130, said the signs will be uniform and built of ¼"-thick acrylic dimensional letters like the historic signs attached to an aluminum-wrapped, high-density urethane core. All signs will be evenly spaced top-to-bottom on the brick band above the awnings. In response to a question from Mr. Bozic, he said the fonts will be uniform.

ACTION: Ms. Fliegel moved to approve the business identification signs as shown on the plans by Epic Sign, received 12-6-16. Seconded by Mr. Bozic, the motion unanimously passed.

OLD BUSINESS

- Mr. Wong explained that he had shown minor modifications of the deck at 2178 Harcourt that had been approved at the October 20 meeting. Outer columns were eliminated. Brackets resembling brackets used elsewhere would support the deck's load back to inner columns. The ABR liked the change and had Mr. Bozic sign the revised plan.
- Regarding another project, Mr. Wong reported that City Council approved the Board of Zoning Appeals' variance for Heights Medical Building's upper story sign plan. ABR had approved the sign plan before it had gone through the zoning variance process.

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 7:42 p.m.

Respectfully Submitted,



 Richard Bozic, Chair



 date



 Richard Wong, Secretary



 date