

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
March 15, 2016

MEMBERS PRESENT: Richard Bozic Chair
Melissa Fliegel
Michael Wellman

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 MARCH 1, 2016 PUBLIC HEARING

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

PUBLIC HEARING
MARCH 15, 2016

ABR 2016-023: Request of St. Paul's Episcopal Church, 2747 Fairmount Boulevard, to construct three freestanding signs per Code Section 1163.08 and Chapters 1313 and 1323.

Jim Ptacek, Larsen Architects, 12506 Edgewater Drive, Lakewood, who had been sworn-in, presented slides of the proposal.

Mr. Bozic asked if the top of the stone pillars could be hipped like the other proposed signs. Other members agreed that this item could be added as an option rather than a requirement without affecting the ABR's approval.

ACTION: Mr. Wellman moved to approve the signs as shown on the drawings by Larsen Architects, received February 24, 2016 with the understanding that a hipped top was encouraged but not required on the stone pillars. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-024: Request of William and Terri Frey, 2732 East Overlook Road, to replace four double-hung windows with casement windows in the kitchen, per Chapter 1313.

Mr. Wong, who had been sworn-in, presented slides of the context and drawings.

Sharon Sanders of SKS Designs, 2372 Delamere Drive, Cleveland Heights, who had been sworn-in, described the project.

ACTION: Ms. Fliegel moved to approve the window replacements as shown on the drawings by SKS Designs, received February 29, 2016. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-025: Request of Sonja Rajki and Michael Lyford, 2170 North St. James Parkway, to construct 1-story, 11' x 13' kitchen expansion (addition) on rear of home per Chapter 1313.

Mr. Wong presented slides of the context and drawings.

Sharon Sanders of SKS Designs, 2372 Delamere Drive, Cleveland Heights, described the addition.

ACTION: Mr. Bozic moved to approve the addition as shown on the drawings by SKS Designs, received February 29, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-026: Request of William Frey, 3080 Yorkshire Road, to construct 20' x 20' two-car garage per Chapter 1313.

Mr. Wong presented slides of the drawings and context.

Contractor Scott Frey, 2088 Van Oaks Drive, Twinsburg, presented the garage proposal. The siding and shingles would closely match the home's.

Mr. Wellman suggested adding a roof pitch that resembled the home's rather than the 4:12 pitch that was proposed. Because the garage roof was a reverse gable, the roof's pitch would not be noticeable from the street, so members decided to not require a steeper pitch. Members were also fine with white siding rather than trying to match the home's color.

ACTION: Mr. Wellman moved to approve the garage as shown on the plans by Scott Frey, received February 29, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-028: Request of Scott and Leslie Inka, 3262 East Fairfax Road, to replace 30"W x 36"H double hung bath window on rear elevation using 30"w x 16"H glass block and replace 32" x 40" double hung window on east elevation using 32" x 32" double hung window per Chapter 1313.

Mr. Wong presented slides of the home and drawings.

Paul Rozewski, 5507 Becker Avenue, Mentor, 44060, and owners Leslie Kaplansky and Scott Inka, who all had been sworn-in, presented the proposal. The glass block window was proposed for a watertight solution inside of a shower. The second bathroom window to be shortened was adjacent to a proposed vanity.

ACTION: Ms. Fliegel moved to approve the two window replacements as shown on the plans by Paul Rozewski, received March 1, 2016, with the condition that muntins be added to the double-hung window that match existing window muntin patterns. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-029: Request of Gerald Hood (Fresh & Meaty Burgers), 13187 Cedar Road, to install replacement sign face on three internally lit box signs per Code Section 1163.08 and Chapters 1313 and 1323.

Gerald Hood, 13187 Cedar Road, who had been sworn-in, described the proposed signs. He said that the original Fresh & Meaty Burgers was in California and this

one would be the second or third Fresh & Meaty Burgers restaurant. An April opening date was planned.

Mr. Bozic said that the phone number looked large, compared to the restaurant's name.

Mr. Hood said that the phone number would enable customers to order ahead of time. Having only a carry-out business made the phone number especially important. He agreed, however, that the reduction in size of the phone number as recommended would not be detrimental to its legibility.

ACTION: Mr. Bozic moved to approve the proposed signs with the condition that the phone number's size be reduced so its width matched the rest of the sign's graphics. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-031: Request of Melissa McClelland and Leonard Mastri, 3149 East Overlook Road, to install standing seam metal roof per Chapter 1313.

Contractor David Larson of Larson Brothers Construction, 2200 Sussex Place, Madison, Ohio 44057, and owner Melissa McClellan, who had both been sworn-in, presented the proposal.

Mr. Bozic verified with the contractor that the standing seams would align more accurately than shown on the drawing. Ms. Fliegel said in most circumstances a standing seam metal roof would not look appropriate. This home, however, had relatively new Hardie siding in a pattern that will be compatible with the metal roof.

ACTION: Mr. Wellman moved to approve the metal roof as shown on the plans by Louis Trostel, received March 8, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-030: Request of GFO Properties, 1355-1366 Slate Court, to construct two clusters of six dwellings each, as part of the Bluestone development, per Chapter 1313.

Architect John Wagner of City Architecture, 3636 Euclid Avenue, Cleveland, and Eric Lee of the Orlean Company, 23875 Commerce Park, Cleveland, 44122, who were both sworn-in, presented the project. Mr. Lee said the change in design was prompted by the sale of 26 townhomes in 16 months. During that same time, only four cluster homes were sold. The final two groupings of cluster homes will include more townhouses. The materials and look will be consistent with the rest of Bluestone.

Mr. Bozic said he liked the design's layout. Ms. Fliegel asked about parking considerations in case a one-car-garage townhome was occupied by owners with two vehicles. Mr. Lee said the roadway had ample parking spaces. They also acknowledged that the Planning Commission and City Council needed to revise a Planned Development Overlay to allow for changes to the garage and other details.

ACTION: Ms. Fliegel moved to approve the two clusters of dwellings as shown on City Architecture's plans, received on March 1, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

OLD BUSINESS

Members and staff again discussed procedures. Mr. Rothenberg described the draft document and members provided comments. She explained that the current form on the City's website was quite outdated and that the new form could be modified and improved whenever a modification was needed.

ACTION: Mr. Wellman moved to approve the Rules of Policy and Procedures as modified by members this evening. Seconded by Mr. Bozic, the motion unanimously passed.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:26 p.m.

Respectfully Submitted,

Melissa Fliegel, Acting Chair

date

Richard Wong, Secretary

date