STRONGSVILLE ARCHITECTURAL REVIEW BOARD
MINUTES OF MEETING
October 20, 2026

The Architectural Review Board of the City of Strongsville met in the Building Department Conference Room at the 16099 Foltz Parkway, on ***Tuesday, October 20, 2026 at 9:00 a.m.***

Present: Architectural Review Board Members: George Smerigan, Chairman; Ken Mikula, City Engineer; Ted Hurst, Building Commissioner; Jennifer Milbrandt, City Forester; and Mr. Glissman, Member

Roll Call:	Members Present:	Mr. Smerigan, Chairman Mr. Mikula, City Engineer Mr. Hurst, Bldg. Comm. Ms. Milbrandt, City Forester Mr. Glissman, Member
	Also Present:	Kristi Onofre, Administrator

MOTION TO EXCUSE:

Ms. Milbrandt – I move to excuse Mr. Serne for just cause.

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES:

Mr. Smerigan – You have had a chance to review the minutes of October 6, 2026. If there are no additions or corrections they will stand as submitted.

NEW APPLICATION:

1) **QAHWAH HOUSE COFFEE, Nooraldin Alqawasmi, Owner**

Recommendation of Revised Exterior Color Palette for the West Elevation of the Building, property located at 14375 Pearl Road, PPN 396-18-015, zoned GB – General Business

Mr. Smerigan - Please state your name and address for the record.

Tony Alqawasmi, 14375 Pearl Road, Strongsville, OH 44136

Mr. Smerigan – Please give us a brief description of your project.

Mr. Alqawasmi – Just a little bit about the brand, we are a coffee shop started in 2017. We have over 45 locations around the states, we have about 18 under construction right now. We started back in 2017 as something different styled, most coffee shops are closing at 2:00 and 3:00 pm, we go until 11:00 pm at night. So, you will walk in to one of our shops at 9:00 pm and can't even find a seat to sit down. Like who is drinking coffee and 9:00 pm at night it's crazy, but, a lot of people are going away from drinking at bars and really want to get back to socializing and go there and have fun, have a cup of coffee or even a fresh juice and just chat. This is where our idea came from. All our beans are coming from Yemen sourced from 8th generation coffee farmers, we are actually the first coffee chain that seed the coffee, harvest it, ship it, roast it on site at each location and serve it to the customer, so, literally from the farm all the way to the cup, we overlook the whole process. Other brands like Starbucks they actually buy from farmers and don't know what quality checks it has been through. So that is just a little bit about our brand. This location actually we always go for the stylish, if you go inside, very upscale coffee shop. For this project actually, the front of the brick was brown and with only a stripe in the middle of the black and when the logo went on the building, with approval with the Building Department, that really did not go very well with just a half a stripe of black and the logo didn't even center and it looked awful. It did not represent the brand correctly. We reach out to the landlord and he said it is absolutely not a problem and we did not even know that there was a problem. I thought the landlord would have reached out to the City. The Building Commissioner brought to our attention that this is a different meeting that we have to attend and basically why we are here today.

Mr. Hurst – Let me interrupt here, quickly. Obviously, the change in the building is why you are here at the Architectural Review Board. I don't have an issue with the brown, I think it makes the building look better especially with the chocolate brown roof and the white efface and with the stripe, the stripe did screw up any type of a logo

being there because it was almost touching the top of the stripe, it just looked terrible. So, I have no issue with this.

Mr. Smerigan – Ken.

Mr. Mikula – I have no issue, I think it looks good.

Mr. Glissman – I think it looks good.

Ms. Milbrandt – Yes, looks good.

Mr. Mikula – I would like to see it on the picture.

Mr. Alqawasmi – Yes, absolutely. Brings a picture of the building up on his iPad and shows to everyone in the room.

Ms. Milbrandt – When are you opening?

Mr. Alqawasmi – We are looking at about 30 days, hopefully from today. Everything is almost done we are waiting for our final inspection and furniture.

Mr. Mikula – Looking at the picture – yes, it looks a lot different.

Mr. Algasasmi – Yes, the picture is better. I appreciate you, it is something different for the City. We came to North Olmsted about a year ago and we are doing phenomenal over there, you walk in at 9:00 pm, we close at midnight, and people are asking when can we get a seat, there is a waiting list. If you walk in at 7:00 am, which is going to happen at this location too, you will smell the coffee aroma, because we have a fresh roaster on site, so, every morning we roast our fresh coffee. I think it is a great addition to the City.

Ms. Milbrant – How do you pronounce the name of the store?

Mr. Alqawasmi – Qa-H-Wah House – so basically coffee house, qahwah is coffee in Arabic. So, we started in 2017 to bring some different type of coffee shop, Starbucks has become, not even commercial anymore its more like industrial, its different. So, when we started in North Olmsted, we were the only ones, today there is seven different coffee shops, each one is open until 10 or 11 pm, so that tells you there is some kind of demand for this type of shop.

Mr. Smerigan – Can we get a motion?

Ms. Milbrandt – I make a motion to give a favorable recommendation for Revised Exterior Color Palette for the West Elevation of the Building, property located at 14375 Pearl Road, PPN 396-18-015, zoned GB – General Business

Mr. Hurst – Second.

Roll Call: All Ayes APPROVED

Mr. Smerigan – If there is no further business. The meeting is adjourned.

George Smerigan /s/
George Smerigan, Chairman

Kristi Onofre /s/
Kristi Onofre, Administrator
Boards & Commissions

November 17, 2026
Approved