

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
OCTOBER 5 2016

MEMBERS PRESENT: Richard Bozic 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 SEPTEMBER 20, 2016 PUBLIC HEARING

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

**PUBLIC HEARING
OCTOBER 5, 2016**

Mr. Wong was sworn in for all cases.

ABR 2016-110, continued until no later than 11/7/16: Request of Uri Schulgasser, 1853 S. Compton, to construct 2½ -car garage with upper floor.

- No new drawings submitted; case will be on the next agenda.

ABR 2016-123, continued until no later than 11/7/16: Request of Ellary Oliver, 1247 Quilliams, to replace two front windows with bay window.

- No new drawings submitted; case will be on the next agenda.

ABR 2016-137: Michelle Thomas, dba Upscale Fitness, 3102 Mayfield Road, to install 14 s.f. sign.

- Applicant was absent; case will be on the next agenda.

ABR 2016-138: Active Investment, 3274 East Overlook Road, to build 2-car garage on existing foundation.

- No new drawings submitted; case will be on the next agenda.

ABR 2016-143: James and Giesele Greene , 2633 East Overlook Road, to construct deck, shed, outdoor kitchen and arbor in back yard.

- Landscape architect Heidi O'Neill, 7568 Fairmount Boulevard, Russell, 44072 and Dr. Giesele Greene were sworn in and described the project while Mr. Wong showed slides.
- Mr. Wellman sought an alternative solution that eliminated the gap between the shed and retaining wall.
- Ms. O'Neill said the shed could sit on top of the wall with no space to accumulate debris.
- Members praised the design of the project.

ACTION: Mr. Wellman moved to approve the back yard improvements shown on the plans by Heidi O'Neill, received September 29, 2016, with the condition that the owner build a shed directly over the retaining wall, eliminating a narrow space between the shed and wall. Seconded by Mr. Bozic, the motion unanimously passed.

ABR 2016-144: Eric Riddle, 3250 Hyde Park Avenue, to construct a 2-car, detached garage.

- Shannon Wood Homes' Mike Gerson, 1635 Wood Road, 44118, who had been sworn-in, described the proposal while Mr. Wong showed slides.
- Mr. Gerson explained that the 3:12 roof pitch was needed so that a low-hanging overhead electrical supply line cleared the garage roof. The roof shingles will match the home's roof and the siding will be white vinyl.

ACTION: Mr. Lund made a motion to approve as submitted the plans by Shannon Wood Homes, received September 14, 2016. Seconded by Mr. Bozic, the motion passed unanimously.

ABR 2016-145: Zeleke Belete, 2240 Lee Road, to install signs for Zoma Ethiopian Restaurant.

- Mr. Belete, 15500 Van Aken Boulevard, #101, 44120, who had been sworn-in, presented the proposal. He said back home, no such approval was needed, thus the signs were already installed. He added that the building owners were planning a comprehensive renovation which would affect the entire building's appearance, including these signs.

ACTION: Mr. Bozic moved to approve the signs as submitted on the applicant's plans, received September 15, 2016. Seconded by Mr. Wellman, the motion passed unanimously.

ABR 2016-146: Daniel Simpson, 3418 Henderson Road, to replace front and rear casement windows using slider windows (window replacements elsewhere to match existing).

- Empire Window Company's Scott Hedrick, 29695 Pettibone Road, 44139, and Mr. Simpson, who were both sworn-in, explained the proposal while Mr. Wong showed slides.
- Mr. Wong said that vinyl siding was added to the home three owners ago without a permit. Window and door trim was covered by vinyl lap siding. He appreciated this owner and contractor's willingness to add vinyl trim that returned the home to its historic look. A County Archives' historic photo showed the trim that had been eliminated.
- Mr. Hedrick said the original casement windows were too narrow for his company to replicate.
- Mr. Lund said while the new composition lacked the heavier separations between each of the three units, the new look would be uniformly applied to all of the sets of three windows.
- Mr. Bozic said he had trouble approving sliding windows on an historic home's front façade but he said the consistent look and the thicker window trim were attributes.

ACTION: Mr. Wellman made a motion to approve the replacement windows as shown on the drawings by Empire Window Company, received September 20, 2016, with the condition that a 5" window trim be included that looks like the historic trim. Seconded by Mr. Lund, the motion passed unanimously.

ABR 2016-147: Hebrew Academy, 1516 Warrensville Center Road, to replace two stone entry piers' bronze plaques and add traffic control signs.

- Architect Ron Kluchin, 23215 Commerce Park Drive, 44122, was sworn-in and described the proposal. He assured members that the new bronze signs were the same size as the old ones.

ACTION: Mr. Lund made a motion to approve as submitted the signs shown on the plans by Ronald Kluchin Architects, received September 20, 2016. Seconded by Mr. Wellman, the motion passed unanimously.

ABR 2016-148: Kelly Zehnder, 3249 East Scarborough Road, to alter rear addition including new windows, doors and steps.

- All-Terior Construction's Todd Hankins and Kelly Zehnder were sworn-in and presented the proposal. Mr. Hankins explained that the new plans were recently revised based on staff comments.
- Ms. Zehnder said, last summer, she had all of the home's siding removed.

- Mr. Hankin said the doors were from Jeld Wen's Craftsman line.

ACTION: Mr. Lund moved to approve as submitted the alterations to the rear addition as shown on the plans by All-Terior Construction, received October 5, 2016. Seconded by Mr. Wellman, the motion passed unanimously.

ABR 2016-149: Jeffrey Bihn, 3491 Meadowbrook Boulevard, to replace front steps and landing.

- Mr. Bihn was sworn-in and described the proposal.

ACTION: Mr. Bozic moved to approve the front porch as shown on the plans by Borowske Builders, received September 12, 2016 with the condition that the lattice skirt have trim boards forming panel shapes to provide a more historic appearance. Seconded by Mr. Wellman, the motion passed unanimously.

ABR 2016-151: Susan and David Eisler, 2848 Coleridge Road, to replace fence with another 36"-high wooden fence with scalloped top in approximately the same location.

- Susan and David Eisler were sworn-in and described the fence while Mr. Wong showed slides. The fence would be of cedar wood and the scalloped top would look like the fence that Ms. Eisler had photographed for the application.

ACTION: Mr. Bozic made a motion to approve the fence as shown on the drawings by Rolen Brothers, received September 20, 2016. Seconded by Mr. Wellman, the motion passed unanimously.

OLD BUSINESS

ABR 2016-96, from 9/7/16 and 9/20/16 meeting: James and Julie Love, 3185 Oak Road, to alter existing garage and add new metal roof.

- Mr. Wong said Mr. Love was planning to hire a professional to provide design and drafting that ABR had requested.

ABR 2016-053: Aleksandr Stolyarov, 2890 Euclid Heights Boulevard, detached, 4-car garage, approved by ABR June 21, 2016.

- Mr. Wong showed slides of the completed garage, explaining that wood trim was provided at each Hardie panel joint instead of a butted joint.
- ABR members agreed that the trim boards were acceptable.

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 8:01 p.m.

Respectfully Submitted,



Richard Bozic, Chair



date



Richard Wong, Secretary



date

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