

CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES OF THE MEETING  
AUGUST 16, 2016

MEMBERS PRESENT:      Melissa Fliegel                      Acting Chair  
                                 Michael Wellman

STAFF PRESENT:         Richard Wong                      Planning Director  
                                 Elizabeth Rothenberg            Assistant Law Director

**CALL TO ORDER**

Mr. Wong called the meeting to order at 7:05 p.m. at which time two of three members were present.

**APPROVAL OF THE MINUTES OF THE AUGUST 2, 2016 AND AUGUST 5, 2016 PUBLIC HEARINGS**

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

**PUBLIC HEARING  
AUGUST 16, 2016**

**ABR 2016-101: Request of Eyton Senders, 2573 South Taylor Road,** to construct detached 2-car garage.

Mr. Wong, who had been sworn-in, showed slides of the context and asked the applicant to narrate.

Architect Eli Mahler, 3947 West Ash Lane, 44122, who had been sworn-in, described the replacement garage— 20' by 20', white vinyl sided with stamped overhead and side-hinged doors.

Ms. Fliegel said that members usually ask that the garage roof slope match the home or be at least 6:12 but the house has less steep roof pitches on the front and side porches, so this 4:12 roof pitch would be fine.

***ACTION: Ms. Fliegel moved to approve as submitted the 2-car detached garage as shown on the plans by architect Eli Mahler, received July 29, 2016. Seconded by Mr. Wellman, the motion unanimously passed.***

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

Northcoast Signworks' Bill Hamilton, 23196 Miles Road, 44128, who had been sworn-in, said the revised proposal would place the sign onto a white sheet of Azek that would be installed on top of the "Desimons" existing name on the door trim adjacent to—and above-- the front door.

***ACTION: Mr. Wellman moved to approve as submitted the Pillars sign as shown on the illustration by Northcoast Signworks, submitted August 16, 2016. Seconded by Ms. Fliegel, 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.

Ms. Rothenberg said this approval involved two actions.

Mr. Wong said that this building was three stories and that the Zoning Code did not allow signs for upper floor tenants. In 2015, the applicant received approval from the Board of Zoning Appeals, City Council and the Architectural Board of Review for a sign for a second floor tenant, the Cube.

Ms. Rothenberg said one of the variance's conditions was the ABR's approval of a sign plan. A picture was submitted in addition to a written sign plan of 14 points. The illustration showed one sign that was to be the Cube's sign.

Mr. Wong said over the past couple months the latest proposed second floor tenant's sign caused ABR to ask about the extent of the landlord's intentions for upper floor signs. Building owner Sal Russo submitted information to address this question which would be one of two actions of the ABR—an updated review of the full extent of signs for the building.

The Heights Medical Building's owner, Sal Russo, and tenant Jeff Rosenthal, 2460 Fairmount Boulevard, and Graphic Expressions Signs & More Inc's Ron Burns, 8548 Ohio 14, Streetsboro, 44241, all of whom had been sworn-in, elaborated about the signs. Sal Russo said no room existed on the building for third floor signs. A band on the second floor was suitable for four signs and three of those are shown on the illustrations as rectangular placeholders in addition to the Cube's sign. Another illustration showed two more second floor signs on the south end facing the Fairmount Boulevard sidewalk and Luna's patio.

Ms. Rothenberg said ABR's sentiments about the complete sign plan would be worked out before the sign request was heard by Board of Zoning Appeals. The 14 points from the 2015 standards could also be subject to ABR revisions. The second matter was the review of the dentist's sign.

Mr. Russo said he did not need the additional signs as much as the dentist's sign.

Mr. Wellman said that ABR needed to agree on a scheme for the entire elevation, regardless of the tenants since tenants are subject to change.

Mr. Russo said that no third floor tenant would receive a sign.

Ms. Fliegel said she was fine with signs on the band above the second floor windows being for any upper floor tenant not exclusive to second floor tenants. She also asked about the size of the signs.

Mr. Wong said that the first floor tenants were afforded one square foot of sign for every foot of frontage.

Ms. Fliegel said she wanted a margin on the top and bottom of any sign on the stone band above the second floor.

Mr. Burns said a 24"-high space was between the two trim pieces of this stone band.

Ms. Fliegel said it would help if a line drawing existed for prospective upper floor tenants showing exactly where the sign would be. She counted six spots for upper floor signs.

