

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES
OCTOBER 20th, 2022**

ABR MEMBERS PRESENT:

JOSEPH STRAUSS, CHAIR
DENVER BROOKER
RICHARD WONG

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 OCTOBER 6th, 2022 MINUTES.

The previous meeting minutes were approved.

PUBLIC HEARING

ABR 2022-221: FLAWLESS & FIERCE HAIR CREATIONS, 1431 WARRENSVILLE, request to alter façade.

Presenter(s): Frank Picarillo, Contractor.

- Mr. Picarillo stated the business owner is seeking approval to install a EIFS system with joints to simulate stone blocks similar to the original façade. There will also be installation across the north wall, 20 courses from the top of the parapet. Contractors will then clean treat and paint the remaining brick along the north wall, the color will be teal. The owner is not seeking awning or sign approval at this time.
- There was discussion in regards to the color chosen.
- The board noted that the installation of the EIFS system is permissible, however, the color is not.
- The board requested the applicant to resubmit (3) color samples for the efis.

Action: Mr. Strauss made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.

ABR 2022-222: JEANNET WRIGHT BURGESS, 3712 MONTICELLO, request to construct garage

Presenter(s): Jeannet Wright Burgess, Homeowner.

- Mrs. Burgess stated she is seeking approval to construct a one car garage where her previous one car garage was. A reduction in parking was approved by the planning commission for the reconstruction of a one car garage. The garage will have white siding and trim, and a gable roof will be constructed.
- There was discussion about considering a reverse gable.

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

ABR 2022-223: NATHANIEL SEAY, 3534 ST. ALBANS, request to alter windows.

Presenter(s): Amanda Elder, Renewal by Anderson.

- Ms. Elder stated the homeowner is seeking approval to replace 8 windows on the bottom floor of the home. The new windows will be red rock, triple gliding window 1:2:1 with a 1W x 5H colonial grill on sashes 1 & 3 while sash 2 will have a 2W x 5H colonial grill pattern. The remaining windows will be red rock double hung windows with 2W x 2H colonial grill pattern on the top sash only.
- There was discussion about the color choice of the windows.

Action: Mr. Wong made a motion to approve, seconded by Mr. Strauss, the motion was unanimously approved.

ABR 2022-224: DANIEL & ELANA BACON, 3579 HARVEY, request to alter rear addition.

Presenter(s): Daniel Bacon, Homeowner.

- Mr. Bacon stated he is seeking approval to add a second-floor laundry room above a pre-existing rear porch addition on his home. He will also be removing an existing window on the lower elevation and replacing the opening with brick to match the home. A window will be installed in the laundry room facing the back yard. The siding will match the existing siding on the addition.
- There was discussion about the color of the existing siding on the rear addition of the home.

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

ABR 2022-225: JENNIFER DAVIS, 2519 QUEENSTON, request to alter siding.

Presenter(s): Herb Schoen, Contractor.

- Mr. Schoen stated the homeowner is seeking approval to remove 8" aluminum siding and install 5" clapboard vinyl siding. Window and door casings will be white and all shutters will be removed and reinstalled.
- There was discussion in regards to the size difference between the existing siding and the proposed siding.

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

ABR 2022-226: CAMERON CORNELISON, 2885 EDGEHILL, request to alter windows.

Presenter(s): Cameron Cornelison, Homeowner.

- Mr. Cornelison stated he is seeking approval to remove two existing windows and a vent cover in order to install new cabinets in the kitchen. The window openings will be framed in and a stucco finish will be installed to match the existing home.

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

ABR 2022-227: MNG GROUP LLC, 3154 KENSINGTON, request to construct garage.

Presenter(s): Mark Hurley, Contractor. Stephen Berry, Contractor.

- Mr. Hurley stated the homeowners are seeking approval to construct a two-car garage with one-foot overhangs. The shingles will match the existing home and the siding will be a 4" white vinyl. The roof pitch will be 6/12 and the ridge height will be 14 feet, six inches.
- There was discussion in regards to the color of the garage.

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

ABR 2022-228: GIGI MIKULJA, 3602 ANTISDALE, request to construct garage.

Presenter(s): Michael Grant, Contractor.

- Mr. Grant stated the homeowner is seeking approval to construct a one car garage. They are also seeking planning commission approval for a reduction in parking. That meeting is set for 10/26/2022. The one car garage will be 13 feet in height, 20 feet long, and 14 feet wide. The garage door will be 8 feet wide.
- There was discussion in regards to the current color of the existing home.
- The board noted the siding of the proposed garage should match the proposed new color of the home, which is white.
- The board noted the trim on the garage should be gray.

Action: Mr. Strauss made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.

ABR 2022-229: KIA PETRY, 2128 LAMBERTON, request to install fencing.

Presenter(s): Graham Grace, Grace Bro's Landscaping.

- Mr. Grace stated the homeowner is seeking approval to install a four-foot-tall wrought iron fence with a 12-foot double gate, in the front yard of the home.
- There was discussion in regards to existing fencing that is depicted in photos submitted to the board.

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

ABR 2022-230: THE WEEKS BUILDING LLC, 3980 MAYFIELD, request to install signage.

Presenter(s): Deidre Weeks, Business & Property Owner.

- Mrs. Weeks stated they are seeking approval to install new signage on the front and side elevations of the newly purchased building across the street from their existing location. A variance was obtained from the board of zoning appeals in order to allow excess signage on the east facing façade. They are also seeking approval to replace the signage located on the pole sign on Warrensville Center road, as well as the projecting sign located on Mayfield Road. The Mayfield Road elevation will feature black signage depicting the business name in the existing open spaces between windows.
- There was discussion in regards to the visibility of the signage from Mayfield and Warrensville Center roads.

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

ABR 2022-151: AMATO HOMES LLC, 3421 DESOTA, request to construct single family home.

Applicant withdrew

Action: No action taken

ABR 2022-152: AMATO HOMES LLC, 3417 DESOTA, request to construct single family home.

Applicant withdrew

Action: No action taken

The meeting was adjourned at 8:34PM

Respectfully Submitted,

Nicole Blunk
Nicole Blunk, ABR Secretary

11/1/22
Date

Approved,

Joseph Strauss
Joseph Strauss, Chair

11/1/22
Date