

CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES
April 10th, 2025

ABR VOTING MEMBERS PRESENT:

DENVER BROOKER
KATHRYN LESTER
CONNOR KALDOR

STAFF PRESENT:

A'KEILA BENSON, SECRETARY

CALL TO ORDER

Mr. Brooker called the meeting to order at 7:00 P.M. with all of the above-listed members present.

3.1 ABR 2025-034: DEONDRAE SHAMAR & ALYSSA WILSON, 3674 STONELEIGH (CONTINUED), request to alter roof.

- Conduits must be painted to match roof.

Action: Mr. Kaldor motioned to approve as noted, Ms. Lester seconded the motion and it was unanimous.

3.2 ABR 2025-041: THE CEDAR-GRANDVIEW COMPANY, 12438 CEDAR, request to alter signage.

Action: Mr. Kaldor motioned to approve, Ms. Lester seconded the motion and it was unanimous.

3.3 ABR 2025-042: GEDALYA & AVIGAYIL ISHAKIS, 3780 BENDEMEER, request to alter addition.

Action: Ms. Lester motioned to approve as noted, Mr. Kaldor seconded the motion and it was unanimous.

3.4 ABR 2025-043: CONGREGATION OHEL SARAH, 3769 SHANNON, request to build new home.

- Add second floor bathroom window to be single hung.
- Add two single hung window in garage
- Window and door trim on all side to match front.

Action: Mr. Brooker motioned to approve as noted, Ms. Lester seconded the motion and it was unanimous.

3.5 ABR 2025-044: JACOB & RIVKA GRUENEBAUM, 3781 BENDEMEER, request to build new home.

- All windows and doors to have trim on all sides.

Action: Ms. Lester motioned to approve as noted, Mr. Kaldor seconded the motion and it was unanimous.

3.6 ABR 2025-045: THOMAS B. & ALICE JERESKO, 3317 BRADFORD, request to alter garage.

Action: Ms. Lester motioned to approve, Mr. Kaldor seconded the motion and it was unanimous.

3.7 ABR 2025-046: SHELDON A TOLCHINSKY & MINDY CHERYL, 3811 BENDEMEER, request to add addition..

- Consider designing the carport with columns similar to the proposed new front porch.
- Consider a hipped roof on the front of the carport.

Preliminary review: No action taken

3.8 ABR 2025-047: PATRICIA A. SMITH, 3387 DELWOOD, request to alter windows.

- Garden window replacement grids to be 3x2 pattern and not 2x2.

Action: Ms. Lester motioned to approve as noted, Mr. Kaldor seconded the motion and it was unanimous.

3.9 ABR 2025-048: OPEN OCEAN PROPERTIES LLC., 3575 HARVEY, request to alter garage.

- Siding color to match house.

- Roof shingles to match the house
- White gutter and down spouts
- Garage to be reverse gable.

Action: Ms. Lester motioned to approve as noted, Mr. Kaldor seconded the motion and it was unanimous.

4 Preliminary Reviews

4.1 CEDAR HILL PROJECT, CITY OF CLEVELAND HEIGHTS, Villa development.

- Board members were generally favorable and supportive of the project and the conceptual design approach
- Board members suggested considering simplification of some elements and considering simplification of the material palette.

Preliminary review: No action taken

The meeting was adjourned at 9:20 P.M.

Submitted,

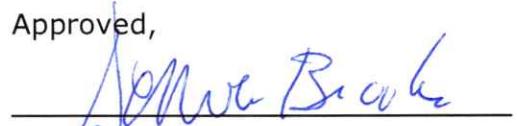


Akeila M. Benson



Date

Approved,



Denver Brooker, CHAIR



Date