



Cleveland Landmarks Commission

Thursday, January 28, 2021

****PLEASE MUTE YOUR MICROPHONE****

Julie Trott, Commission Chair
Donald Petit, Secretary

Cleveland Landmarks Commission

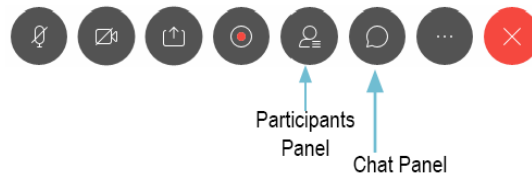
P r e a m b l e

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW, UNDER COVID-19 EMERGENCY DECLARATION, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.



January 28, 2021

Cleveland Landmarks Commission

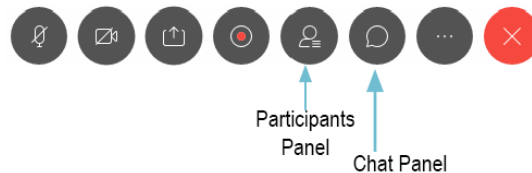
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.

WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



January 28, 2021

Cleveland Landmarks Commission

Call to Order & Roll Call



January 28, 2021

Cleveland Landmarks Commission

Public Hearing



January 28, 2021

January 28, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Public Hearing Action



January 28, 2021

January 28, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Certificates of Appropriateness



January 28, 2021



January 28, 2021

Case 20-003: Magnolia-Wade Park Historic District (Approved 1/9/2020)

11409 Wade Park Avenue

Renovation and Addition Revised Plan

Ward 9: Conwell

Project Representatives: James Ptacek, Architect (Little Bird Design); Rabbi Mendy and Sara Alevsky (Owners)

PROJECT INFORMATION:

OWNER:	DESIGNER:	CONTRACTOR:
RABBI MENDY & MRS. SARA ALEVSKY 11409 WADE PARK BLVD. CLEVELAND, OHIO 44106 (347) 461-7182	LITTLE BIRD DESIGN, LLC. 1637 BUNTS ROAD #2 LAKEWOOD, OHIO 44107 ATTN: JIM PTACEK JP.PTACEK@GMAIL.COM (216) 544-3647 C	ALLAN BUILDERS, LLC 30 BRANDON COURT MORELAND HILLS, OHIO 44022 ATTN: ALLAN PEARL ALLANBLDRS@AOL.COM (216) 469-7557

SCOPE OF WORK

RENOVATION/PRESERVATION OF EXISTING HOME - NEW ADDITION AT REAR OF EXISTING HOME - TO MEET FAMILY'S PROGRAM NEEDS.

LIST OF DRAWINGS:

CV	COVER SHEET - LOCATION PLAN - EXIST. SITE PLAN
A1	BASEMENT PLAN
A2	1ST FLOOR PLAN
A3	2ND FLOOR PLAN
A4	3RD FLOOR PLAN
A5	NORTH AND SOUTH ELEVATIONS
A6	EAST ELEVATION
A7	WEST ELEVATION

REFERENCE IMAGE:

STRUCTURAL INFORMATION:

LIVE LOADS:	40 PSF - FIRST 30 PSF - 2ND & 3RD	WIND SPEED:	90 MPH
DEAD LOADS:	10 PSF - ALL	WIND EXPOSURE:	CLASS B
ROOF LIVE LOAD:	30 PSF	SEISMIC DESIGN:	CLASS B
GROUND SNOW LOAD:	30 PSF	MIN. SOIL BEARING:	2,000 PSF
WIND LOAD:	20 PSF		

PROJECT INFORMATION:

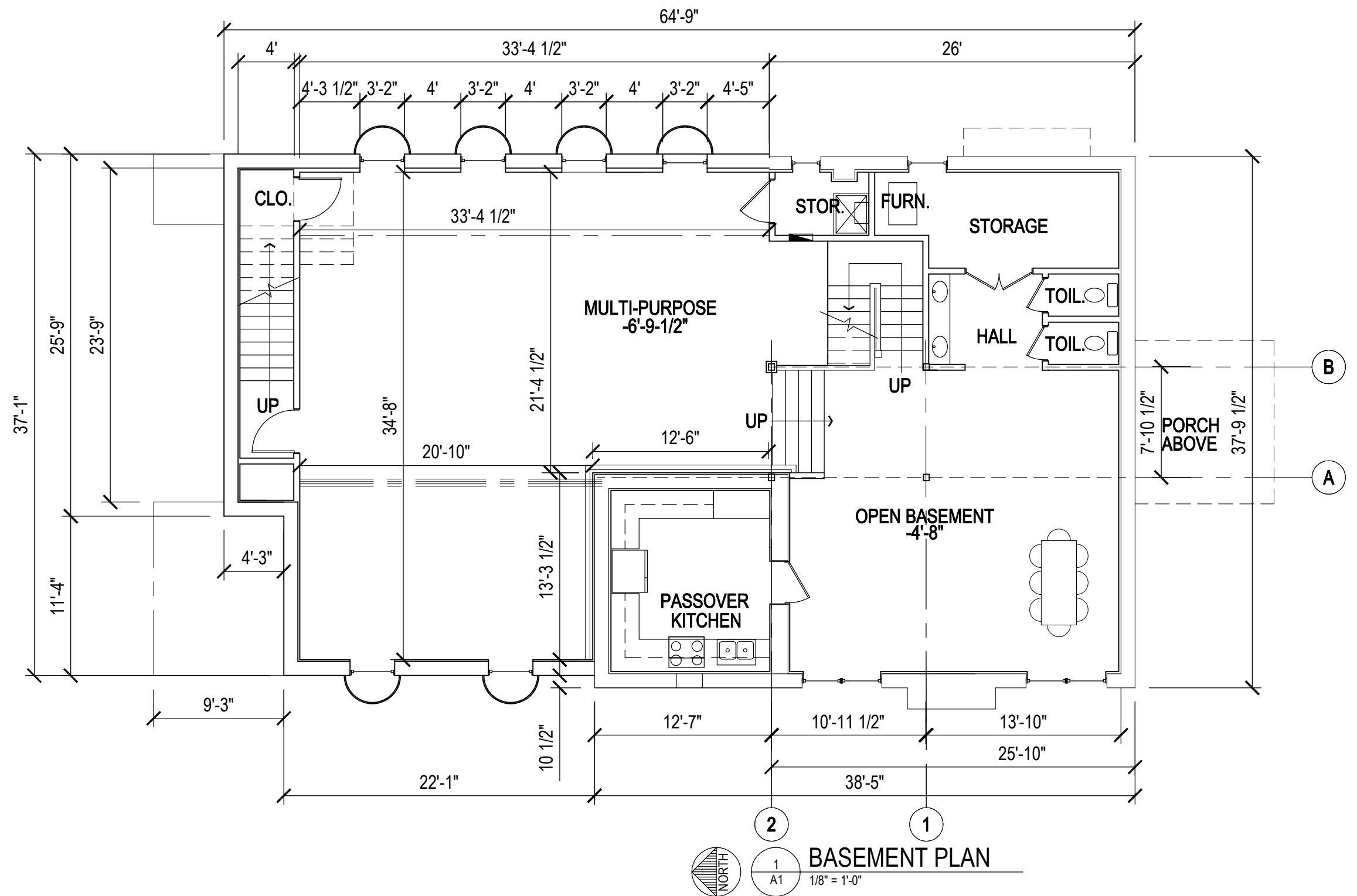
CONST. TYPE:	VB	SQ. FOOTAGE:	1ST FL. EXIST	1,463 GSF
USE GROUP:	R2		1ST FL. PROP.	2,443 GST
ZONING:	L1F - AA1		2ND FL. EXIST.	1,151 GSF
	LIMITED ONE FAMILY		2ND FL. PROP.	2,408 GSF
	MAX SF - 1/2 LOT AREA		3RD FL. EXIST.	657 GSF
	6,896 SF - HOME AREA		3RD FL. PROP.	2,045 GSF
	10,320 SF - LOT AREA		TOTAL	6,896 GSF
	66.8 %		BSMNT EXIST.	1,305 GSF
			BSMNT PROP.	2,391 GSF

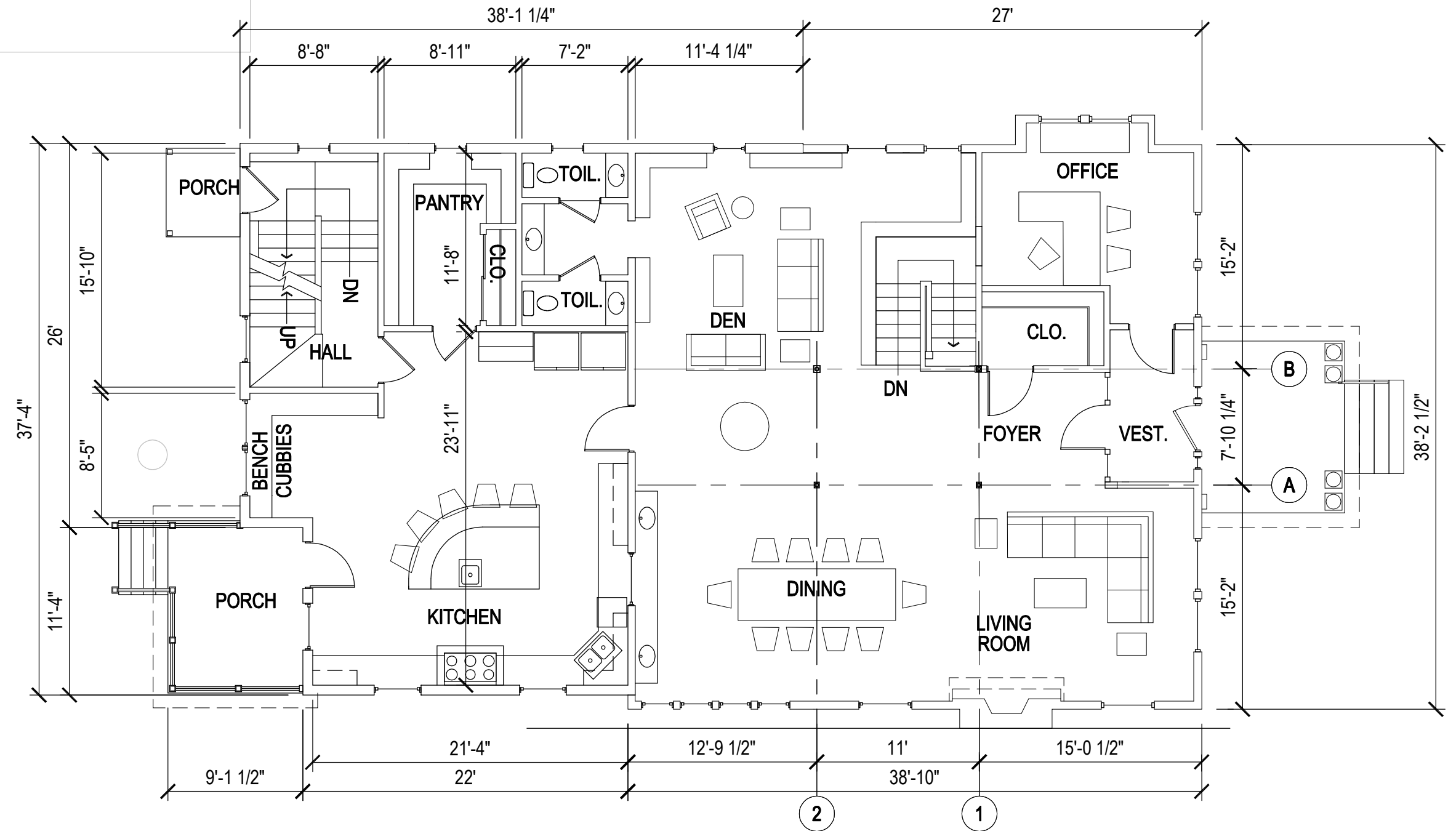
LOCATION MAP:

WADE PARK SITE PLAN

CONTEXT PHOTOS

11409 WADE PARK, CLEVELAND, OHIO 44106





1
A2

1ST FL. PLAN

1/8" = 1'-0"



