

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
FEBRUARY 18, 2016

MEMBERS PRESENT: Melissa Fliegel
 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.

Ms. Rothenberg said that members should elect a temporary chair since Mr. Bozic was absent. Mr. Wellman moved that Ms. Fliegel be chair in Mr. Bozic's absence. Seconded by Mr. Lund, the motion unanimously passed.

APPROVAL OF THE MINUTES OF THE FEBRUARY 2, 2016 PUBLIC HEARING

Mr. Wong said that after the initial emailing of minutes, he had removed the illustrations and added a paragraph about Mr. Bozic's request to remind the School District about outstanding issues with the high school design. Members recommended no changes and the minutes were approved by Ms. Fliegel.

PUBLIC HEARING

FEBRUARY 18, 2016

ABR 2016-009: Request of the Cleveland Heights Church, **12412 Cedar Road**, to increase top row of lettering from 4" to 6" on previously approved institutional identification sign, per Code Section 1163.08 and Chapters 1313 and 1323.

Rex Beck, 2281 Delaware Drive, Cleveland Heights, of the Cleveland Heights Church, who had been sworn-in, said 6"-high letters would be easier to read than the originally approved 4"-high letters. Members agreed.

ACTION: Ms. Fliegel moved to approve the 6"-high lettering above 16"-high lettering. Seconded by Mr. Wellman, the motion was unanimously approved.

ABR 2016-007: Request of Michael Khmelnitsky, **2160 Demington Drive**, to construct an addition above the existing attached garage, per Chapter 1313.

Michael Khmelnitsky, of Homes On Demand, LLC, 5780 SOM Center Road, Solon, who had been sworn-in, described modifications from last month's proposal. Cedar shakes were now proposed on the screened porch and second floor addition instead of vinyl siding. A kitchen window would be replaced with one of smaller size to allow for more cabinetry inside. The brick wall would be patched with old brick removed from the home at an exterior wall that was to be cut for a new door.

Mr. Wellman said the cedar shake unified the design. Members were pleased with the overall look.

ACTION: Mr. Wellman moved to approve the plans by Gregory Sarver Architect, received February 18, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-010: Request of Richard Alt, **2710 Fairmount Boulevard**, to construct a two-story garage, den and bedroom addition per Chapter 1313.

Architect David Sabol, 10065 Echo Hills Drive, Brecksville, who had been sworn-in, described the addition. Ms. Fliegel said the design was in keeping with the existing home's style. The other members agreed.

ACTION: Ms. Fliegel moved to approve the plans by architect David Sabol, received January 26, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-012: Request of Al and Kathy Komp, **3050 Corydon Road**, to construct detached 2-car garage with storage and 2-story house addition per Chapter 1313.

Architect John Stopp, 5204 Georgeanne Court, Mentor, and contractor Troy Frazier, 331 Ivy Lane, Painesville, who were both sworn-in, presented the project. Their

goal was to receive input at this preliminary stage. The house addition and detached garage were to both be built of brick to match the existing home's brick. Ms. Fliegel suggested a paneled garage door for the one facing the home. The other two overhead garage doors could be flat. Mr. Stopp asked members to comment about the flat roofed addition. Mr. Lund said flat roofs were common in the city and the other members agreed. Members also said that the use of brick and other high-quality materials on the garage and addition was appreciated.

ACTION: Preliminary review only

ABR 2016-011: Request of Chris and Chris Kelly, **2225 Delamere Drive**, to construct 12'-0" wide x 18'-6" long x 14'-10" high (to ridge of gabled roof) shed per Chapter 1313.

Architect Thomas Woodman, 29414 Eddy Road, Willoughby Hills, who had been sworn-in, presented the shed project.

ACTION: Mr. Wellman moved to approve the shed as shown on the plans by Thomas Woodman Architects, received February 1, 2016. Seconded by Mr. Lund, the motion unanimously passed.

ABR 2016-013: Request of Anjum and Lora Jo Hussain, **2995 Lincoln Boulevard**, to construct second floor rear dormer expansion per Chapter 1313.

Architect Lee Pozek, 5222 Coldbrook Drive, Mantua, who had been sworn-in, presented the project.

ACTION: Mr. Lund moved to approve the plans by architect Lee Pozek, received February 2, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-014: Request of MetroHealth, **10 Severance Circle**, for replacement sign faces on existing freestanding sign at the entrance driveway and replacement sign on overhead canopy of Emergency Room per Code Section 1163.08 and Chapters 1313 and 1323.

Major Harrison of Brilliant Electric Sign Company, 4811 Van Epps Road, Cleveland, who had been sworn-in, presented the sign proposal.

ACTION: Ms. Fliegel moved to approve the signs as shown on the plans by Brilliant Electric Sign Company, received January 27, 2016. Seconded by Mr. Lund, the motion unanimously passed.

OLD BUSINESS


Members and staff again discussed procedures. A detailed review would occur at a meeting that included all of ABR's regular members and any alternates who wanted to participate. Mr. Lund said he would like to participate in his capacity as an alternate.

Mr. Wong asked members to comment on staff's services since they were familiar with other cities' architectural boards. Mr. Wellman liked the Board of Zoning Appeals' format in which information for every case was shown on slides. This afforded all persons in the room an opportunity to understand the proposal. Mr. Wong said that he intended on requesting Adobe PDF files of each case. That way, the information could be on presentation slides and the City website. Neighbors could view the projects without needing to visit City Hall in-person.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:20 p.m.

Respectfully Submitted,



Melissa Fliegel, Acting Chair

3/1/16

date



Richard Wong, Secretary

3-1-16

date