Mr. Rosenthal explained that the sign between main building entrance and his proposed sign was just an option for his space. Two signs would not be on the stone band between the arched main building entrance and the north end of the building.

Ms. Fliegel said that the Heights Dental's 18" height resulted in a 3" margin on the top and bottom that looked right.

Mr. Wellman said the dental sign's size looked good and was approvable.

Ms. Rothenberg said last time, a comprehensive sign plan was needed. City staff believed that an ABR-approved comprehensive sign plan was needed along with the dentist's sign.

Ms. Fliegel asked Mr. Russo to consider the possibility of more signs if the building's upper floor was subdivided into more tenants than now exist.

Ms. Rothenberg said Mr. Russo would be requesting one variance for multiple potential upper floor signs to avoid separate requests for each sign.

Mr. Wong said he was not aware of verification of the 24" dimension that was shown on the applicant's illustration. It was decided to only specify that signs on the stone band above the second floor needed at least 3" to the protruding trim above and below.

***ACTION #1: Mr. Wellman moved to approve the CLE Heights Dental sign as shown on the illustrations by Laad Sign, received 7-19-16 and 8-15-16, subject to the conditions that a Board of Zoning Appeals variance be received, it be centered left-to-right on the adjacent third floor windows, it be centered vertically in the stone band and that a margin of no less than 3" be provided above and below the sign to the nearest protruding trim. Seconded by Ms. Fliegel, the motion unanimously passed.***

***ACTION #2: Mr. Wellman moved to continue for 30 days a review of the overall building sign plan. Seconded by Ms. Fliegel, the motion unanimously passed.***

**ABR 2016-102: Request of Zelos Enterprises, LLC, 3973 Navahoe Road,** to replace front window.

Mr. Wong showed slides of the property and of the applicant's illustrations.

Zelos Enterprises' Ed Kwiecien, 10724 State Road, 44133, who had been sworn-in, narrated as the slides were shown. Noting that the existing window's wood was rotted, a replacement window was badly needed. The existing leaded glass could not be duplicated but would be replaced by a wood window painted to match the home's trim color. Two casement windows would flank one picture window.

Ms. Fliegel asked if the casement windows could be divided into five sections to match the home's other windows' five sections.

Mr. Kwiecien said he would check with the manufacturer. If five divisions were possible, the casement windows will have five.

***ACTION: Ms. Fliegel moved to approve as submitted the windows as shown on the illustration by Zelos Enterprises, LLC, received August 2, 2016. It was understood that the casement windows would have five divisions instead of four if five divisions were available. Seconded by Mr. Wellman, the motion unanimously passed.***

**ABR 2016-96: (continued case) Request of James & Julie Love, 3185 Oak Road,** to construct 2-car, detached garage.

James Love, who had been sworn-in, provided supplemental information that staff and ABR had requested including a photo of his home and a photo illustrating a garage similar to the one proposed.

Ms. Fliegel asked if lap siding was available.

Mr. Wellman said the garage's siding should match the home's.

Mr. Love said the metal siding would resemble the home's and would be hardly visible from the public street. The photo indicated ribbed metal siding.

Ms. Fliegel said ABR typically struggles with a 4:12 garage roof pitch.

Mr. Love said that his front porch roof had a similarly flat pitch as the proposed garage's roof pitch. A photo showed that the home's front porch roof was a similarly flat pitch.

Ms. Fliegel said, based on the front porch, the garage's 3:12 pitch could be approved.

Mr. Wellman said the siding still looked too industrial. He wanted the siding to be closer to a lap siding material.

Ms. Fliegel said the metal siding on the roof was acceptable but the metal sided walls needed to look more like the home's siding. She asked if the garage could be sheathed in plywood and sided with traditional siding. The metal siding was not acceptable.

***ACTION: Ms. Fliegel moved to continue the request to construct this 2-car, detached garage. Seconded by Mr. Wellman, the motion unanimously passed.***

**ABR 2016-103: Request of Disclosure Builder, LLC, 2936 Hampshire Road,** to construct 2-car detached garage.

Mr. Wong showed slides of the context and submitted drawings.

Chris Golden, 2936 Hampshire Road, who had been sworn-in, said the garage would replace the garage that he had demolished. He narrated the slides.

Mr. Wellman noted the proposed cedar wood siding and trim.