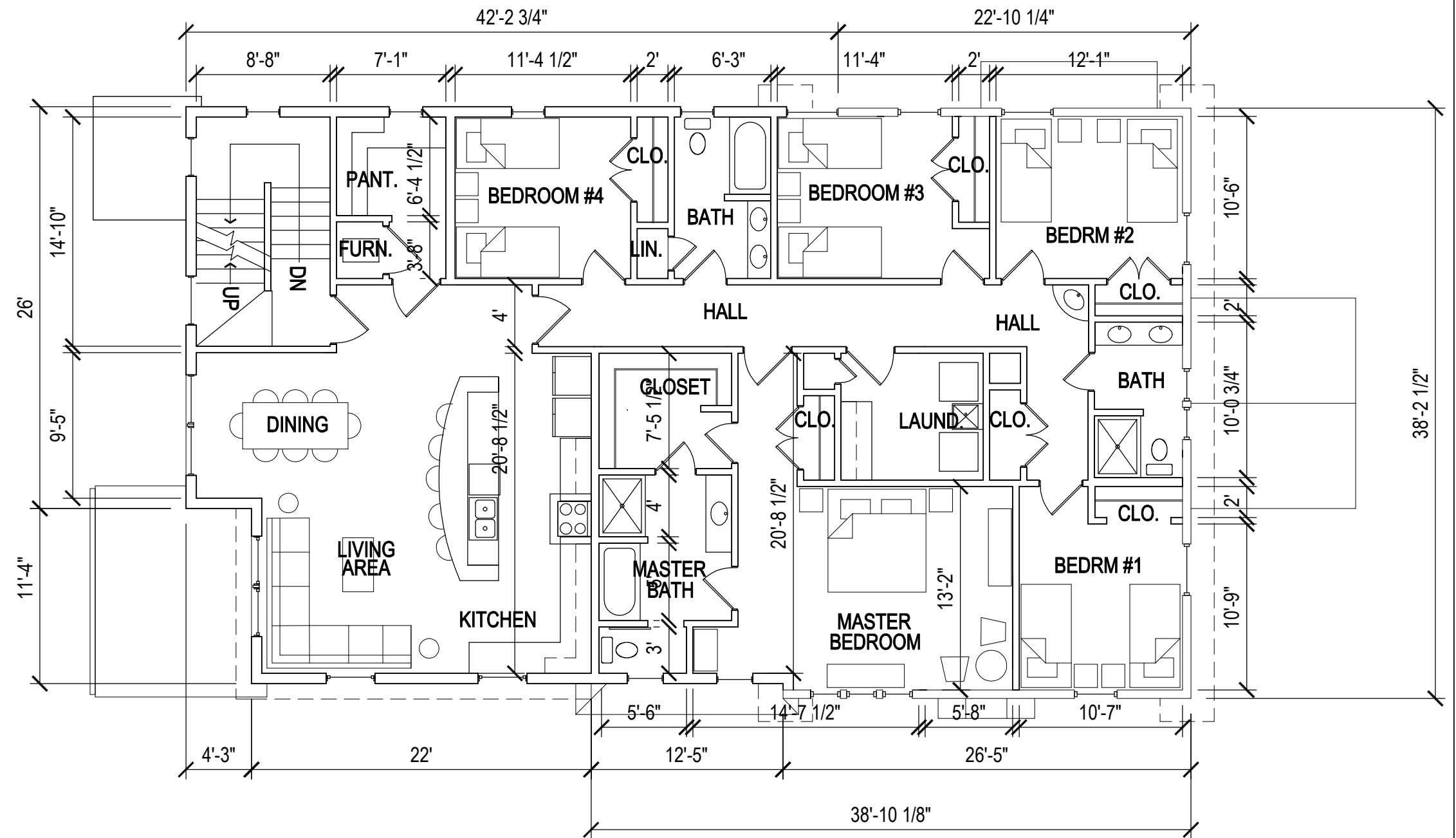
1469 Elbur Avenue Lakewood, Ohio 44107
216.544.3647 jp.placek@gmail.com

11409 WADE PARK PROPOSED DRAWINGS

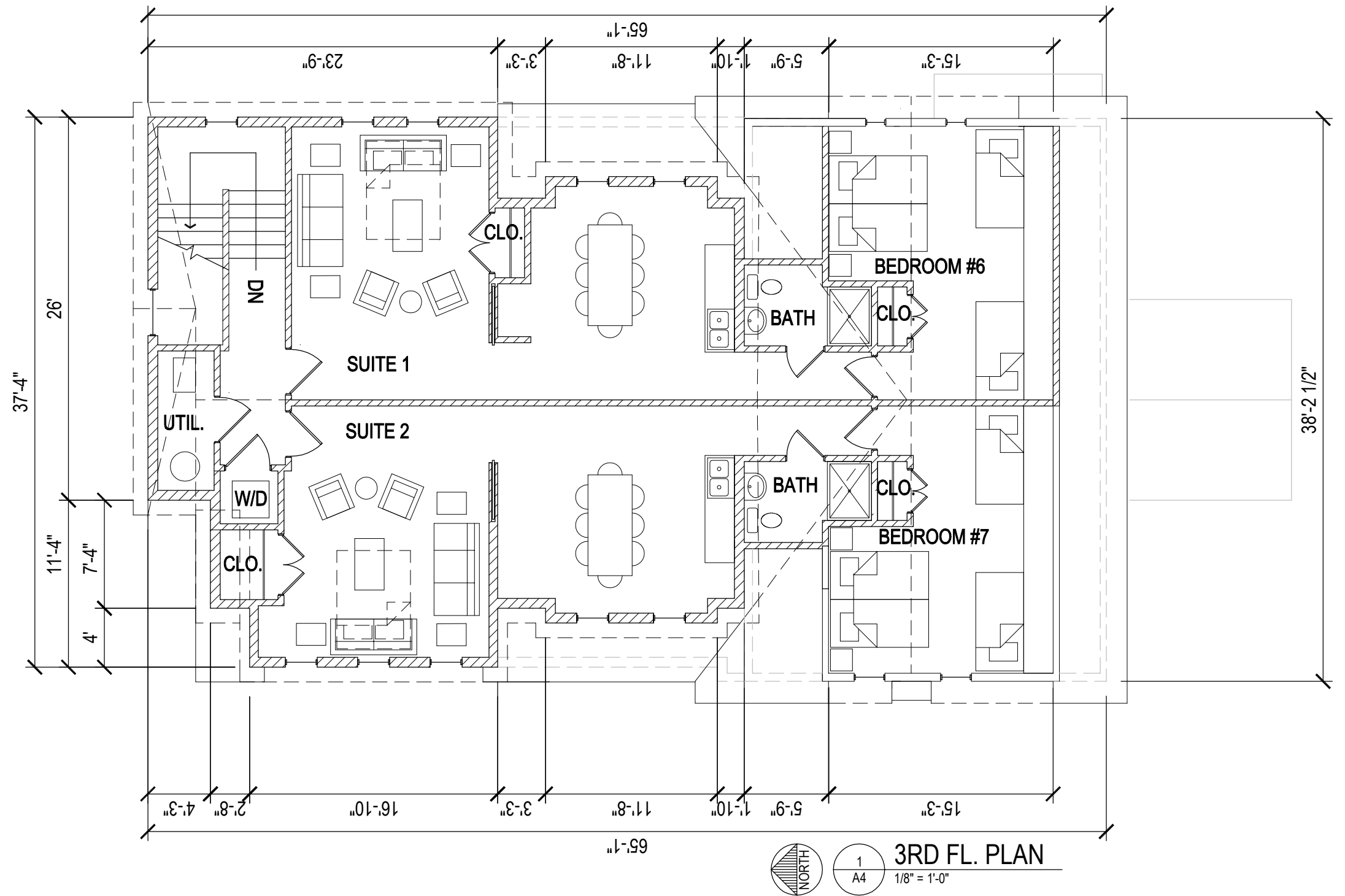
ISSUED FOR REVIEW
21 NOVEMBER 2020
ISSUED TO LANDMARKS
27 NOVEMBER 2020
ISSUED TO LANDMARKS
21 JANUARY 2021

A2

1ST FLOOR PLAN



1 2ND FL. PLAN
1/8" = 1'-0"





NEW RIDGE
+ 34'-10-1/2"

EXISTING ROOF
+ 31'-10"

ATTIC CEILING
+ 28'-8"

2ND FLOOR
+ 22'-0"

2ND FLOOR
+ 13'-0"

1ST FLOOR
+ 3'-4"

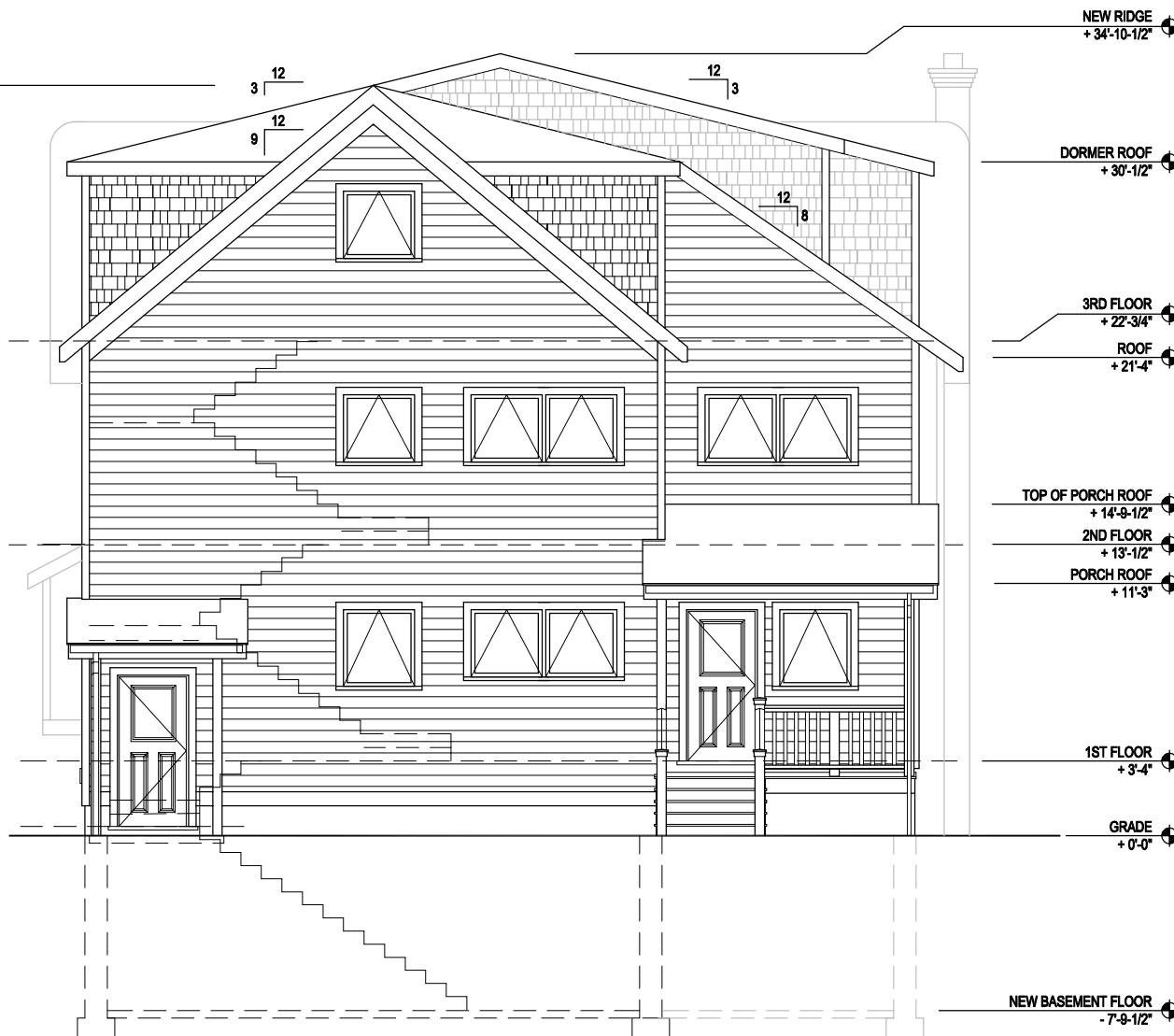
GRADE
+ 0'-0"

EXIST. BASEMENT
- 3'-8"

NEW BASEMENT
- 7'-0"

2 SOUTH ELEVATION
A5 1/8" = 1'-0"

NEW RIDGE
+ 33'-5-1/2"



NEW RIDGE
+ 34'-10-1/2"

DORMER ROOF
+ 30'-1/2"

3RD FLOOR
+ 22'-3/4"

ROOF
+ 21'-4"

TOP OF PORCH ROOF
+ 14'-8-1/2"

2ND FLOOR
+ 13'-1/2"

PORCH ROOF
+ 11'-3"

1ST FLOOR
+ 3'-4"

GRADE
+ 0'-0"

NEW BASEMENT FLOOR
- 7'-8-1/2"

1 NORTH ELEVATION
A5 1/8" = 1'-0"



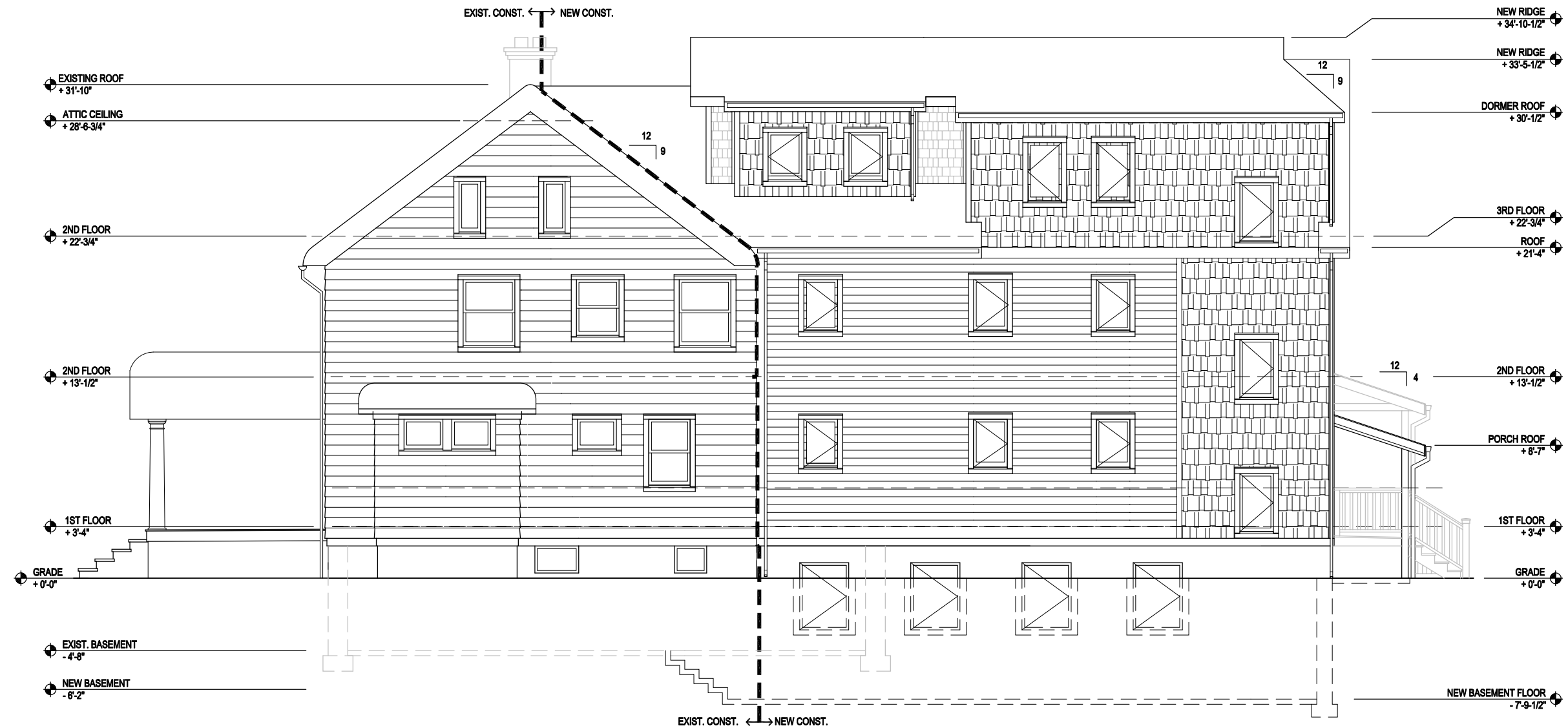
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216.544.3647 jp.placek@gmail.com

