

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES  
DECEMBER 6<sup>th</sup>, 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 NOVEMBER 15<sup>th</sup>, 2022 MINUTES.**

The previous meeting minutes were approved.

**ABR 2022-237: BK3 PROPERTIES LLC/RIVER FLOWER WELLNESS, 2255 LEE, request to alter window.**

PRESENTER(S): Kevin Henest, HSB Architects

- The applicant requested approval to remove a window and install a door so there is an entrance and exit to the business at the storefront, with sidewalk access.

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

**ABR 2022-247: PETER ROSKOWETZ, 2335 DELAWARE, request to construct garage.**

PRESENTER(S): Vincent Labriola, Contractor

- The applicant requested approval to construct an 18.5 x 21 ft garage that will be 12.73 ft in average height, on the original footprint of the previous garage. The siding and shingles will match the existing home.
- The board noted that the rear block wall must be painted to match the garage.
- The board noted that brick needs to be installed on the front and side elevations.

**ACTION: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-252: SUSAN MILLER, 2975 EUCLID HTS BLVD, request to install solar panels.**

PRESENTER(S): Susan Miller, Homeowner. Kaitlin Wolfe, Fluent Solar.

- The applicant requested approval to install solar panels on the home. The applicant rejects the boards concerns at the 11/15/2022 meeting regarding symmetry and requests approval of the original submission reviewed by the board on 11/15/2022.

- There was a discussion in regards to symmetry.
- There was a discussion in regards to existing solar panel configurations on other Cleveland Heights homes.
- There was a discussion in regards to the definition of 'net zero' and the functionality of solar panels.

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

**ABR 2022-256: BRIGETTE BRICE, 3374 MONTICELLO, request to alter windows.**

PRESENTER(S): Robert Runals, Window Nation

- The applicant requested approval to remove 1 picture window in the living room and replace it with a picture window with 2 double hung windows on either side of it. The applicant presented an approval letter from the Forest Hills Homeowners Association.

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

**ABR 2022-261: HEIGHTS LIBRARIES, 2800 NOBLE (PRELIMINARY REVIEW), request to redevelop facility.**

PRESENTER(S): Rick Meyer, Architect

- The applicant presented preliminary plans to redevelop the public library on Noble Road. The project includes the demolition of the existing 1960s addition, a renovation of the existing branch, and a new addition to the north. The proposal reflects the simplicity of the original Walker and Weeks design. The materials will feature brick in nontraditional protruding patterns, tinted glazing, dark red and bright white parapet and storefront finishes.
- The board noted that this proposal suits the site and does not clash with the existing structure. The board had no notations and recommended the applicant submit for final approval.

**ACTION: No action taken.**

**ABR 2022-262: CLEVELAND LUTHERAN HIGH SCHOOL ASSOCIATION, 3565 MAYFIELD, request to install signage.**

PRESENTER(S): Rick Jozity, Architect

- The applicant presented a proposal to install new institutional signage across the southern and eastern elevations of the school building. The colors of the signage will match the school colors, as well as the new windows, which were approved by the ABR at the 10/06/2022 meeting.

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

**ABR 2022-263: SOBA ASIAN KITCHEN, 1827 COVENTRY, request to install signage.**

PRESENTER(S): Jingbo Xiao, Business Owner

- The applicant presented a proposal to install a 9.5 x 24-inch projecting sign on their storefront in order for pedestrians on the sidewalk to see the business location.

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

**ABR 2022-264: TIMOTHY COMINSKEY, 2958 HAMPSHIRE, request to install solar panels.**

PRESENTER(S): Timothy Cominskey, Homeowner

- The applicant presented a proposal to install 8 solar panels on the rear portion of the roof.

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

**ABR 2022-265: KRISTEN KELLY, 3944 ELMWOOD, request to construct garage.**

PRESENTER(S): Nilda Carrero, Contractor

- The applicant proposed to demolish the existing garage in order to construct a new 20x20 detached garage. The siding and trim will be white and the shingles will be gray.
- The board noted the roof pitch needs to be 4/12.

