

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
NOVEMBER 5, 2019**

ARCHITECTURAL BOARD
OF REVIEW MEMBERS
PRESENT:

Terry Saylor, Acting Chair
Jonathan Kurtz
Joseph Strauss

LANDMARK COMMISSION
MEMBERS PRESENT:

Mazie Adams, Chair
Jim Edmonson
Ken Goldberg
Marjorie Kitchell
Margaret Lann
Mark Souther

STAFF PRESENT:

Richard Wong, Planning Director
Kara O'Donnell, Historic Preservation Planner

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM with the above listed ABR members present. Ms. O'Donnell called the Landmark Commission roll with the above listed members present.

APPROVAL OF THE OCTOBER 10 AND OCTOBER 17, 2019 MINUTES

Members had no comments or questions so the minutes were approved as submitted and signed by Mr. Saylor.

**PUBLIC HEARING
NOVEMBER 5, 2019**

ABR 2019-728 (jointly reviewed by Landmark Commission and continued from September 4, 2019): PRAB Inc. and tenant Proximity Golf Lounge, 3099 Mayfield Road, request identification sign.

- Blink Signs' Vince Diionno said they were now proposing a cabinet sign and two non-illuminated panels.
- Ms. O'Donnell said that the proposal would require a zoning variance for exceeding the allowable signage.
- Mr. Wong asked Ms. O'Donnell to determine the allowable sign's square footage. He then showed slides of the exterior from when Cleveland Trust occupied the applicant's space. After that, slides of the sign for Rockefeller's Restaurant and the applicant's proposal were shown. In response to a question from Mr. Diionno, he said that a variance for the Rockefeller's

Restaurant sign would be transferrable if the new sign satisfied a condition of the variance that required a replacement sign to allow the building's surface to be seen through the spaces of the individual letters.

- Ms. O'Donnell said the past variance didn't permit a sign like the now proposed cabinet sign. She then stated that 18.5 square feet of sign was permitted for the second floor tenant based on one foot of sign area per foot of width of their first floor 18.5'-wide entrance.
- Proximity Golf Lounge's Robert McMahon said this was a large financial commitment. He was accommodating the City's desire to see that the light fixture be returned over the entry even though that was his preferred location for an awning sign or box sign. He requested members' help finding an acceptable alternative.
- Ms. Adams said that was what the Landmark Commission does with each applicant. She had faith that the staff was also helping to find a solution.
- Ms. O'Donnell noted that the Cleveland Trust sign was over the window.
- Mr. Kurtz asked the applicants to consider the Cleveland Trust location versus placement on the surface of the window.
- Mr. Diionno said the placement as proposed across the center of the window was more visible.
- Mr. Kurtz said the placement like the Cleveland Trust sign higher than the window would be more visible.
- Mr. Goldberg said the current proposal to install a sign on the surface of the window would be very strange.
- Mr. Saylor agreed, saying it looked haphazard.
- Mr. Diionno asked if the sign could cover the top sash portions of the window rather than covering the center of the window.
- Mr. Goldberg didn't believe that covering the top of the window would be more visible than above the window.
- Mr. McMahon said placement above the window may be acceptable.
- Mr. Wong said channel letters there could take advantage of the old variance.
- Mr. McMahon said the cost of a suggested additional sign at the entry may affect the project budget.
- Ms. Adams said the historic Cleveland Trust sign was a clean look.
- Mr. Kurtz said pin-mounted letters off the brick or on a background box would be acceptable. Placement onto the center of the window doesn't command the whole building as does placing the sign where the Cleveland Trust sign had been.
- In response to a question from Mr. Diionno, Mr. Wong said a larger sign in the location of the Cleveland Trust sign would require a variance. Approval from the Landmark Commission and ABR would certainly support the request for a variance.

- Ms. O'Donnell reviewed the schedule for ABR, Landmark Commission and the Board of Zoning Appeals and would see if a Landmark Commission quorum could attend the November 19 ABR meeting.

