

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JULY 6, 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 JUNE 21, 2016 PUBLIC HEARING

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

PUBLIC HEARING

JULY 6, 2016

ABR 2016-70: Request of Shimon Munk, 3732 Severn Road (continued case), to replace 2-car, detached garage. New garage to have attic and gambrel roof with ridge approximately 21' above grade.

Mr. Wong who had been sworn-in presented slides of the site and context, mindful that Mr. Bozic having been absent from the last meeting was seeing this case for the first time. A new slide of the site plan was shown based on a Cuyahoga County GIS aerial. It illustrated the possibility that a vehicle may not be able to maneuver past the home's deck into the garage. Because this would be a new garage, today's code must be followed. The new garage must be capable of storing two motorized vehicles by code. A slide was shown of a different gambrel roofed garage designed by the applicant's architect that was on the adjacent street. At the last meeting, the ABR found such a design to be incompatible with the character of this home, so the architect had returned with a gable-roofed garage.

Mr. Wellman and Ms. Fliegel both commented that they liked the revised design.

Architect Eli Mahler, 3947 West Ash Lane, 44122, who had been sworn-in, said that the 24'-deep garage was sized to accommodate stairs leading to a storage area above. He said the deck may need to be trimmed back, rather than reducing the garage's depth.

Mr. Bozic said the garage had a nice, clean look to it.

Mr. Wong said that a permit would be issued if a 20-foot depth was afforded to the vehicles backing out of the garage. The verification would occur during the permit's issuance.

ACTION: Mr. Bozic moved to approve as submitted the drawings by Architect Eli Mahler, received July 1, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-075: Request of Taste of Choice, 2189 Noble Road, to replace awning sign.

Since the applicant was not present, the next case was called.

ABR 2016-077: Request of Metro PCS, 2225 Noble Road, to install new awning and 19-square-foot business identification sign.

Mr. Wong showed slides of the sign and awning.

Orison Fields of Absolute Canvas & Signs, 2211 East 26th Street, Lorain, who had been sworn-in, said the sign's size had been decreased to comply with zoning. He showed members a sample of the canvas material. The existing awning frame would remain but its material would be changed. He said the back awning was another tenant's and would remain as-is.

Mr. Bozic liked the channel letters mounted on inconspicuous rails.

Ms. Fliegel asked about the color of the awning which differed from the color of the rendering.

Mr. Fields said the canvas sample was the actual color and that the printed rendering was not accurate.

ACTION: Mr. Wellman moved to approve as submitted the sign and awning as shown on the plans by Absolute Canvas & Signs, received June 10, 2016. Seconded by Ms. Fliegel, the motion passed unanimously.

ABR 2016-078: Request of Incredible Foodz, 3936 Mayfield Road, to replace internally lit sign face.

Mr. Wong showed slides of the building and sign. All of the building's signs were internally lit box signs.

Boyer Sign's Tony Rinicella, 21611 Tungsten Road, Euclid, 44117, who had been sworn-in, explained that the face was the only part of the sign to be changed.

ACTION: Ms. Fliegel moved to approve as submitted the sign as shown on the plans by Boyer Sign, received June 28, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-079: Request of Al Lauerhass & Kathy Komp, 3050 Corydon Road, to construct detached 2-car garage and house addition.

Mr. Wong showed slides of the property, its context and the submitted drawings.

Architect Sally Levine, 3716 Tolland Road, Shaker Heights, 44122, and clients Al Lauerhass and Kathy Komp, all of whom had been sworn-in, described the proposal.

Ms. Levine said that a greenhouse would be on the roof of the kitchen's addition. The garage had plenty of space and accessibility with several overhead doors and man doors in addition to the vehicular entry overhead door. The masonry was to be a larger unit size than the home's bricks.

Ms. Fliegel suggested that the garage doors not be the proposed white color. A color that blended into the brick color would help the doors blend into the garage's appearance. Mr. Lauerhass and Ms. Levine agreed with Ms. Fliegel's reasoning.

Mr. Bozic asked if the garage would be brick or block.

Ms. Levine said the masonry of the garage would be block, not brick. Cost constraints precluded using brick. The roof over the addition would include a platform four inches above the flat roof. A pilaster visually terminates the existing home's brick on both sides. A dormer will be added to the attic.

Ms. Fliegel said that the block material should be studied to make sure that its color and texture will look good next to the brick. Ms. Fliegel was fine with Mr. Wong making sure on behalf of the ABR that the block color worked with the brick. The garage doors would match the brown color of the existing home's rain gutter.

ACTION: Ms. Fliegel moved to approve as submitted the drawings by Architect Sally Levine, received June 24, 2016, with the condition that the color of the block be subject to an ABR administrative approval solely by staff. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-080: Request of Peerless Hair Salon, 1843 South Taylor Road, to replace internally lit sign face.

Mr. Wong presented slides of the sign and building.

Peerless Hair Salon owner Nodja Dudley, 1347 East 89th Street, 44106, who had been sworn-in, explained that the white lettering would be lit from inside the sign.

ACTION: Mr. Bozic moved to approve the proposed sign as shown on the plan by Fastsigns, received June 19, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-081: Request of SMK Re Ventures LLC, 3021 Lincoln Boulevard, to construct detached 2-car garage.

Mr. Wong showed slides of the property, context and drawings. He said they were renovating the home and preparing the garage's foundation for concrete. The roof's pitch would be 6:12, which was the slope usually sought by ABR.

Heights Remodeling's Rick Ricciardi, P.O. Box 554, Chesterland, 44026, who had been sworn-in, said the vinyl lap siding would be grey to match the home's color.

ACTION: Ms. Fliegel moved to approve the garage as shown on the plans by Heights Remodeling, received June 24, 2016. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-082: Request of ProsperCLE LLC, 3915 Northampton Road, to construct detached 2-car garage.

Mr. Wong showed a Google Streetview slide of the home.

D Hall's Delmar Hall, 22300 Harms Road, 44143, who had been sworn-in, described the proposed garage. He said that the vinyl siding could be darker than originally proposed so that the garage would not look lighter than the home's painted wood siding. A 6:12 slope was proposed on the garage roof.

ACTION: Mr. Bozic moved to approve the garage as shown on the plans by D Hall, received July 6, 2016 with the condition that the color of the siding be subject to an ABR administrative approval solely by staff. Seconded by Mr. Wellman, the motion unanimously passed.

OLD BUSINESS

No old business was brought before the ABR.

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 8:11 p.m.

Respectfully Submitted,

Richard Bozic, Chair

date

Richard Wong, Secretary

date