11409 WADE PARK PROPOSED DRAWINGS

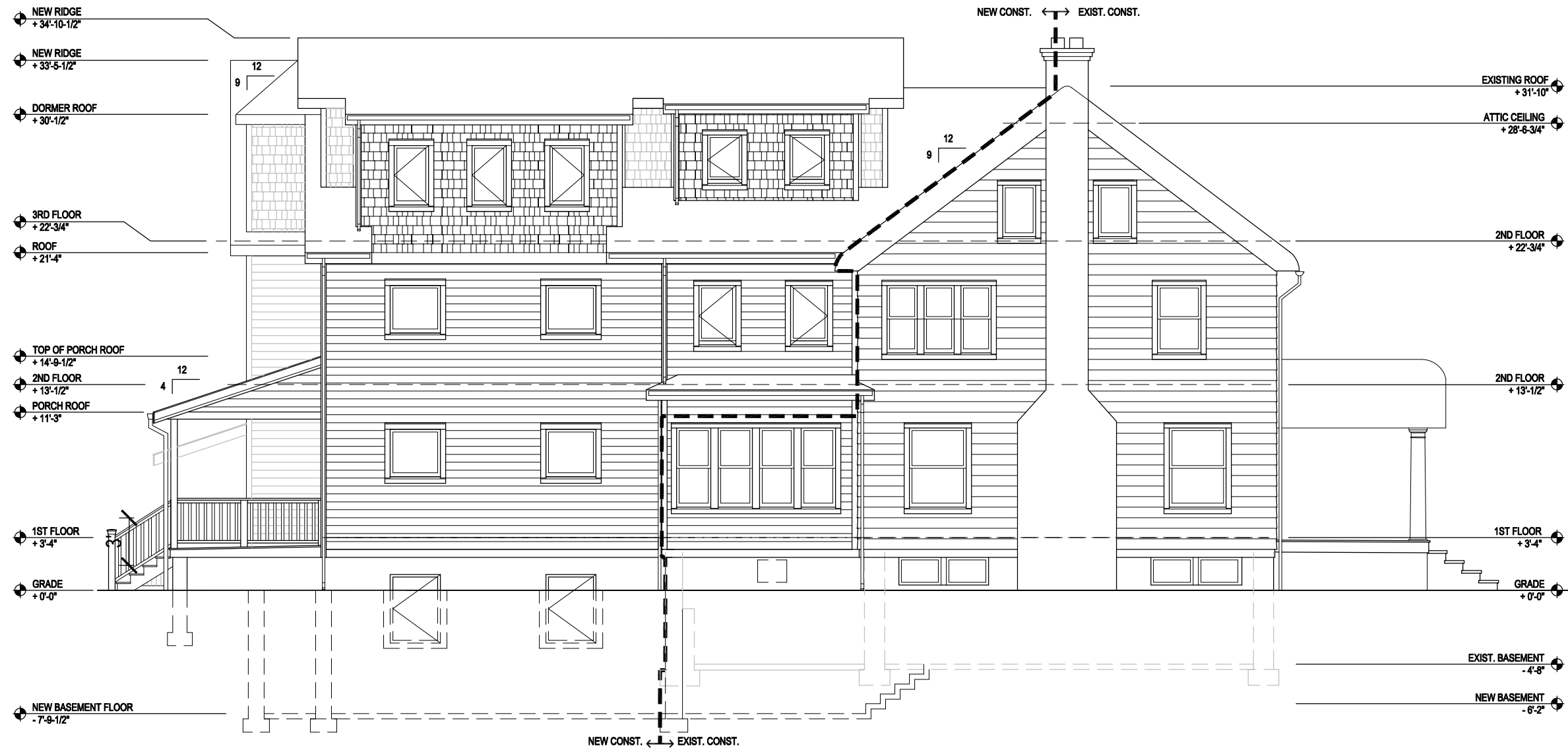
ISSUED FOR REVIEW
21 NOVEMBER 2020
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21 JANUARY 2021

A5

NORTH & SOUTH
ELEVATION



1 EAST ELEVATION
A6 1/8" = 1'-0"



1 WEST ELEVATION
A7 1/8" = 1'-0"

Cleveland Landmarks Commission

Design Review



January 28, 2021

**EAST BOULEVARD/MANOLIA-WADE PARK/GRANTWOOD ESTATES
DESIGN REVIEW COMMITTEE**

CERTIFICATE OF APPROPRIATENESS REVIEW

Date: 12/17/2020
Address: 11409 WADE PARK AVE 44106
Building Name: RABBI ALEVSKY RESIDENCE
Owner's Name: RABBI ALEVSKY
Presenter: SIM PTACEK

Specifications of work proposed:

ELIMINATE THE REAR ATTACHED GARAGE (EXISTING GARAGE TO REMAIN)
REDUCE OVERALL LENGTH OF HOUSE (AS PREVIOUSLY PRESENTED) 2ND FLOOR
DECK TO REMAIN.
THE ROOF OF THE NEW ADDITION CHANGED FROM 4/12 TO 3/12 DROP @
PEAK, JUST SHY OF 2 FT.

Recommendations of Committee:

APPROVED REVISIONS AS PRESENTED, WITH RECONSIDERATION
OF ALIGNMENT OF WINDOWS ON EAST REAR PORTION OF ADDITION.

Committee's Determination:

	Approved	Approved w/Changes	Disapproved	Comments
Anoliefo				
Baniszewski				
✓ Beam	✓			
Lawler				
✓ Marchmon	✓			
✓ Norton	✓			
Provolt				
Wilson				
✓ Yablonsky	✓			
✓ PETITE	✓			

As the Alevsky's have pushed forward with the renovation to the home on East 115th - they've turned their attention back to the Wade Park home. They have reduced the overall footprint and scope of the addition for the Wade Park home. Some points to note:

- Eliminated the rear attached garage portion (existing garage to remain).
- Overall length of the house shrunk by nearly 30' (not counting the previously shown 2nd floor deck at the rear)
- Overall square footage of the addition shrunk by approximately 1,850gsf
- The roof of the new addition was changed from a 4/12 to 3/12 to drop the peak by just shy of 2' over the height of the existing ridge height.
- Exterior materials are primarily siding and shake siding - eliminating the white trim and hardie board accents that were part of the previous submittal, and were requested to be removed.

Overall - this seems in keeping with some of the expressed concerns that the Landmarks Commission had expressed when the house was last presented.

Please do let me know what next steps in the approval process would be...

Best wishes in the meantime...

Jim Ptacek
Little Bird Design



Case 21-004, 18-037: Ohio City Historic District (Approved 8/9/2018)