LANDMARK COMMISSION ACTION: Ms. Kitchell moved to continue the request. Seconded by Mr. Souther, the motion was unanimously approved. (Following this case, the Landmark Commission adjourned)

ABR ACTION: Mr. Kurtz moved to continue the request. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-768: Owner: TRDBY and Dongualla Peterson, 2555 Noble Road, requests replacement sign panel for Bright Eyes Learning Center.

- Bob Kunzen of Brilliant Electric Sign Company, 4811 Van Epps Road, 44131, presented the request for a business identification sign.

ABR ACTION: Mr. Kurtz moved to approve the sign as submitted on the plans prepared by Brilliant Electric Sign Company, dated September 9, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-769: Bobbie Stanich, 1991 Lee Road, requests internally lit wall sign for Xcel Healthcare Providers.

- Bob Kunzen of Brilliant Electric Sign Company, 4811 Van Epps Road, 44131, presented the request for a business identification sign.
- Mr. Saylor asked if the sign company considered placing the logo to the left of the text portion to make the sign look less crowded. Mr. Kunzen replied that this is how the company displays their logo.
- Mr. Saylor asked that the logo and text be moved so that it is centered on the window band and that the logo be reduced in size to accommodate a 6" margin between the sign and the windows on both the top and bottom.

ABR ACTION: Mr. Kurtz moved to approve the sign as shown on the plans prepared by Brilliant Electric Sign Company, dated May 11, 2017, on the condition that there is a six-inch margin at the top and bottom of the window and that the sign be centered on the nearest window band. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-770: Jennifer Barnes, 3278 Meadowbrook Boulevard, requests to build two-car, detached garage.

- Ted Barnes, 3278 Meadowbrook Boulevard, and Nilsa Carrero of Platinum Construction, 5450 Omega Avenue. 44146, presented the request for a new garage.
- Ms. Carrero stated that the homeowner has elected to have a reverse-gable style roof on the garage to match the home. The siding color and roof shingle color will match the home as well.

ABR ACTION: Mr. Saylor moved to approve the garage as submitted on the plans prepared by Platinum Construction, received October 11, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-771: Louis Helfenbein, trustee, 3735 Bainbridge Road, requests to build two-car, detached garage.

- Nilsa Carrero of Platinum Construction, 5450 Omega Avenue. 44146, presented the request for a new garage to replace the previous garage that was destroyed by a fire.
- The roof of the garage is a reverse-gable style roof like the home. The siding of the garage is a colonial white color like the upper portion of the house. The color of the roof shingles also matches the home.
- Neighbor Arlene Gold, 3740 Berkeley Road, stated that she and her neighbors are concerned that the demolition of the previous garage and the construction of the proposed garage will negatively impact her property. She asked for a guarantee that any damage on their property that results from the proposed project be rectified by the property owner of 3735 Bainbridge Road or the contractor. She also expressed concerns about the placement of the garage and asked for the postponement of the ABR's decision so that she and her neighbors can review the plans.
- Mr. Wong read aloud correspondence from a neighboring property owner who asked that the ABR approval be postponed until an insurance dispute is resolved.
- Mr. Wong reminded all of those in attendance that the ABR does not could not factor into their review personal circumstances, boundary questions or disputes among neighbors. The ABR is strictly reviewing the submitted plans and the design.
- Mr. Wong said that he will email the submitted plans to Ms. Gold.
- Ms. Carrero stated that if there is damage to any property as a result of their work they would correct it.

ABR ACTION: Mr. Saylor moved to approve the garage as submitted on the plans prepared by Platinum Construction, received October 17, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2019-772: Steven Houser and Margaret Bigg, 2265 North St. James Parkway, request to build two-car, detached garage.

- Jon Keeney, of The Great Garage Company, 620 Crystalbrooke Drive, 44233, stated that the roof is a 6/12 pitch, reverse-gable and that the color of the siding and roof shingles will match the house.