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

**ABR 2022-266: GUS CHAN, 3160 CORYDON, request to construct garage.**

PRESENTER(S): Nilda Carrero, Contractor

- The applicant proposed to construct a new 22x22 detached garage. The siding will be gray, the trim will be white and the roofing color will be black.

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

**ABR 2022-267: DAVID KING & SARAH CURRY, 1582 S COMPTON, request to modify garage.**

PRESENTER(S): Tanya Tate, Architect

- The applicant presented plans to install an addition to the existing garage. The roof will be a gambrel style and the siding will be wood, painted to match the home. The new windows on the structure will be casement.

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

**ABR 2022-268: YECHEZKEL & ESTHER ORLOWEK, 3705 BENDEMEER, request to alter windows.**

PRESENTER(S): Esther Orlowek, Homeowner

- The applicant presented a proposal to enclose a rear screen room and install two double hung windows on the structure.

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

**ABR 2022-269: LAWRENCE MOORE, 960 QUILLIAMS, request to alter siding.**

PRESENTER(S): Cynthia Amato, Contractor

- The applicant presented a proposal to install green vinyl siding on the exterior of the home.
- The board noted the window trim, eaves, gutter boards and porch columns need to be painted white.

**ACTION: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-270: JOHN GALL, 3444 FAIRMOUNT, request to construct garage.**

PRESENTER(S): E. Macke, Architect.

- The applicant presented plans to construct a 12x30 attached garage to replace the existing damaged garage on the home.

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

**ABR 2022-271: JAREK MACIEJEWSKI, 2605 OVERLOOK, request to construct garage.**

PRESENTER(S): Bill Wood, Contractor

- The applicant presented plans to construct a 20x20 detached garage.
- The plans submitted by New Creation Builders were determined to be inaccurate by the zoning administrator
- The board noted the case is continued, the applicant needs to return with an accurate site plan and more detailed photographs

**ACTION: Mr. Strauss made a motion to continue, seconded by Mr. Brooker, the motion was unanimously approved.**

**ABR 2022-272: PHILIP STEINMETZ, 3840 SHANNON, request to construct garage.**

PRESENTER(S): Bill Wood, Contractor

- The applicant requested approval to construct a 20x20 detached garage, the shingles and siding will match the existing house.

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

**ABR 2022-273: PATRICIA SCHNEIDER, 2610 EXETER, request to alter windows.**

PRESENTER(S): Adam Sharpe, Contractor

- The applicant is requesting approval to replace three windows on the rear of the home with double hung windows.

- The board noted the new double hung windows need grids on the top sash.

**ACTION: Mr. Brooker made a motion to approve with conditions, seconded by Mr. Wong, the motion was unanimously approved.**

**ABR 2022-274: JONATHON MOORE, 2448 PRINCETON, request to alter windows.**

PRESENTER(S): Jonathon Moore, Homeowner

- The applicant requested approval to replace a single casement window to a double hung, a double wide casement to a twin double hung, and replace two doors with sliding glass doors.

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

**ABR 2022-275: CHRISTOPHER JACOBS, 2508 WELLINGTON, request to alter windows**

PRESENTER(S): Christopher Jacobs, Homeowner

- The applicant presented plans to change two casement windows on the third floor to double hung windows in order to match the rest of the windows on the home.

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

**ABR 2022-276: MARY WILSON, 3405 HOLLISTER, request to alter windows**

PRESENTER(S): Michael Beauregard, Contractor

- The applicant requested approval to change 9 windows on the rear sun room to slider windows in black. The existing windows are old metal windows that do not open and are extremely narrow. The new slider windows will be slightly larger and will match the grid pattern of the existing windows.
- There was discussion in regards to the color of the proposal windows and their location.

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

**ABR 2022-277: VATINA HOLLAMAN, 948 HELMSDALE, request to construct garage.**

PRESENTER(S): Vatina Hollaman, Homeowner

- The applicant is requesting permission to construct an 18x20 garage on the foundation of the existing garage. The siding will be white vinyl and the shingles will be brown.

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

The 12-06-22 meeting was adjourned at 10:05PM  
Respectfully submitted,

Nicole Blunk  
Nicole Blunk, ABR Secretary

12/06/22  
Date

Joseph Strauss  
Joseph Strauss, Chair

12/06/22  
Date