Dexter Place Apartments 2800 Franklin Boulevard

Public Art

Ward 3: McCormack

Project Representatives: Ashley Shaw, Ohio City Inc.; Casto

THE DEXTER COMMUNITY ART PROJECT





THE DEXTER

Franklin Boulevard facade



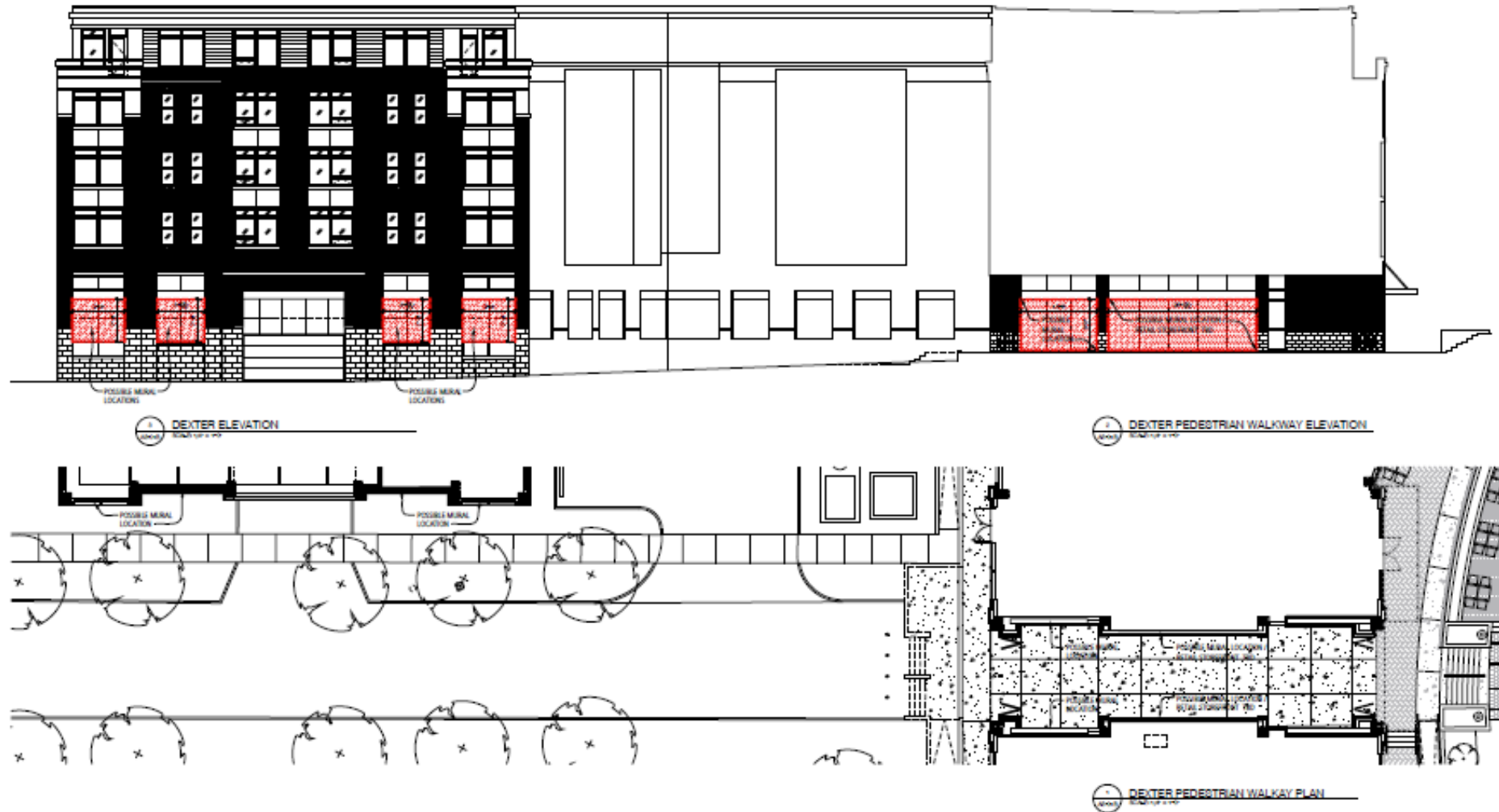
THE DEXTER

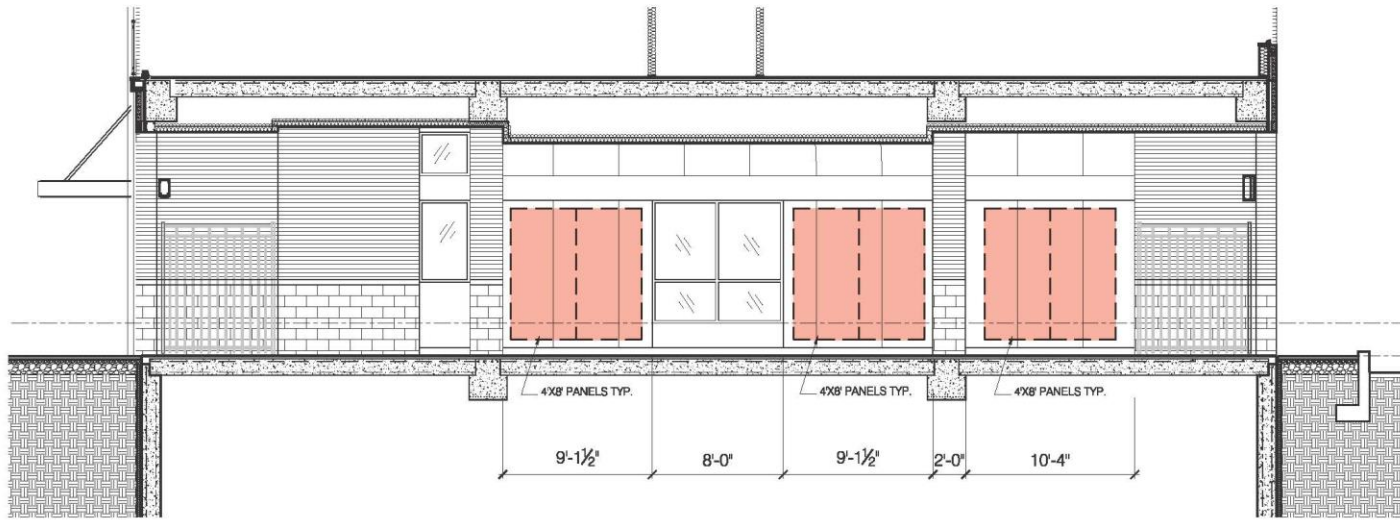
Dexter Place facade



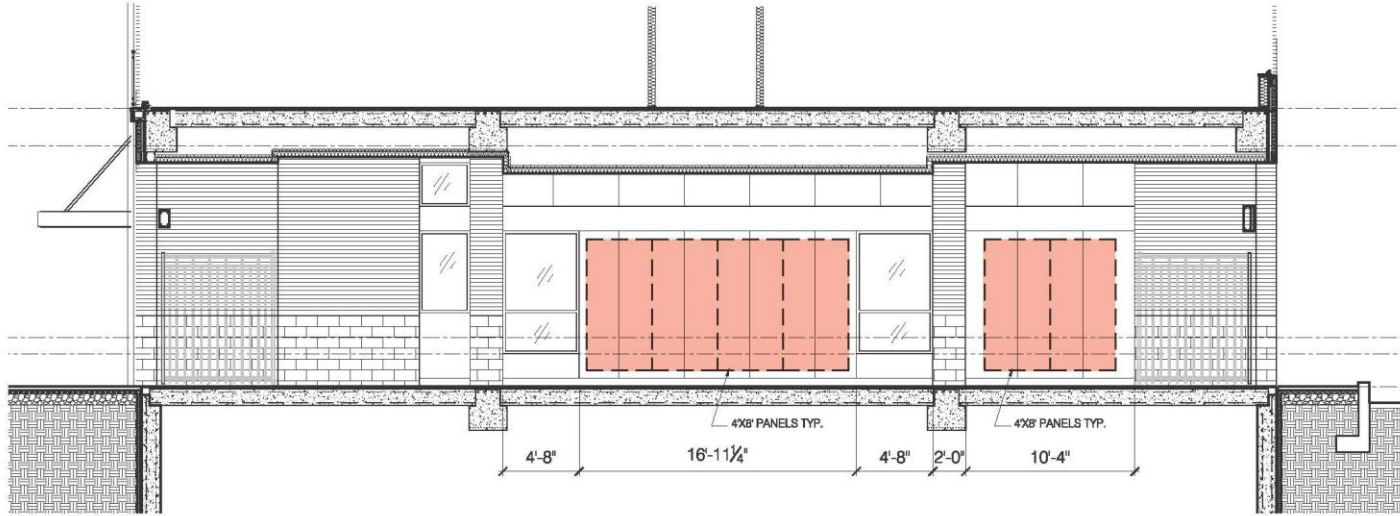
THE DEXTER

Community Art Project





3
A204
ADD STOREFRONT - OPTION 2
RETAIL "B" PASS THRU ELEVATION
SCALE: 1/8" = 1'-0"



3
A204
ADD STOREFRONT - OPTION 1
RETAIL "B" PASS THRU ELEVATION
SCALE: 1/8" = 1'-0"

FF @ RETAIL SPACE "B"
ELEV. = 0'-0" (687)
F.F @ RETAIL SPACE "A"
ELEV. = -2'-0" (685)

FF @ RETAIL SPACE "B"
ELEV. = 0'-0" (687)
F.F @ RETAIL SPACE "A"
ELEV. = -2'-0" (685)

dimitarchitects
architecture and urban design

14614 Detroit Avenue
Suite #304 Cleveland, Ohio 44107
216-221-9021

ISSUES:	DATE:	BY:
	08-03-20	TS
	08-24-20	TS

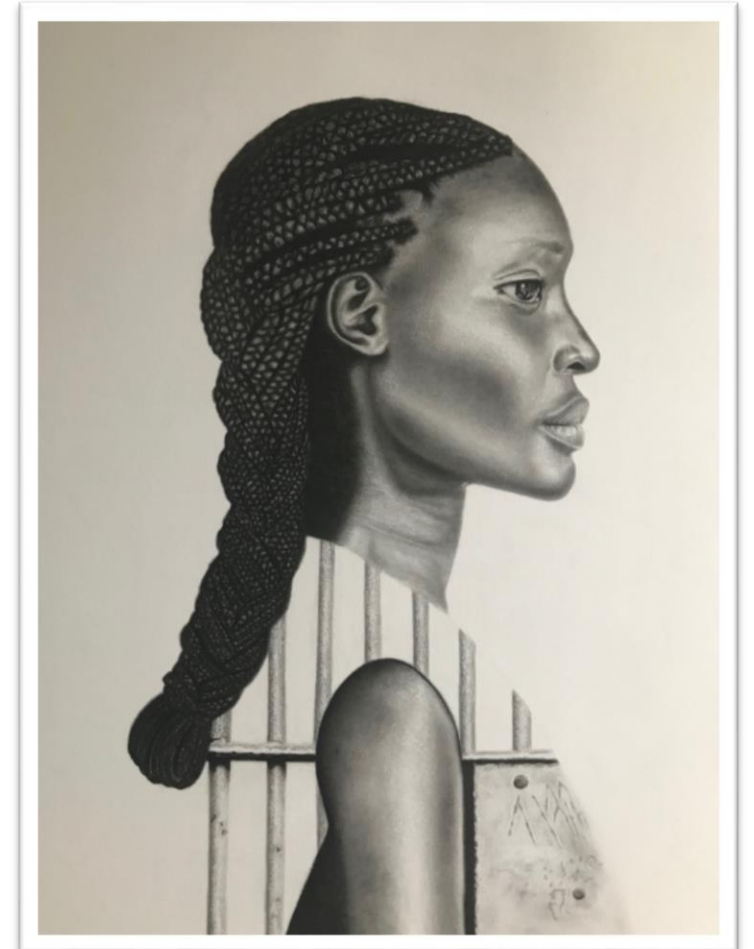
**Dexter Place
Apartments**

Drawing Title:
**DEXTER
PASS-THRU**

Drawing Number:
**A-SK-36
REV**

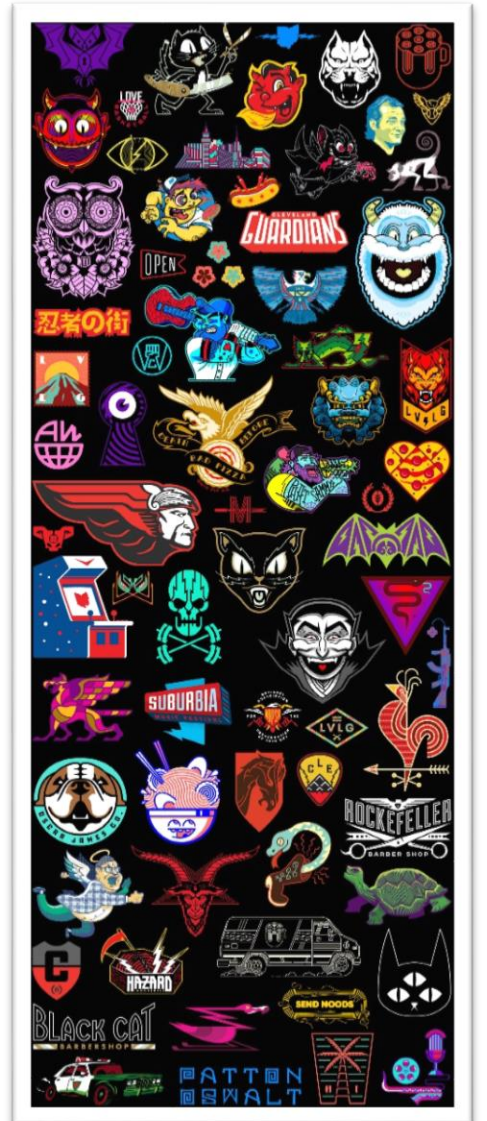
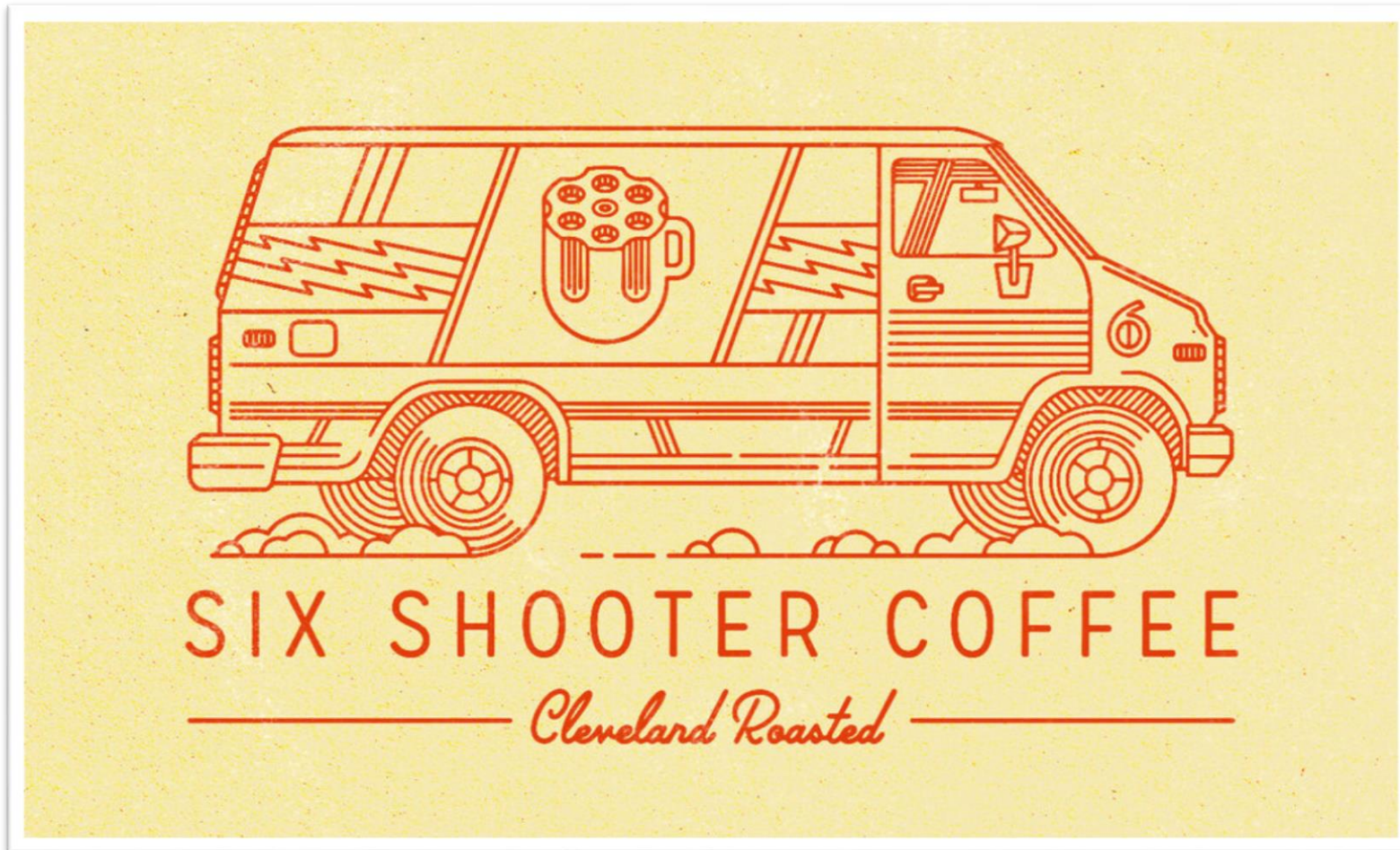
Antwoine Washington, Cleveland, OH

Antwoine's art grasps real-life experiences and incorporates them in an art form. Antwoine's "The Fight for Racial Equity" mural was recently installed above Soho Chicken + Whiskey in Ohio City and depicts the modern day African-American woman activist; highlighting history by featuring Rosa Parks and Ida B. Wells.



Aaron Sechrist, Cleveland, OH

Aaron, also known as okPANTS, has been spent the last 18 years as a professional commercial artist. Aaron uses illustration and graphic design techniques and also paints murals. Aaron's work can be seen at businesses and in the public right of way around Cleveland, including the new artistic banner at Federal Knitting Mills in Ohio City.



April Bleakney, Cleveland, OH

April (Ape) is an alumnus of Kent State University graduating in 2008 with a BFA in Fine Arts, Printmaking and a BA in History. April launched a business, called APE MADE, in 2011. The APE MADE brand specializes in eco-friendly hand screen printing featuring original designs on quality clothing and handmade goods. April is primarily as a screen printer but is versed in a variety of other media. She believes in purpose-driven printmaking, and strives to engage the community through the arts.



Mac Love, Akron, OH

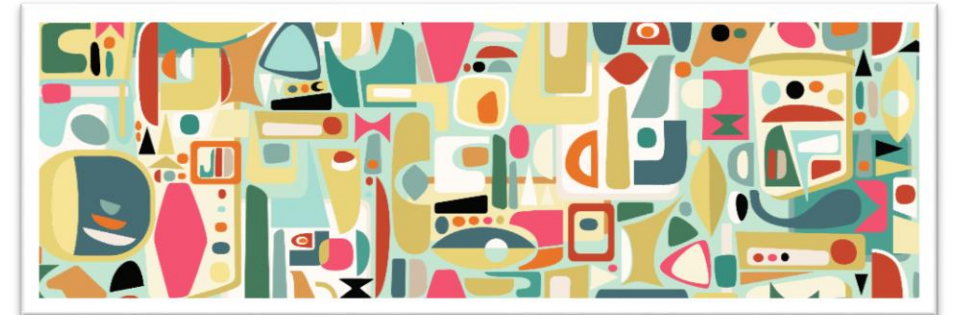
Mac Love co-founder of Art x Love, originally from New York City is a well traveled artist. Mac founded Art x Love with his wife, Allyse Love as a for-profit creative agency. He believes in the health of art and the power of creative courage. However, prior to establishing his creative art agency, Mac spent his time traveling the world, learning and sharing his talents.