ABR ACTION: Mr. Kurtz moved to approve the garage as submitted on the plans prepared by The Great Garage Company, received October 11, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-773: Archon Capital LP, 1007 Caledonia Avenue, requests to build a two-car, detached garage.

- Architect Eli Mahler of Eli Mahler & Associates, 3947 West Ash Lane, 44122, stated that the home has a reverse-gable roof with a gabled portico having a higher pitch. He designed the front gabled garage to have a 7/12 pitch. The siding and roof color will match the home.

ABR ACTION: Mr. Saylor moved to approve the garage as submitted on the plans prepared by Eli Mahler and Associates, dated October 17, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

ABR 2019-774: Dennis Bourbeau and Cate MacLeod, 3037 Corydon Road, request to build two-car, detached garage.

- Architect John Payne, 4310 Saint Clair Avenue, 44103, presented the request to construct a new 2-story garage.
- Mr. Payne stated that the upper level is for storage. The pitch is 10.5/12, the siding, trim and roof will match the home. The garage will also have windows that are in the same character as the home.

ABR ACTION: Mr. Kurtz moved to approve the garage as submitted on the plans prepared by John S. Payne, dated October 17, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-775: Kathleen Reis, 3345 Kildare Road, requests to build one-car, detached garage.

- No representative was present. The case will be continued at the November 19, 2019 ABR meeting.

ABR 2019-776: Janie Clark, 1237 Yellowstone Road, requests to install vinyl siding without matching existing siding.

- Scott Hedrick, of the Empire Window Company, 29695 Pettibone Road, 44139, stated that the siding on the home is 7" wood shake siding and the garage is 5" wood, Dutch lap siding. The new siding will be a charcoal-gray colored, vinyl siding. He stated that some windows will be replaced like-for-like and all windows will be capped. The soffits, fascia and gutters will also be replaced. The front portico will remain.

ABR ACTION: Mr. Strauss moved to approve the garage as submitted on the application prepared by Empire Window Company, dated October 17, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.

ABR 2019-777: Buy Kwik, 2937 Washington Boulevard, requests to install vinyl siding without matching existing siding.

- Scott Soeder of Buy Kwik, 7452 Broadview Road, 44134, and Timothy Smith of Tim Smith Renovation, 9719 Brecksville Road, 44141 presented the request to replace the siding on the house and garage from wood and aluminum siding to vinyl siding.
- Mr. Soeder stated that the brand of siding has changed since the original submission, however, the new brand is very similar to the original siding proposed.
- Mr. Smith stated that the window casings will be aluminum wrapped. They also plan to use vertical vinyl siding on the corner porch and front entry.

ABR ACTION: Mr. Saylor moved to approve the siding as submitted on the application prepared by Tim Smith Renovation, dated October 10, 2019. Seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2019-778: Pierre Gholam, 2485 Wellington Road, requests to install sliding door in back, replacing hinged doors.

- No representative of the project was present at the meeting. The case will be continued at the November 19, 2019 ABR meeting.

ABR 2019-779: Imad Tabanja, 1895 South Taylor Road, requests to alter the Shell station's canopy including its signs.

- Joe Marek of Litech Lighting, 3549 Johnny Appleseed Court, 43231, presented the request to alter the canopy of the gas station.
- Mr. Marek stated that the current fascia is not illuminated. The panel with the logo is proposed to be illuminated. Additionally, the word "Shell" will be replaced with the Shell logo.

ABR ACTION: Mr. Kurtz moved to approve the siding as submitted on the application prepared by Federal Heath Sign Company, received October 17, 2019. Seconded by Mr. Saylor, the motion was unanimously approved.

New Business

No new business was raised.

Adjournment

The meeting was adjourned at 8:43 PM.

Respectfully Submitted,



Melissa Fliegel, Chair

11/19/19

date



Richard Wong, Secretary

11/19/2019

date

