

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JULY 19, 2016

MEMBERS PRESENT: Melissa Fliegel Chair
 Michael Wellman
 Erik Lund

STAFF PRESENT: Richard Wong Planning Director
 Elizabeth Rothenberg 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 JULY 6, 2016 PUBLIC HEARING

Mr. Wong said the minutes would be ready for approval by the August 2 meeting.

PUBLIC HEARING

JULY 19, 2016

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

Mr. Wong, who had been sworn-in, presented slides of the plans and context that had been furnished by the applicant.

BNext Design's Aldo Dure, 5109 Clark Avenue, 44102, who had been sworn-in, described the proposal.

ACTION: Ms. Fliegel moved to approve as submitted the awning sign as shown on the plans by BNext Design, received June 16, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-76: Request of Robert & Donna Kirsch, 2858 Corydon Road, to replace existing sunroom and deck with screened porch and deck.

Mr. Wong presented slides of the context and plans all from Architect Martin Johannessen.

Harmoni Designs' architect Martin Johannessen, 2990 Berkshire Road, 44118, who had been sworn-in, provided information about the design as the slides were shown. He answered members' questions about the cable railing and crawl space material. Ultimately members agreed with the design decisions.

ACTION: Mr. Wellman moved to approve as submitted the replacement sunroom and deck as shown on the plans by Harmoni Designs, received June 9, 2016. Seconded by Mr. Lund, the motion unanimously passed.

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

Northcoast Signworks' William Hamilton, 23196 Miles Road, 44128, who had been sworn-in, described the proposal saying that the small sign would be of high density urethane, carved and painted.

Mr. Lund said the placement seemed odd in the center part of the building where it would obstruct the existing architectural ornament. It would look right on the top part of the building where more space exists. An historic name of raised letters was already directly above the door.

Ms. Fliegel asked if the new sign could be carved out and placed over the lettering of the building's original name without affecting the original materials.

Mr. Lund said the higher location or the lower placement over the existing sign would be preferable to the proposed mid-section placement. Given the building's setback, he suggested the upper placement.

ACTION: Mr. Wellman moved to continue the case for 60 days to permit the applicant to furnish alternatives. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-084: Request of Barbara & Eugene Swimmer, 3540 Blanche Avenue, to construct 8' x 13' roof over existing rear deck.

Mr. Wong showed slides of the site and the photos and plans that were submitted.

Bidwell Home Improvement's Jerry Sines, 35835 Vine Street, Eastlake, 44095, who had been sworn-in, presented the proposal. He explained that the new roof would be built over the back deck. The roof would also extend over the air conditioner to protect it from winter ice. A new post would run through the old deck next to the old post.

ACTION: Mr. Lund moved to approve as submitted the roof as shown on the plans by Judith Eugene, received July 5, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-085: Request of Maycourt Apartments LLC, 2872 Mayfield Road, to remove existing balconies and attach railings on face of building.

Mr. Wong explained that this project originally was heard months ago. Illustrations of faux balconies were shown to explain a possible solution members had suggested. Slides were shown of the apartment's deteriorated balconies and the architect's solution.

Maycourt Apartments' Martin Lipton and Cornerstone Architecture's architect Gary Neola, Sherrbrook Drive, South Russell, 44022, who had both been sworn-in, described the proposal. Mr. Neola explained that the metal railing would function as a guard since the door of each balcony would remain operable. The railing would be attached at multiple points into masonry and into wood. A decorative wood trim would match existing trim and conceal clay tile wall that will be exposed after the balcony removal.

Mr. Lund pointed out a difference between the side and front elevation, saying that the side view was the better solution.

ACTION: Mr. Wellman moved to approve as submitted the balcony removal and railing installation as shown on the plans by Cornerstone Architecture LLC, received July 1, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.

ABR 2016-086: Request of Glenn DeBoer, 12675 Cedar Road, to construct rear addition and deck.

Mr. Wong showed slides of the site plan and the applicant's photos of the context and drawings.

Blatchford Architect's Travis Logsdon, 12429 Cedar Road, 44106, who was sworn-in, described the design. The addition would allow the clients to remain in the home and enjoy a first floor master bedroom, back entry, rear patio, sunroom and rear deck.

Christopher Iannaccone, 12667 Cedar Road, who had been sworn-in, asked if plans included replacement of the wooden fence. He also wanted to know the distance from the deck to the side property line. His concern was about activity on the neighbor's deck affecting the enjoyment of his property.

Mr. Logsdon said the fence was not part of this project. The deck was 3' from the side lot line in compliance with the Zoning Code.

Ms. Fliegel said that the deck was only large enough for a modestly sized table. Reconfiguring the deck away from Mr. Iannaccone's property would compress the circulation space between deck furniture and the door to the interior of the DeBoer's home.

Mr. Lund said that making homes suitable for an aging population was a topic of discussion at the recent Master Plan meeting. The proposed work was accomplishing this for the DeBoers.

ACTION: Ms. Fliegel moved to approve as submitted the rear addition and deck as shown on the plans by Blatchford Architects, received July 5, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

ABR 2016-087: Request of Zachary & Lauren Guren, 2290 Ardleigh Drive, to construct additions and alterations to back of home and garage.

Mr. Wong showed slides of the context and drawings.

Travis Logsdon, sworn-in during the previous case, explained that the new owners sought an enclosed connection between the garage and house with storage, a dog bath and powder room.

Mr. Lund said the project's design was very well-done.

ACTION: Ms. Fliegel moved to approve as submitted the additions and alterations as shown on the plans by Blatchford Architects, received July 7, 2016. Seconded by Mr. Wellman, the motion unanimously passed.

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 applicant was unable to attend, so this case would not be heard tonight.

ABR 2016-089: Request of Jeffrey Gwinnell, 2241 Harcourt Drive, to replace brick retaining wall using Versa-lok product.

Mr. Wong showed slides of the leaning brick wall that needed to be replaced.

Jeffrey Gwinnell and B&B Lawn & Landscaping's Jeff Tach, 241 Hilltop Boulevard Canfield, OH 44406, who both had been sworn-in, described the project. Mr. Gwinnell said the existing wall was a brick wall with occasional accent stones. It was a retaining wall supporting five to six feet of soil toward the rear of the property. Water in the soil of the neighbor's property caused the wall to lean, pushing it off of its foundation. A large tree straddles the property line and would be treated carefully for its preservation. A Versa-lok wall will be easy to install and stable. Fewer roots would be disturbed using Versa-lok, compared to a brick wall. As many as possible of the stone accent pieces of the existing wall would be reused in the Versa-lok wall. The color of the capstone of the wall will match the home's sandstone front entry columns. The rest of the wall will be of a color that matches the existing brick wall's color. The neighbor is strongly supportive of the project, too. The grade slopes downward and the new wall will step down with the grade. The curved brick wall in back was still stable and will be preserved. Mr. Gwinnell

said he's lived here for eighteen years and wanted to complete this project before the wall's replacement became an emergency.

Mr. Lund suggested that the owner prepare the mature tree for the work by taking steps to strengthen it prior to construction, including fertilization.

Mr. Gwinnell said he intended also to make sure the work, once started, would be finished quickly to minimize drying of the tree roots. Once complete, the Versa-lok would allow moisture to seep through, nurturing moss and a more natural look to the new wall's surface.

ACTION: Ms. Fliegel moved to approve the proposed Versa-lok wall as presented. 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 8:18 p.m.

Respectfully Submitted,

Richard Bozic, Chair

date

Richard Wong, Secretary

date