They have worked with a variety of iconic brands nationally and internationally, and leverage their multinational experience to help local communities thrive. After several years of professional training and exposure to varying backgrounds, he and his wife settled down and chose Akron Ohio to move to. Where they continue to do tremendous work and have partnered with a few local non-profit organizations like Famicos Foundation and Recess Cleveland.



Lindsey Krivenki, Cleveland, OH

Lindsey, a native of Pennsylvania, moved to Cleveland 17 years ago. Then shortly after, she began her work with art in 2005. Before her career took off, Lindsey worked at American Greetings. Since then, she has completed art projects for local companies and has done freelance work on social media, interior design, and website design. Lindsey describes her art style as Mid-Century.









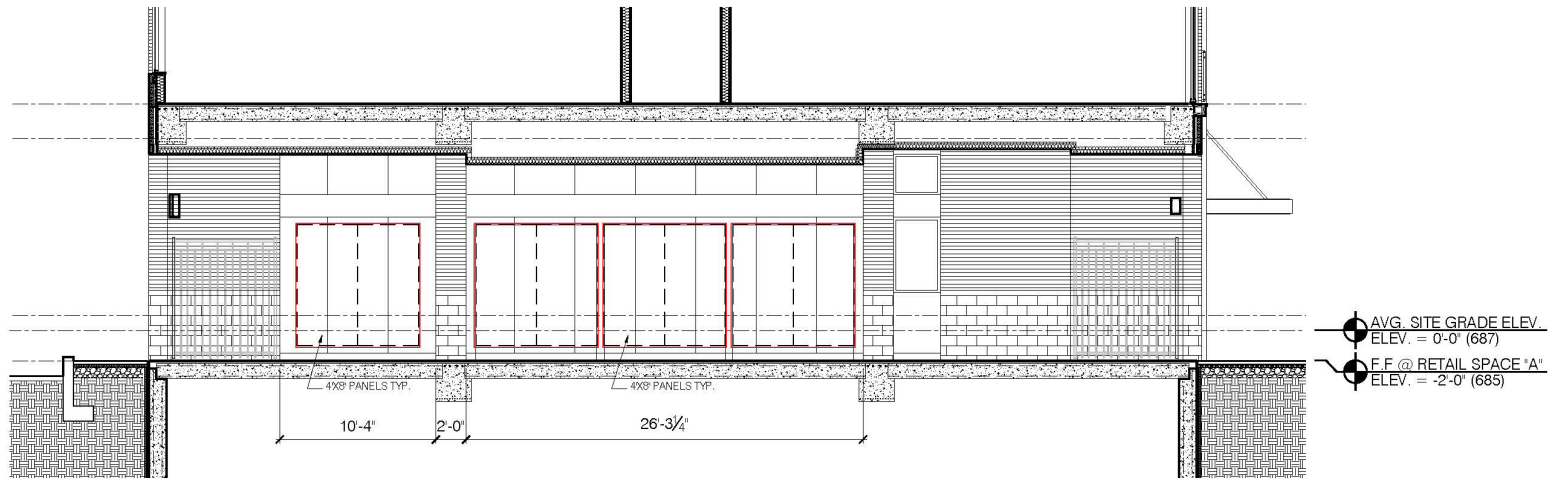


THE DEXTER - View from Franklin Circle

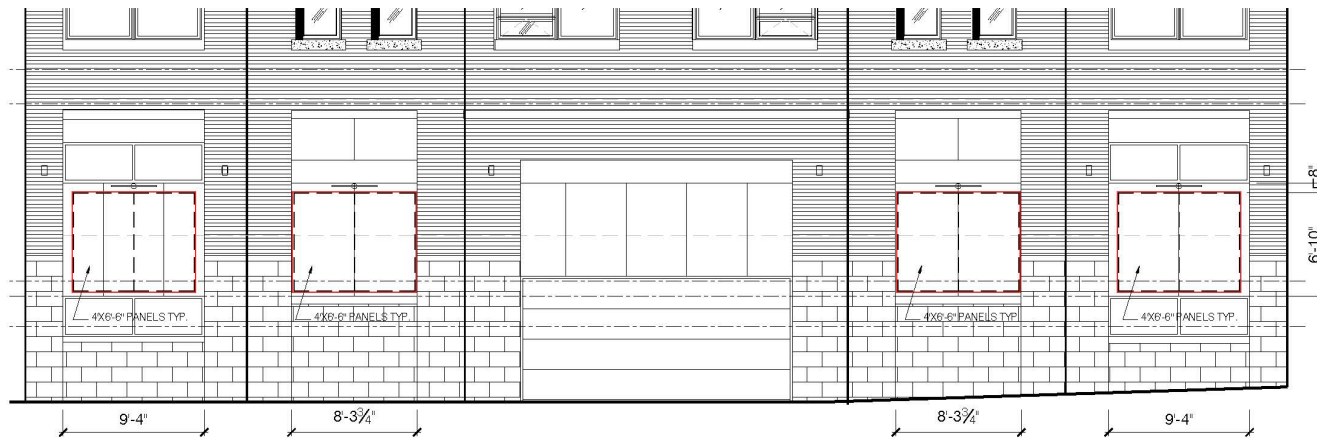


CASTO

250 Civic Center Drive, Suite 500 | Columbus, Ohio 43215 | www.castoinfo.com



3 PEDESTRIAN PASS-THRU ELEVATION
A204 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A202 SCALE: 1/8" = 1'-0"

dimitarchitects
architecture and urban design

14414 Detroit Avenue
Suite 100
Cleveland, Ohio 44107
216-221-9021

ISSUES	DATE	BY	TS
0	08-03-20	0	TS
0	08-24-20	0	TS
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

Drawn by	
Checked by	
Approved	
Job Number	

**Dexter Place
Apartments**

Drawn by Title
**ART PANEL
ELEVATIONS**

Drawing Number

Pedestrian Tunnel Murals



Four gallery style murals along Dexter Place



THANK YOU!





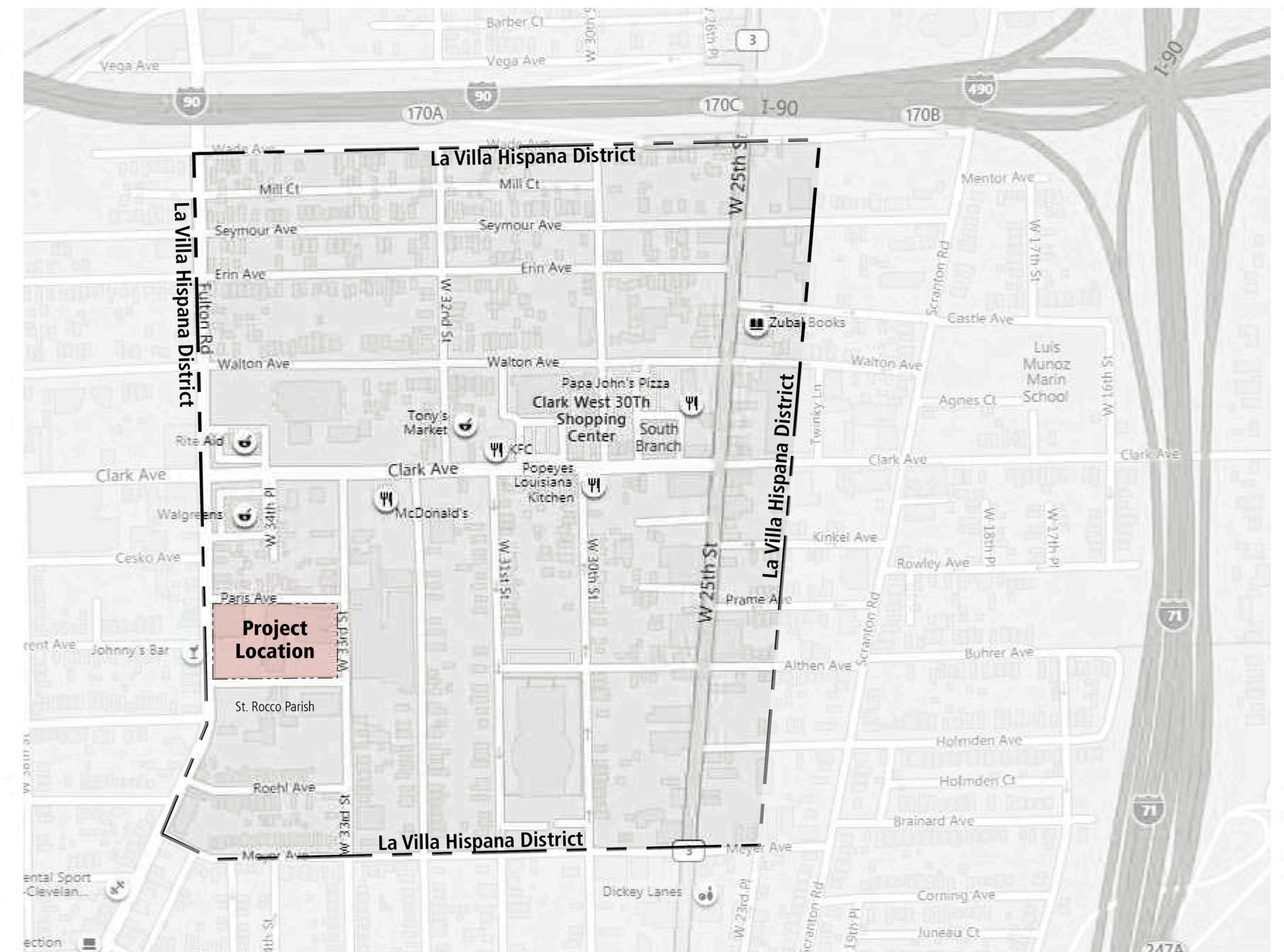
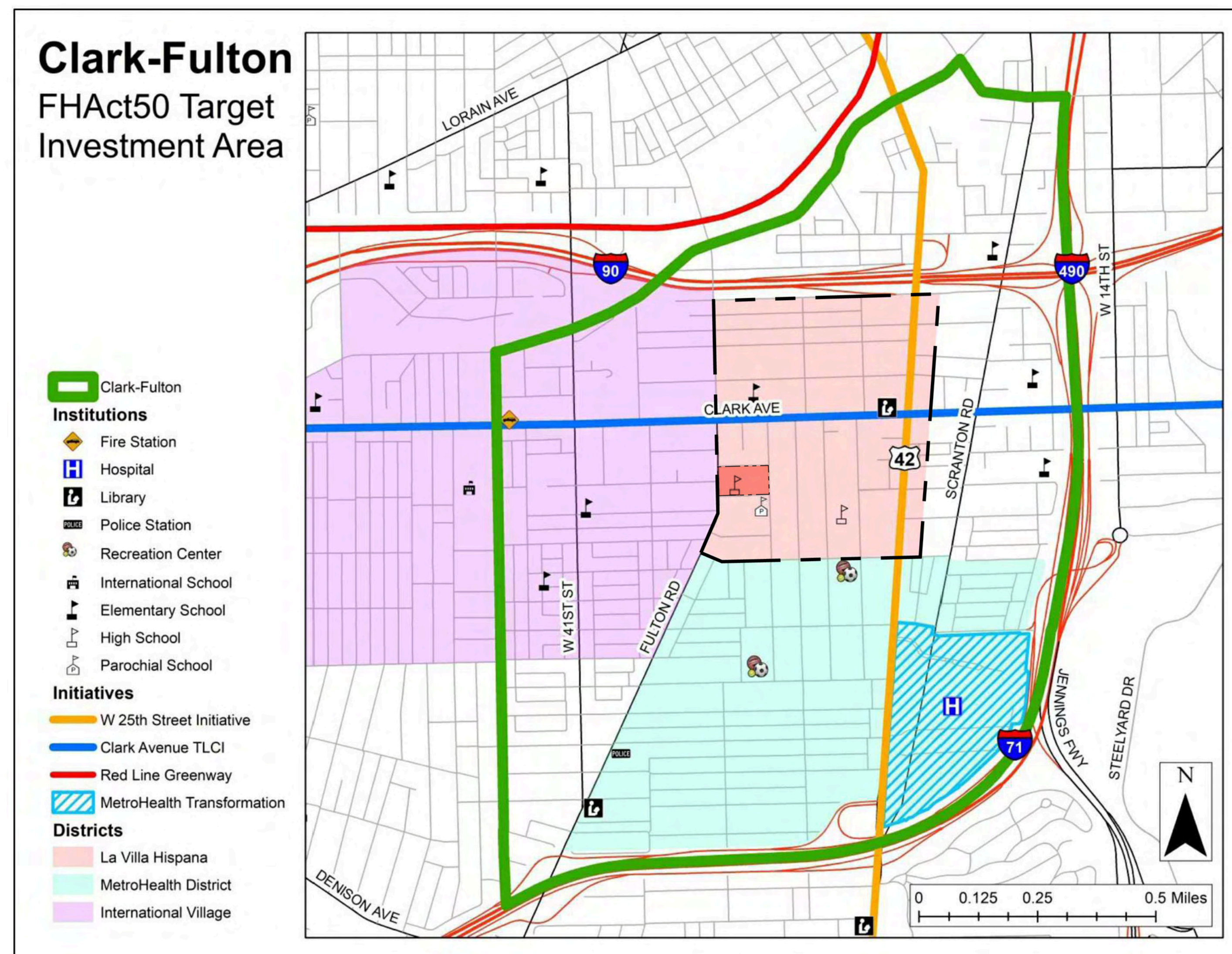
Case 19-039: Northern Ohio Blanket Mills (Tabled 9/12/2019)

3160 West 33rd Street

Renovation and Adaptive Reuse for Apartments and Commercial Updated Plans

Ward 14: Santana

Project Representatives: Howard Hayden, Dimit Architects; Kevin Hudson, Levin Group





