

# CITY OF CLEVELAND HEIGHTS ARCHITECTURAL BOARD OF REVIEW

## MINUTES OCTOBER 6<sup>th</sup>, 2022

### **ABR MEMBERS PRESENT:**

DENVER BROOKER, CHAIR  
TERRY SAYLOR

### **STAFF PRESENT:**

NICOLE BLUNK, CITY PLANNER I

### **CALL TO ORDER**

Ms. Blunk called the meeting to order at 7:00 PM with all the above-listed members present.

### **APPROVAL OF THE SEPTEMBER 20<sup>TH</sup>, 2022 MINUTES.**

The previous meeting minutes were approved.

### **PUBLIC HEARING**

OCTOBER 6<sup>TH</sup>, 2022

### **ABR 2020-25: NORM & LISA MUSKAL, 2066 SOUTH TAYLOR, request to modify façade.**

Presenter(s): Frank Piccirillo, Contractor for Storefront Renovation Program.

- Mr. Piccirillo presented on behalf of the property owners. They are seeking approval to alter the façade of their building. They obtained ABR approval in 2020 for their original design.
- Mr. Piccirillo stated the new façade will be scaled back. The revision features a marble granite base at the facades.
- There was discussion in regards to pilasters and the use of materials.
- The board noted that the plaster should be centered in the space between the window and door frame.
- The board noted that the wood between the window and door should be fitted with a black panel.

**Action: Mr. Saylor made a motion to approve with conditions, seconded by Mr. Brooker, the motion was approved.**

### **ABR 2022-205: FOREST HILL CHURCH, 3031 MONTICELLO, request to install antenna.**

Presenter(s): Ron Gainar, Attorney for T-Mobile.

- Mr. Gainar stated he is presenting on behalf of T-Mobile and Forest Hill Church. The current antenna at the site is Sprint equipment and the company is seeking to install T-Mobile equipment. There are three existing antennas at the top of the steeple. The T-Mobile equipment

- will require 8 large antennas. The new antennas will be located further down the steeple, not visible from the street. Louvers will be replaced with frequency friendly material. T-Mobile has also proposed to frost the glass so the equipment is not visible.
- There was discussion about visibility through the frosted glass.
- The board noted that the glass should be frosted gray to prevent visibility through it.

**Action: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Saylor, the motion was approved.**

**ABR 2022-206: DERRICK HOUSTON, 3434 MEADOWBROOK, request to install windows, siding and construct addition.**

Presenter(s): Derrick Houston, Homeowner.

- Mr. Houston stated he is here seeking approval to modify the exterior of his home that caught fire. He is also seeking approval to add a rear addition to the structure that will be a bedroom. He will be installing new windows and siding as well. Siding will only be replaced where there was minimal fire damage and it will match the existing siding on the home. Mr. Houston expressed the desire for black windows and trim.
- There was discussion about the style of windows and the color of the trim.
- The board noted the windows should be black with black trim and there should be grids on the top sash of each window.

**Action: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Saylor, the motion was approved.**

**ABR 2022-207: YISROEL ERLICH, 3768 SHANNON, request to alter windows.**

Presenter(s): Yisroel Elrich, Homeowner.

- Mrs. Elrich is seeking approval to alter her basement window in order to make the space building code compliant for a bedroom in the basement.
- There was discussion about the visibility of the window from the street.

**Action: Mr. Brooker made a motion to approve, seconded by Mr. Saylor, the motion was approved.**

**ABR 2022-208: REBECCA NELSON, 3090 WASHINGTON, request to alter windows and construct garage.**

Presenter(s): Rebecca Nelson, Homeowner. Nilsa Carreo, Platinum Garages. Michael Nimylowycz, Infinity by Marvin

- Ms. Carreo stated the homeowner is seeking approval to construct a 16x20 detached garage with a 6/12 pitch. The siding color will be "manor" with white trim and doors.
- Mr. Nimylowycz stated the windows being replaced are on the basement level, the current windows feature bars which are against housing code. The new windows will be full frame glider windows, in white.
- There was discussion about the location of the bars on the windows.

Action: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was approved.

**ABR 2022-209: JONATHON KARN, 2268 COVENTRY, request to construct pavilion and outdoor kitchen.**

Presenter(s): Greg Douglas, Contractor.

- Mr. Douglas stated the homeowner is seeking approval to construct an outdoor pavilion and kitchen. The pavilion roof will be a shed roof off the house and the columns will match the existing columns on the home. All siding will be shake and the trim will match the existing trim on the home. The shed roof will feature asphalt shingles in order to install solar panels in the future. The shingles will match the color of the home.
- There was discussion about the construction of the pavilion.

Action: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was approved.

**ABR 2022-210: LIBBY & NOSSON GOLDFARB, 1600 OAKWOOD, request to alter garage doors.**

Presenter(s): Jared Huey, Contractor

- Mr. Huey stated the homeowners are seeking approval to change their current garage doors to a single 18-foot modern door. The style is as close to the existing doors as they could find.
- There was discussion about the existing column between the two existing garage doors.

Action: Mr. Brooker made a motion to approve, seconded by Mr. Saylor, the motion was approved.

**ABR 2022-211: BRIDGEVIEW HOLDINGS, 2640 MAYFIELD, request to alter windows.**

Applicant Withdraw

Action: No action taken

**ABR 2022-212: ROBERT CHATBURN, 1603 MAPLE, request to construct garage.**

Presenter(s): Nilsa Carreo, Platinum Garages.

- Ms. Carreo stated the homeowner is seeking to construct a 20x20 detached garage with a 4/12 pitch. The siding and trim will be white and the shingles will be gray.

