

**CITY OF CLEVELAND HEIGHTS  
ARCHITECTURAL BOARD OF REVIEW  
MINUTES  
April 10<sup>th</sup>, 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,

  
A'keila M. Benson

4/24/2025  
Date

Approved,

  
Denver Brooker, CHAIR

4/24/25  
Date