1 SITE PLAN
AS-01
1" = 100' - 0"

Northern Ohio Blanket Mills Block Masterplan Cleveland, Ohio

Site Context Plan





#2 - View of 'Johnny's Bar' on Fulton



#3 - View of Lin Omni Center



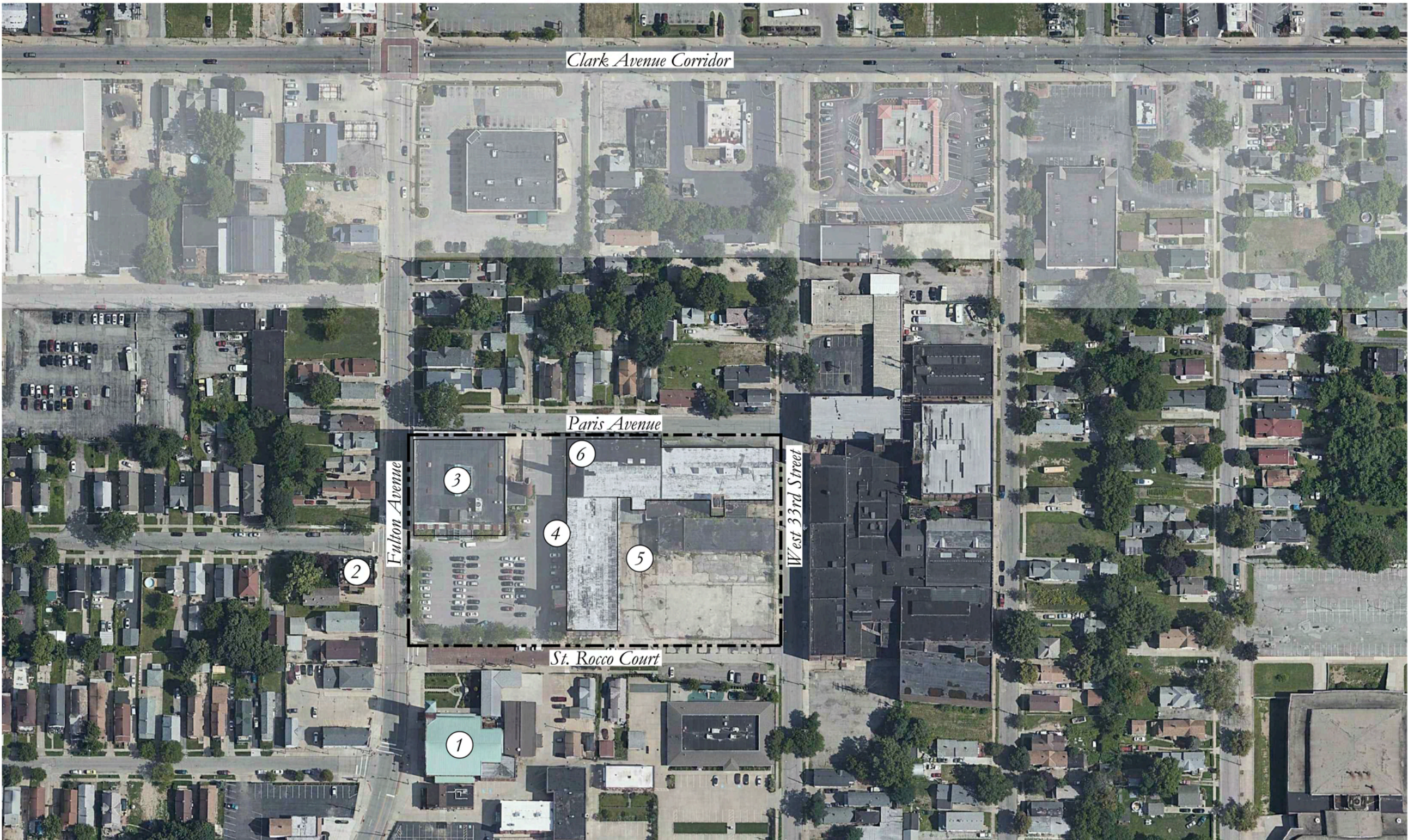
#4 - View of Historic Blanket Mills Building



#5 - View of Historic Blanket Mills Building



#1 - View of St. Rocco Parish on Fulton



Existing Site Context & Conditions Plan

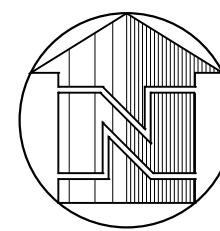
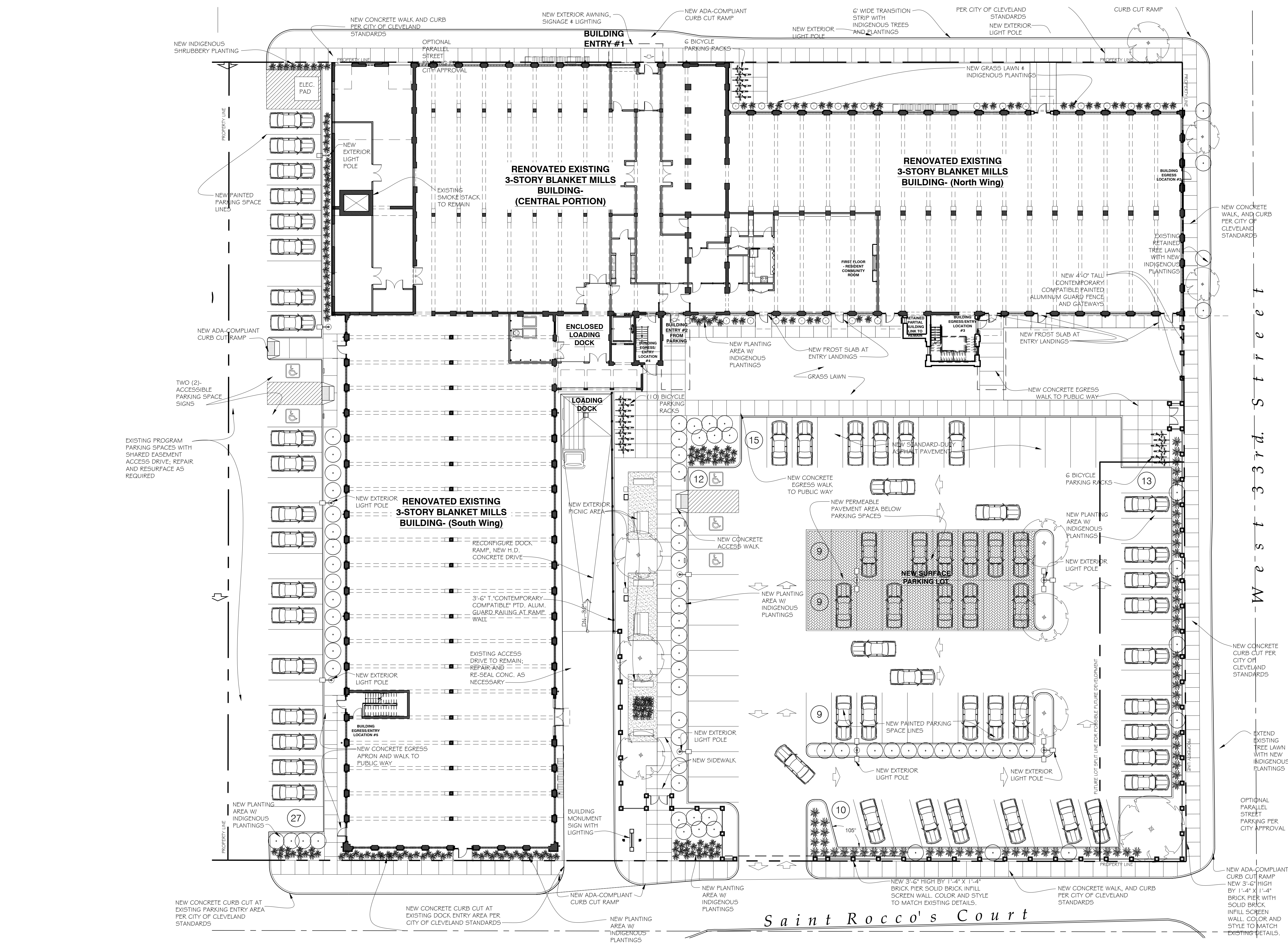


#6 - View of Historic Blanket Mills Building

Northern Ohio Blanket Mills Block Masterplan Cleveland, Ohio

Existing Conditions





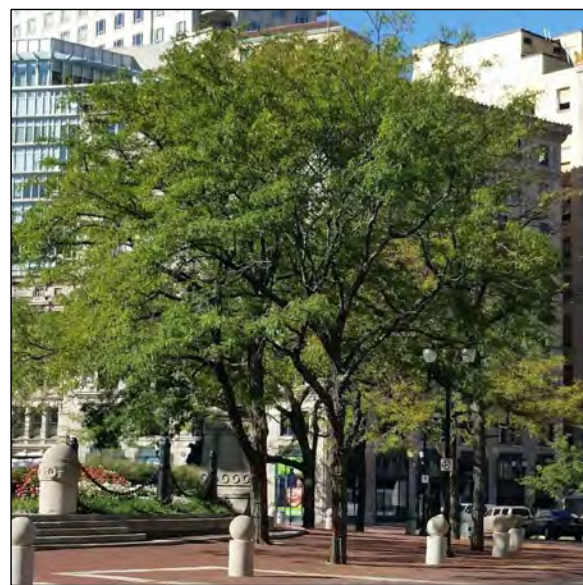
Zoning: Blanket Mills Parking Requirement:	
First Floor Commercial Use: 31,500 SF / 500 SF	= 63 Spaces
First Floor Residential Use: 2 Staff (Manager, Maint)	= 2 Spaces
Total Apartments: 60 Apartments	= 60 Spaces
Zoning: Lin Omni Parking Requirement: 33 Spaces Required (56 Existing On Site)	
Lin Omni Parking Requirement w/ Urban Form Overlay Reduction:	
(4 Floors * 16,332sf/500sf) * 25% = 33 Spaces	
Additional Lin Omni Parking Available for Blanket Mills Use: 23 Spaces	
Proposed Zoning Compliance: 126 SPACES (> 125 REQUIRED SPACES)	
Total On Site Parking Provided:	103 Spaces
Total Adjacent Surface Lot Available:	23 Spaces