Action: Mr. Brooker made a motion to approve, seconded by Mr. Saylor, the motion was approved.

**ABR 2022-213: CLEVELAND LUTHERAN HIGH SCHOOL ASSOCIATION, 3565 MAYFIELD, request to alter windows.**

Presenter(s): Rick Jozity, Architect. William Carey, General Contractor. Andrew Prusinski, School Principal.

- Mr. Jozity stated the school is here seeking approval to alter their windows. The existing windows are outdated and they are hoping to attract new students in the future. The modifications will be done on the south elevation of the building, which is located off of Mayfield Road. The remodel includes removing the existing single pane curtain wall system and replacing it with a new insulated glass system. Other updates include refacing portions of the exterior facade with metal panels, new landscaping, and the installation of roof top A/C units. The units should be barely visible from Mayfield Road.
- There was discussion over the colors and size of the windows.
- There was discussion over the visibility of the A/C units from the street and possible screening.
- The board noted that the applicants need to submit elevation drawings that feature the rooftop equipment.

**Action: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Saylor, the motion was approved.**

**ABR 2022-214: SMARTLAND LLC, 2119 GOODNOR, request to construct garage.**

Presenter(s): Eric Gesis, Contractor.

- Mr. Gesis stated the owners are seeking approval to construct a 20x20 detached garage, with a 4/12 pitch. The siding will be white vinyl and the shingles will be black. There will be a side door to the garage, also white in color.
- The was discussion over the roof pitch and color choices.
- The board noted the pitch should be 6/12.
- The board noted the siding color should match the home.
- The board noted the trim should be white.

**Action: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Saylor, the motion was approved.**

**ABR 2022-215: PROMISELAND, 2592 DARTMOOR, request to construct garage.**

Presenter(s): Ahmed Aly, Architect.

- Mr. Aly stated the owners are seeking approval to construct a 20x20 detached, two-car garage. The pitch will be 8/12. The siding and trim will be almond in color and the asphalt shingles will be weathered wood in color.

**Action: Mr. Brooker made a motion to approve, seconded by Mr. Saylor, the motion was approved.**

**ABR 2022-216: DEVI JHAVERI, 2444 COVENTRY, request to alter porch.**

Presenter(s): Devi Jhaven, Homeowner. Pat Mascocka, Architect.

- Mr. Mascocka stated they are seeking approval to alter the rear portion of the porch on the side of the home, closest to the driveway. The project involves incorporating extra space in the home into the new kitchen. The plan is to enclose this existing porch to include in the remodel, they

are not expanding the footprint of the home. The modifications will match the exterior on the front façade of them. The fill in will feature solid wall and not windows.

- There was discussion about the brick located on the existing porch.
- There was discussion about the existing cement board located on the porch.

**Action: Mr. Brooker made a motion to approve, seconded by Mr. Saylor, the motion was approved.**

**ABR 2022-217: ZICHENG CH, 1207 HASELTON, request to construct garage.**

Presenter(s): Bill Wilson, New Creation Builders.

- Mr. Wilson stated they are seeking approval to construct a 20x20 detached garage with a 16' door and 4/12 pitch. The colors of the siding, trim, doors, gutters and downspouts will be white, the shingles will be gray.
- There was discussion over the garage pitch matching the pitch of the roof over the front door.

**Action: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was approved.**

**ABR 2022-218: SARAH SPENGLER, 3423 TULLAMORE, request to install solar panels.**

Presenter(s): Zach Lalkowski, YellowLite Solar.

- Mr. Lalkowski stated they are seeking approval to install A 12 panel system with the conduit coming down the left side of the home. The meters will be located on the rear of the home and the conduit will be painted to match the siding of the home.
- There was discussion about the location of the conduits.

**Action: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was approved.**

**ABR 2022-219: GARDEN CITY LLC, 3370 ALTAMONT, request to install siding.**

Presenter(s): Michael Penn, Contractor.

- Mr. Penn stated the owners are seeking approval to replace the existing siding with Dutch lap vinyl siding. The existing conditions of the siding on the home are clapboard wood on the lower half, and shake on the upper portion of the home. The siding will be a sterling gray color.
- There was discussion in regards to the existing horizontal bands, colored white.
- There was discussion in regards to the existing dentil molding on exterior windows.
- There was discussion in regards to the proposed trim of the home.
- The board noted that the siding should be sterling gray in color; to eliminate horizontal band between 1st and 2nd floor; to add horizontal band on the two gable ends to align with trim under roof overhang; to install shake profile siding on two gable ends and the gables off the porches; to remove dentil molding above attic window and wrap window head trim to match height of trim at other attic window; and to extend corner trim to both floors.

**Action: Mr. Saylor made a motion to approve with conditions, seconded by Mr. Brooker, the motion was approved.**

**ABR 2022-220: MICHAEL LAU, 3149 CORYDON, request to alter porch**

Presenter(s): Michael Lau, Homeowner. David Maniet, Architect.

- Mr. Maniet stated they are seeking approval to alter the front porch of the home. New columns and railings will be installed. Skirt board will be installed around the perimeter and they will also replace the wood decking. All finishes will match the existing. The existing piers are brick and painted white. They will be replaced with permacast square columns. The height of the railings will match the existing railings. The spindles will be square. The colors of all the materials will be white to match the trim on the home. The existing roof to the porch will remain.
- There was discussion over the choice of materials for the columns.

**Action: Mr. Saylor made a motion to approve, seconded by Mr. Brooker, the motion was approved.**

The meeting was adjourned at 9:42pm

Respectfully Submitted,

  
Nicole Blunk, ABR Secretary

  
Date 10/20/22

Approved,

  
Denver Brooker, Temporary Chair

  
Date 20 Dec. 2021