

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES
DECEMBER 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 DECEMBER 6th, 2022 MINUTES.

The previous meeting minutes were approved.

ABR 2022-278: MARGARET WAGNER SENIOR APARTMENTS, 2373 EUCLID HTS BLVD, request to alter windows and light fixtures.

Presenter(s): Mary Marita, Margaret Wagner. Dave DiFrancesco, HDS Inc.

- The applicant presented a proposal to replace parking lot light fixtures, replace the low slope roof and install metal copings. The applicant also requested approval to remove the A/C units in the windows on the fourth and fifth floor and replace them with an opaque panel in order to match the other floors of the building. The applicant stated that the light poles comply with all zoning ordinances in regards to light spill. The light poles will be six feet tall, with a two-foot base. A Photometrics plan was submitted to and approved by The Cleveland Heights Planning Department before this meeting.
- Ms. Blunk stated that the proposal does comply with zoning code 1165.07, the light level must be no greater than one half footcandle at the residential property line and one footcandle at any non-residential property line or public right of way line.
- The board opened up the floor to public comment:
 - Mr. Peter Roth of 4 Herrick Mews offered a comment that was unrelated to design or a topic under the ABR's authority.
 - Mrs. Debbie Shewitz of 13 Kenilworth Mews stated that she is in support of Margaret Wagner's improvements for their residents and has no issue with what is being proposed tonight. Mrs. Shewitz attended tonight in order to express her dissatisfaction with these proposals not being sent to each surrounding property owner before the meeting.
- The board chair closed the floor for public comment and thanked the community for their thoughts. The board chair reminded residents that the ABR does not review zoning matters. The board chair commented that notification of these projects are given to the surrounding property owners, as well as the rest of the community. The agendas are published online on the city's website and the ABR meetings by design, are the community's opportunity to learn and ask questions about proposals they feel affect their homes.

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

ABR 2022-279: PATRICK & VICTORIA SWEENEY, 2452 LAMBERTON, request to alter windows.

Presenter(s): Ashley Kay, Brightwater Interior Designs.

- The applicant presented a proposal to remodel the kitchen which requires the removal of one window and the altering of the size and location of another window on the northeast side of the home. The alteration will allow for a better layout of the kitchen. The applicant stated the brick will be toothed in and will be sourced to match the existing brick.

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

ABR 2022-280: AURELIUS FAMILY PROPERITES LLC, 2100 LEE, request to install signage.

Presenter(s): Holly Paolucci, Image Plus Inc.

- The applicant presented a proposal to replace the existing freestanding sign with a new sign for the Take 5 Oil Change center on Lee road. The business is updating their branding, which calls for new signage across many of their locations. The proposed sign will comply with sign zoning code, coming in at 23.37 square feet.

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

ABR 2022-281: SHARON MANUEL & NATHAN ADAM, 1780 CUMBERLAND, request to construct garage.

Presenter(s): Eli Mahler, Architect

- The applicant presented a proposal to construct a 20x20 garage on a new foundation at the rear of the property. The existing garage currently sits south of the driveway and the proposed garage location will be west of the driveway, or at the very end of it. The garage is zoning compliant, the roof will match the roof of the existing home, and the siding will match the white vinyl siding featured on the rear of the home.

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

ABR 2022-282: HENRY PERRYMAN, 3722 STONELEIGH, request to alter windows.

Presenter(s): Ryan Romankowski, Salesman, Window Nation

- The presenter is here on behalf of Window Nation and was unsure as to what the address of the home is and what the project details are.
- The board reviewed the submission which stated "Remove/replace 15 windows, grids will match. Capping will be changed from current colors of teal, blue and white, to an all-white capping."

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

ABR 2022-283: ASHLEY & KYLE MISCH, 3349 E SCARBOROUGH, request to alter windows.

Presenter(s): Ryan Romankowski, Salesman, Window Nation

- The presenter is here on behalf of Window Nation and stated the proposal is to replace 9 existing windows with grids, to the same size and style of window, minus the grids.
- Ms. Blunk stated the submission states "remove/replace 11 windows: existing windows have grids, replacement windows will have NO grids. Picture windows in living room will be replaced with double hung.
- Mr. Romankowski stated the proposal is for 9 windows, not 11. The contract says 9.
- The board reminded Mr. Romankowski that they must go by what the applicant, in this case Window Nation, filled out on their application, which states "11" windows.
- The board requested Mr. Romankowski and Window Nation get their details in order before attending meetings.
- The board stated the grids featured in the existing home are architecturally significant and should remain.
- Mr. Romankowski expressed his displeasure and took a private phone call during the review.
- The board continued to deliberate and noted that the seven windows on the front elevation should contain grids on the top sash. The rest of the windows may be replaced without grids.

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

The meeting was adjourned at 8:35 PM

Respectfully Submitted,

Nicole Blunk
Nicole Blunk, City Planner I

1/5/23

Date

Approved,

Joseph Strauss
Joseph Strauss, Chair

1/5/23

Date