Northern Ohio Blanket Mills Apartments

Cleveland, Ohio

Site Plan

LEVIN DIMIT ARCHITECTS
GROUP INC. architecture + interiors + urban design



THORNLESS HONEYLOCUST



LIME GLOW JUNIPER



ARBOR VITAE



AUTUMN JOY



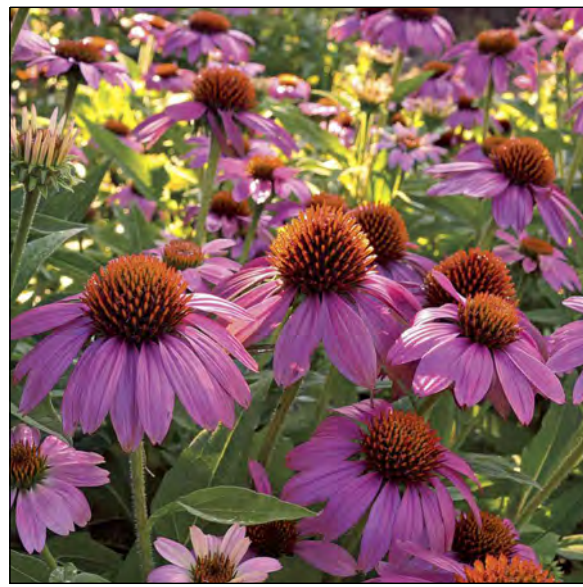
EASTERN REDBUD



JAPANESE 'GREEN VASE' ZELKOVA



KARL FORESTER GRASSES

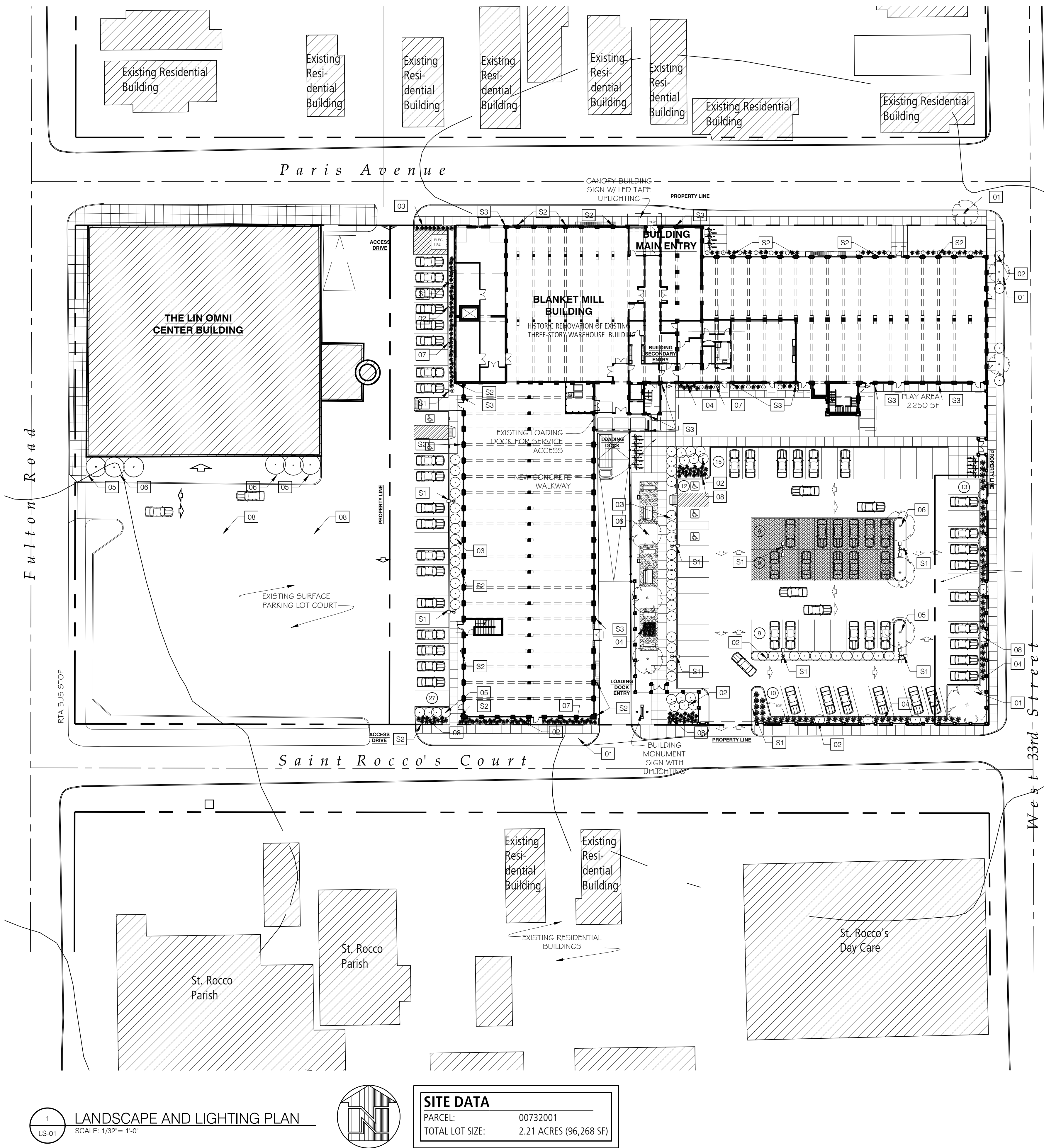


PURPLE CONEFLOWER

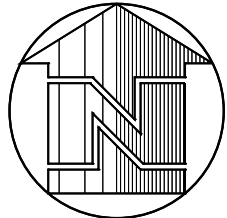
PLANT SCHEDULE				
ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
01	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS	2" CAL. MIN. AT 6" UP	40'-0" O.C. MAX.
02	JUNIPER MIX, INCLUDING LIME GLOW	JUNIPERUS HORIZONTALIS	8'-0"	10'-0" O.C.
03	ARBOR VITAE	THUJA OCCIDENTALIS	-	-
04	SEDUM MIX, INCLUDING AUTUMN JOY	HYLOTELEPHIUM TELEPHIUM	-	-
05	EASTERN REDBUD	CERCIS CANADENSIS	2" CAL.	-
06	JAPANESE 'GREEN VASE' ZELKOVA	ZELKOVA SERRATA	2.5" CAL.	AS NOTED
07	KARL FORESTER GRASSES	-	-	-
08	PURPLE CONEFLOWER	-	-	-

GENERAL NOTE: All landscaping plants selected will be native species plantings in conformance with enterprise green communities

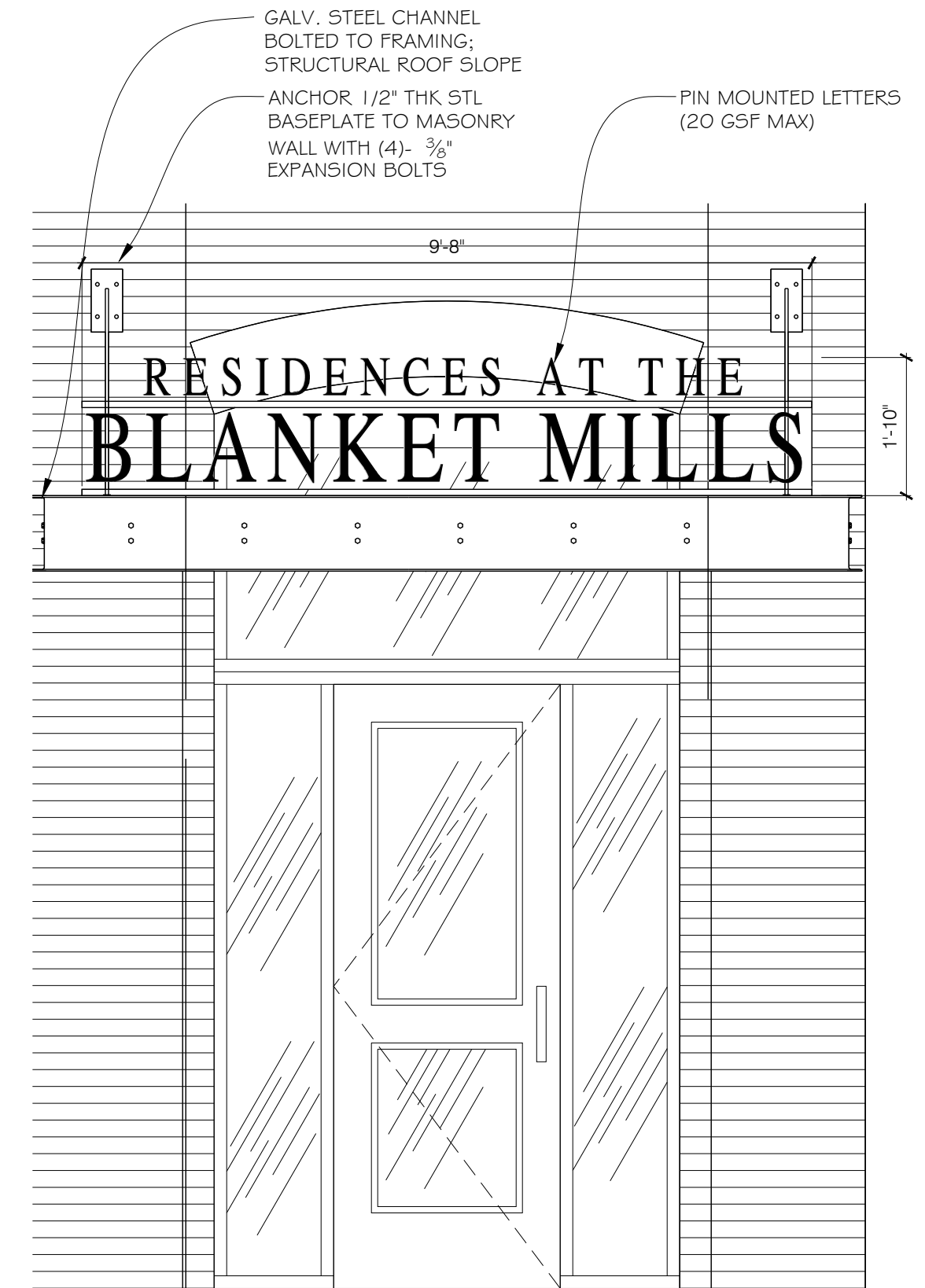
LIGHTING SCHEDULE				
ITEM	TYPE	MANUFACTURER	HEIGHT	COLOR
S1	SINGLE HEAD LED SITE LUMINAIRE ON POLE	ANP LIGHTING	14' POLE	DARK BRONZE
S2	LED IN-GRADE FLOOD LIGHT / BRICK WALL WASH	DESIGN PLAN: NIGHTSPOT LED	IN-GROUND	DARK BRONZE
S3	LED SHEPHERD'S HOOK STYLE WALL SCONCE	TBD	8'-0" +/-	DARK BRONZE



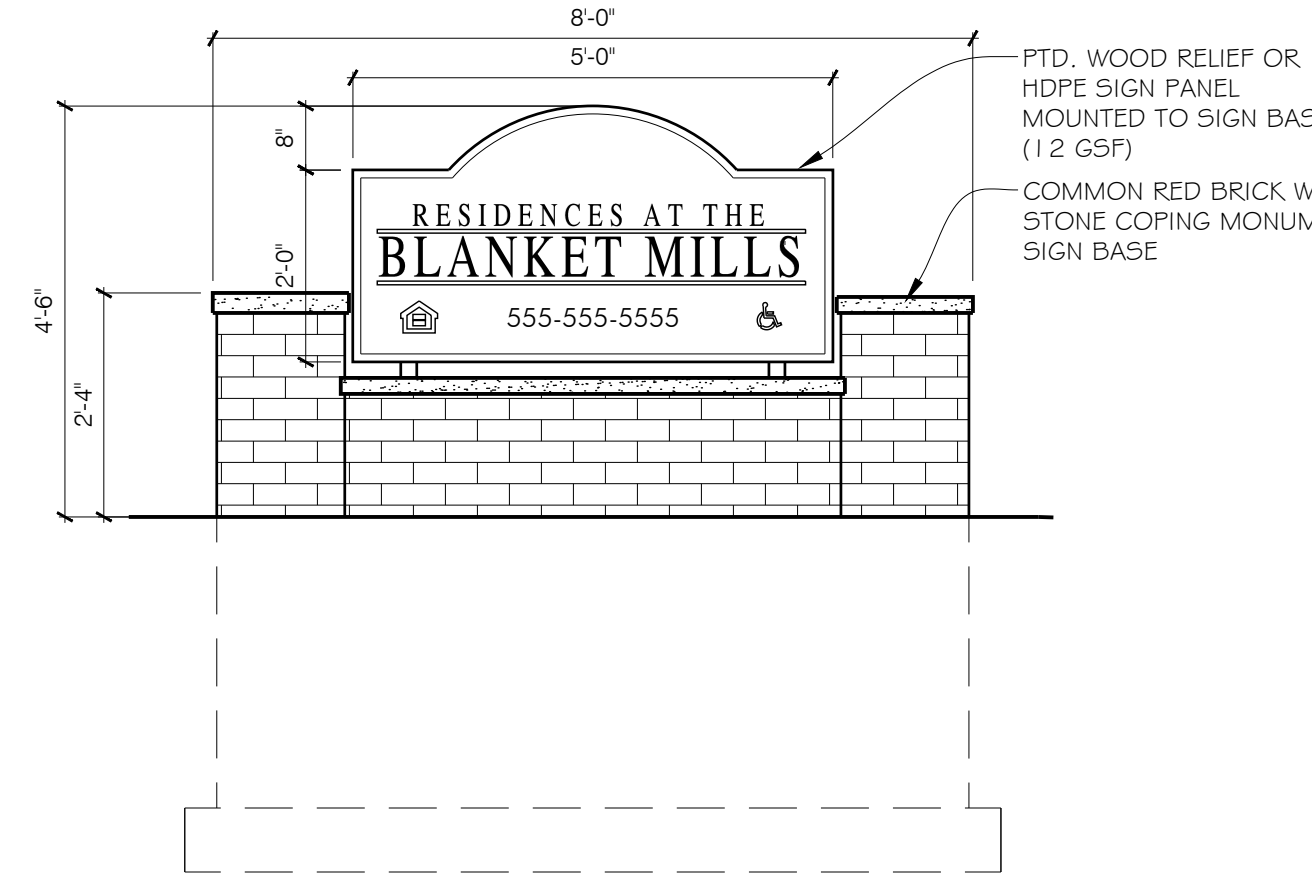
1 LANDSCAPE AND LIGHTING PLAN
SCALE: 1/32" = 1'-0"



SITE DATA
PARCEL: 00732001
TOTAL LOT SIZE: 2.21 ACRES (96,268 SF)



4 BASIS OF DESIGN
CANOPY SIGN AT BUILDING ENTRY
SCALE: 1/2" = 1'-0"



3 BASIS OF DESIGN
MONUMENT SIGN AT PARKING ENTRY
SCALE: 1/32" = 1'-0"



Northern Ohio Blanket Mills Apartments
Cleveland, Ohio

3D Aerial View Looking North



Northern Ohio Blanket Mills Apartments
Cleveland, Ohio

3D View at Paris and West 33rd Street



Northern Ohio Blanket Mills Apartments
Cleveland, Ohio

3D View at St Rocco's and West 33rd



Northern Ohio Blanket Mills - Paris Avenue Elevation



Replacement Windows:
Graham 6700 Series Steel Replica Replication Window



Metal Trim:
Gutters, Downspouts, Flashing and Trim
Pre-finished Aluminum to match Window finish



Site Furnishings:
36" Ring-Style Bicycle Rack | Dark Charcoal Finish



Site Furnishings:
6' Coronado Bench | Anova Site Furnishings



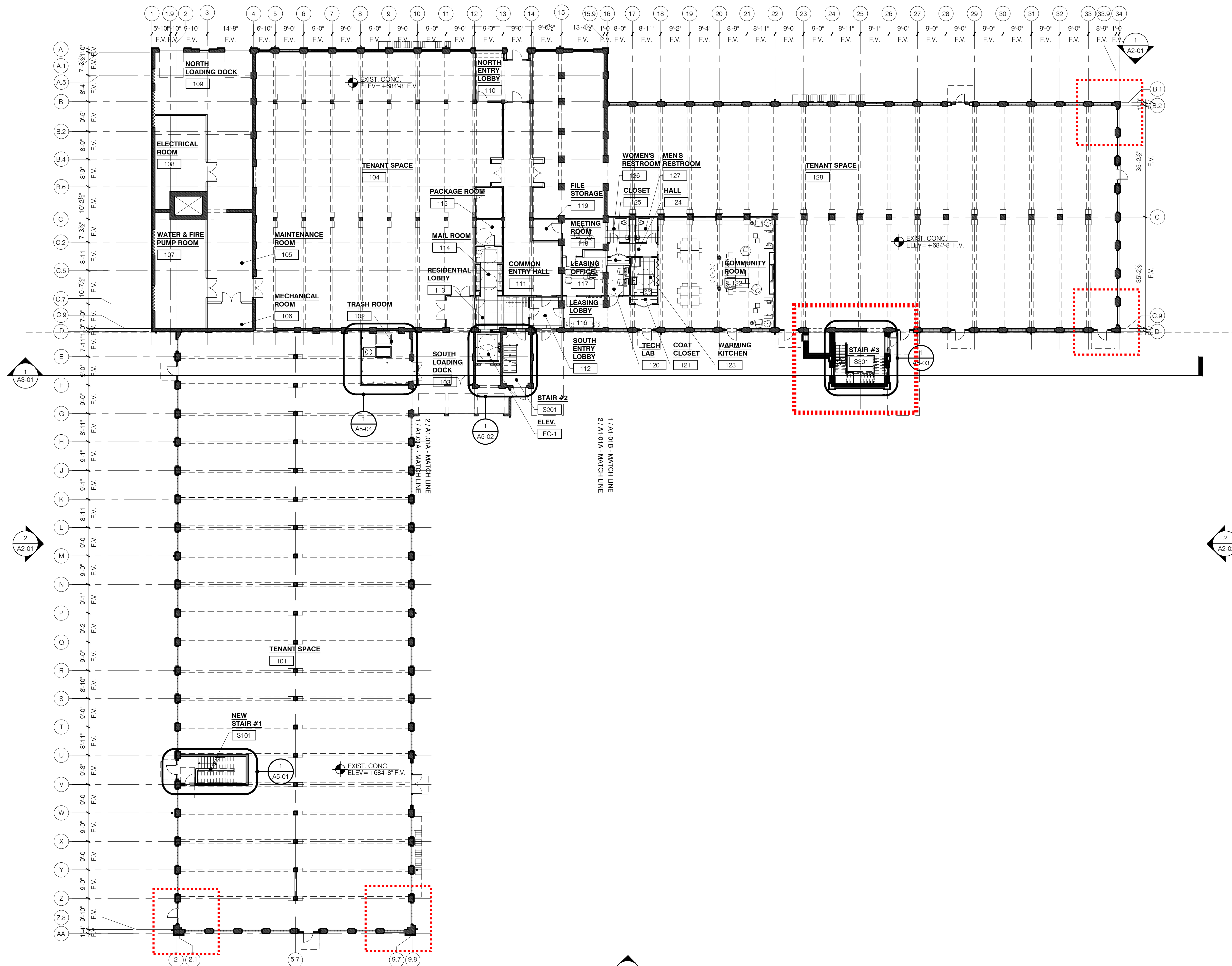
Site Furnishings:
Trash Container 'Exposition 26'
| Anova Site Furnishings