***ACTION: Mr. Wellman moved to approve as submitted the detached, 2-car garage as shown on the plans by Chris Golden, received August 2, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.***

**ABR 2016-104: Request of Daniel Levin, 3421 Bradford Road,** to install two skylights on east-facing roof.

Mr. Wong showed slides of the context and submitted drawings.

TPA Builders' architect John Payne, 2208 Bellfield Road, 44106, who had been sworn-in, narrated as the slides were shown. He said the skylights were manual, operable Velux skylights with integral blinds. The location on the roof avoids the home's collar ties and the roof's valley while allowing sunlight deep into the attic.

***ACTION: Ms. Fliegel moved to approve as submitted the skylights as shown on the plans by John Payne, received August 2, 2016. Seconded by Mr. Wellman, the motion unanimously passed.***

**ABR 2016-105: Request of Jesse Bassett, 3050 East Overlook Road, to construct 2-car detached garage.**

Mr. Wong showed slides of the context and submitted plans.

Jesse Bassett narrated the slides. The replacement garage would have code conforming 3' setbacks but would be the same style and size as the original garage.

Ms. Fliegel asked about the garage's height. She said the garage would need to be 9' or 10' to fit a 7'-high overhead door.

Mr. Bassett agreed.

***ACTION: Ms. Fliegel moved to approve the detached, 2-car garage as shown on the plans by Jesse Bassett, received August 2, 2016, marked by ABR to increase the height to 10'. Seconded by Mr. Wellman, the motion unanimously passed.***

**ABR 2016-106: Request of Robert Seher, 3030 Berkshire Road, to construct 2-car, detached garage.**

Mr. Wong showed slides of the context and submitted plans.

Robert Seher and architect Greg Goss, 2216 Lee Road, 44118, who had both been sworn-in, narrated the slides. Mr. Seher said a 45-degree angle was designed on the garage's floor plan to reflect a similar angle of his deck. Neighbors signed a letter saying that they had no objections to the new garage. An eyebrow dormer

was proposed on the roof facing the house. The garage's height complied with the 15' height of the Zoning Code.

Mr. Wellman said the front looked very nice. He questioned the look from the sides.

Mr. Seher said the front was originally proposed to have the same gambrel shape as the back, but was changed. The siding will be Hardie siding.

Ms. Fliegel noted that the neighbor's home had a Dutch Colonial gambrel roof.

***ACTION: Mr. Wellman moved to approve as submitted the detached, 2-car garage as shown on the plans by Greg Goss, received August 2, 2016. Seconded by Ms. Fliegel, the motion unanimously passed.***

**ABR 2016-107: Request of Bill Lockwood, 3318 Yorkshire Road,** to construct 2-car, detached garage.

Mr. Wong showed slides of the context and submitted plans.

Bill Lockwood and New Creation Builders' Diane Bija, 5309 Barkwill Avenue, 44127, who was sworn-in, narrated as slides were shown. The vinyl siding will match the home's almond colored trim and cypress green siding. A 4:12 pitch is proposed.

***ACTION: Ms. Fliegel moved to approve the detached, 2-car garage as shown on the plans by New Creation Builders, received July 25, 2016. Seconded by Mr. Wellman, the motion unanimously passed.***

**ABR 2016-108: Request of City of Cleveland Heights at right-of-way at Burlington and Mayfield Roads,** to install freestanding entry sign identifying the Forest Hill neighborhood.

Mike Reilly, 1899 South Taylor Road, 44118, said he, his wife, and others launched The Campaign for Forest Hill. His company is acquiring and repairing homes in Forest Hill. With the Greek Festival coming up, he wanted to install a sign at Burlington and Mayfield to identify Forest Hill. The sign would be temporary; designed by his son, Travis.

Ms. Fliegel liked the idea and would look forward to review of a permanent sign. Mr. Reilly explained that the Home Owners Association supported the temporary sign. He was open to input from the City and wanted to return with a master plan for Forest Hill's signage.

***ACTION: Mr. Wellman moved to approve as submitted the temporary sign as shown on the plans by Mike Reilly, received August 16, 2016. Seconded by Ms. Fliegel, 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 8:37 p.m.

Respectfully Submitted,

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Melissa Fliegel, Acting Chair

\_\_\_\_\_  
date

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Richard Wong, Secretary

\_\_\_\_\_  
date