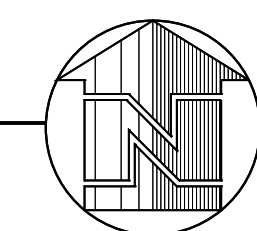
Exterior Building Mounted Lighting:
24" Gooseneck Beta | Dark Charcoal Finish

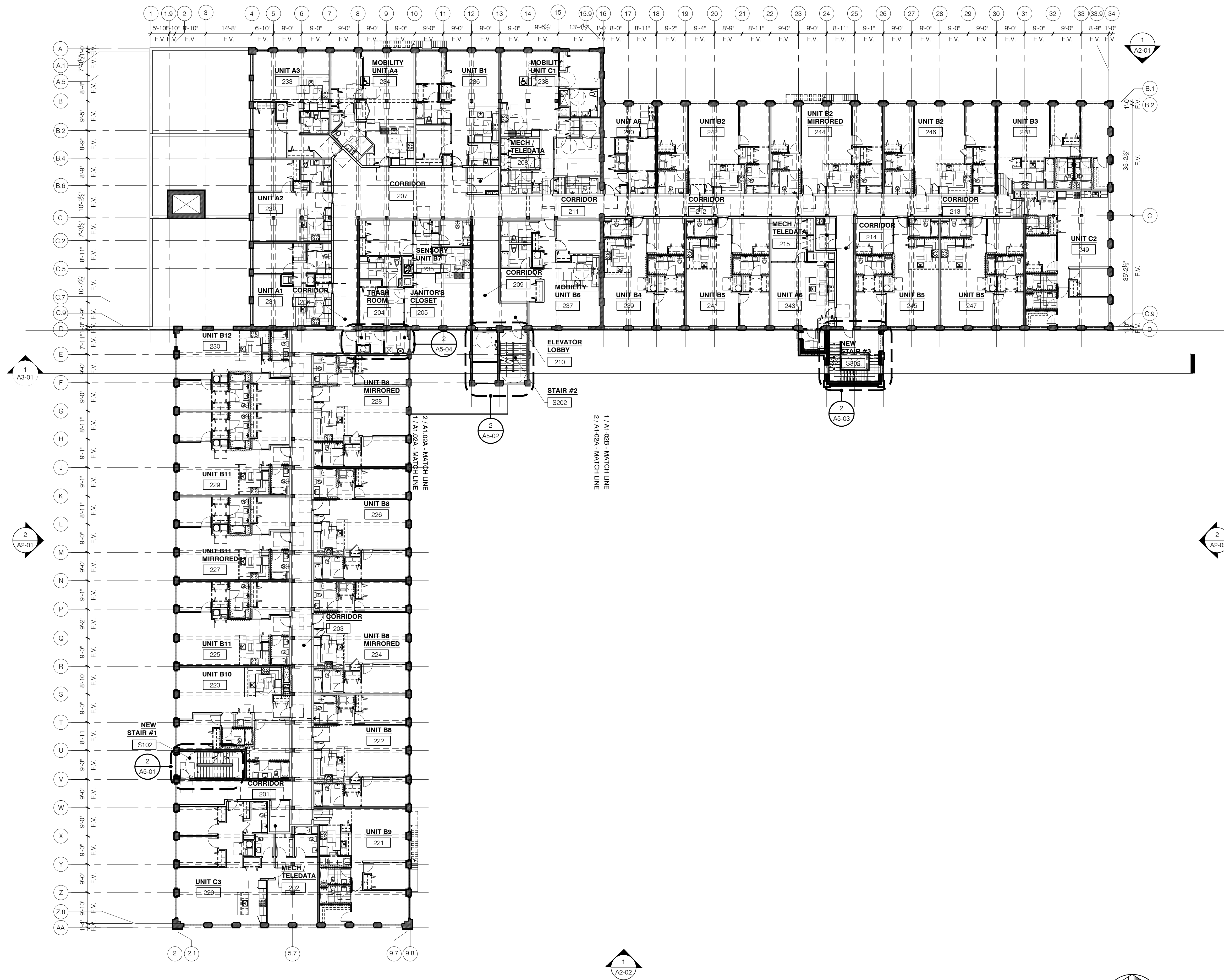


Exterior Surface Parking Lighting Lot:
Selux Beta | 20' Poles | Dark Charcoal Finish

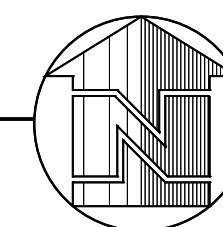


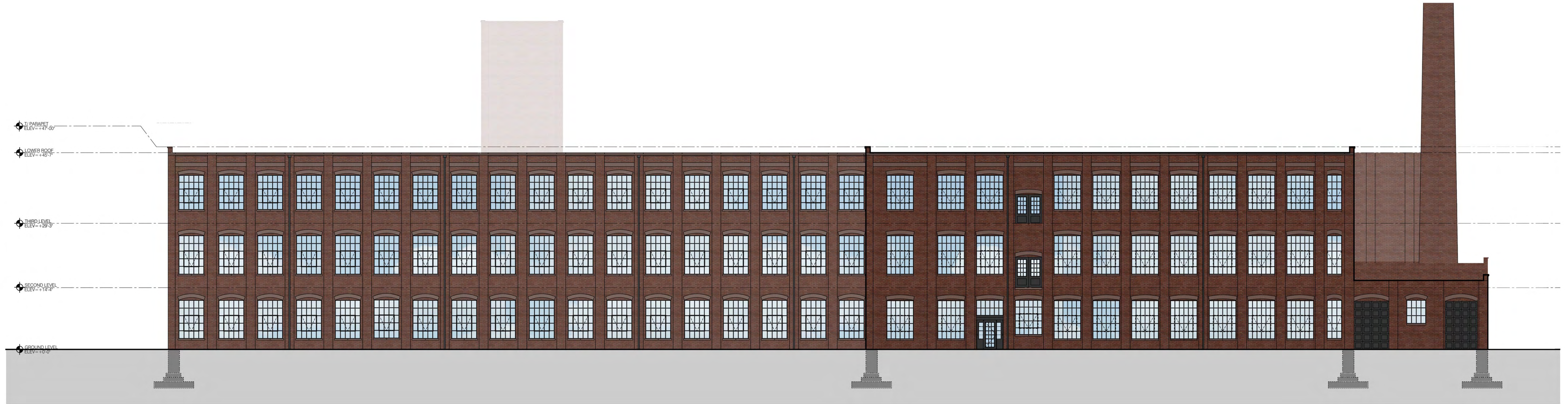
1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"





1 OVERALL SECOND AND THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"





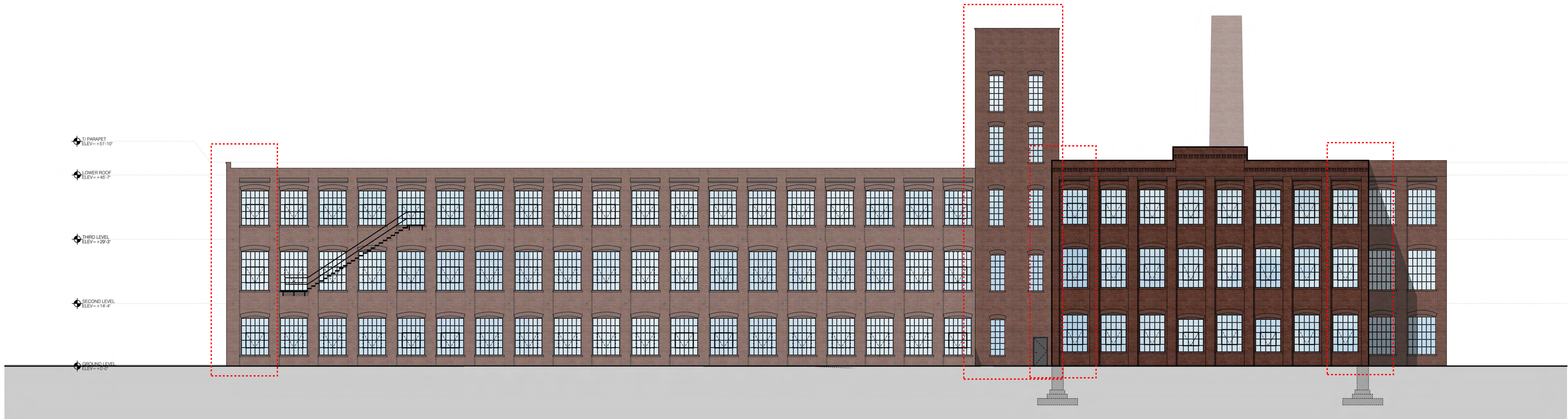
Proposed North Elevation



Proposed South Elevation



Proposed West Elevation



Proposed East Elevation

Certificates of Appropriateness

January 28, 2021



Case 21-005: Lorain Avenue Historic District

3250 Lorain Avenue

Storefront Renovation

Ward 3: McCormack

Project Representative: Mike McGettrick, Architects C. A. McGettrick



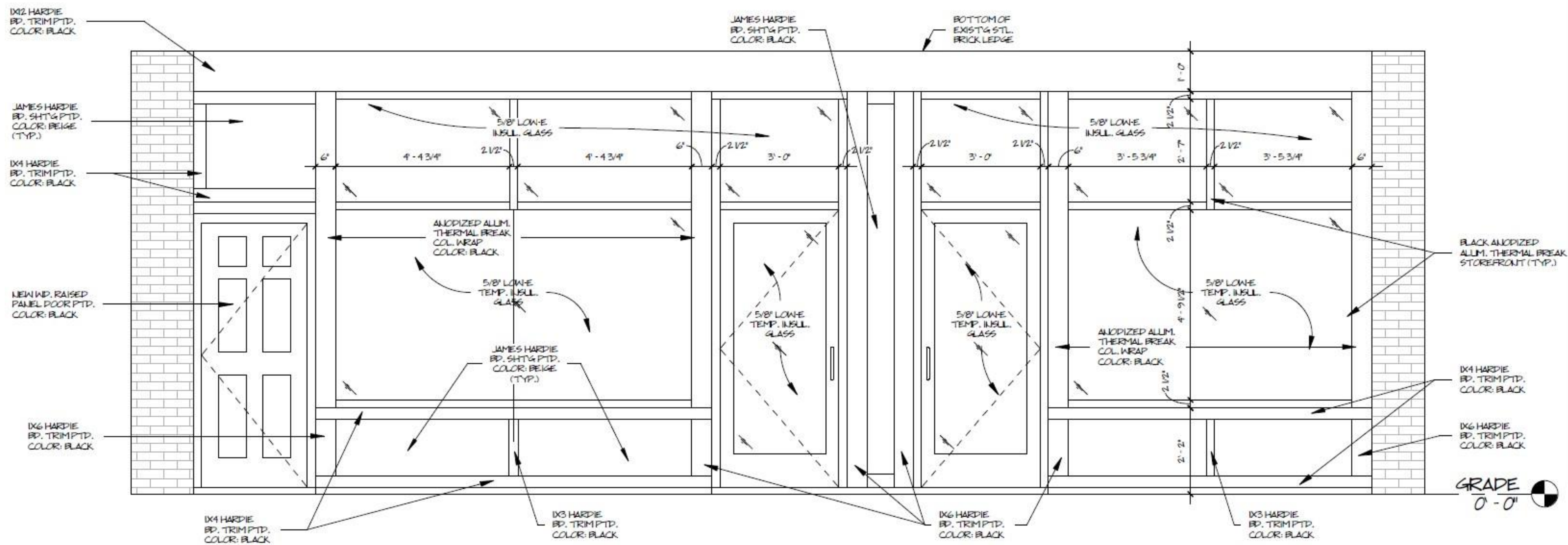
DATE: 2/120
REVISION:
**NOT FOR
CONSTRUCTION**

STOREFRONT RENOVATION
3250 Lorain Ave. Cleveland, Ohio
ARCHITECTS, C.A. MCGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
CHARLES MCGETTRICK JR. #775915
EXPIRATION DATE: 12/31/2027

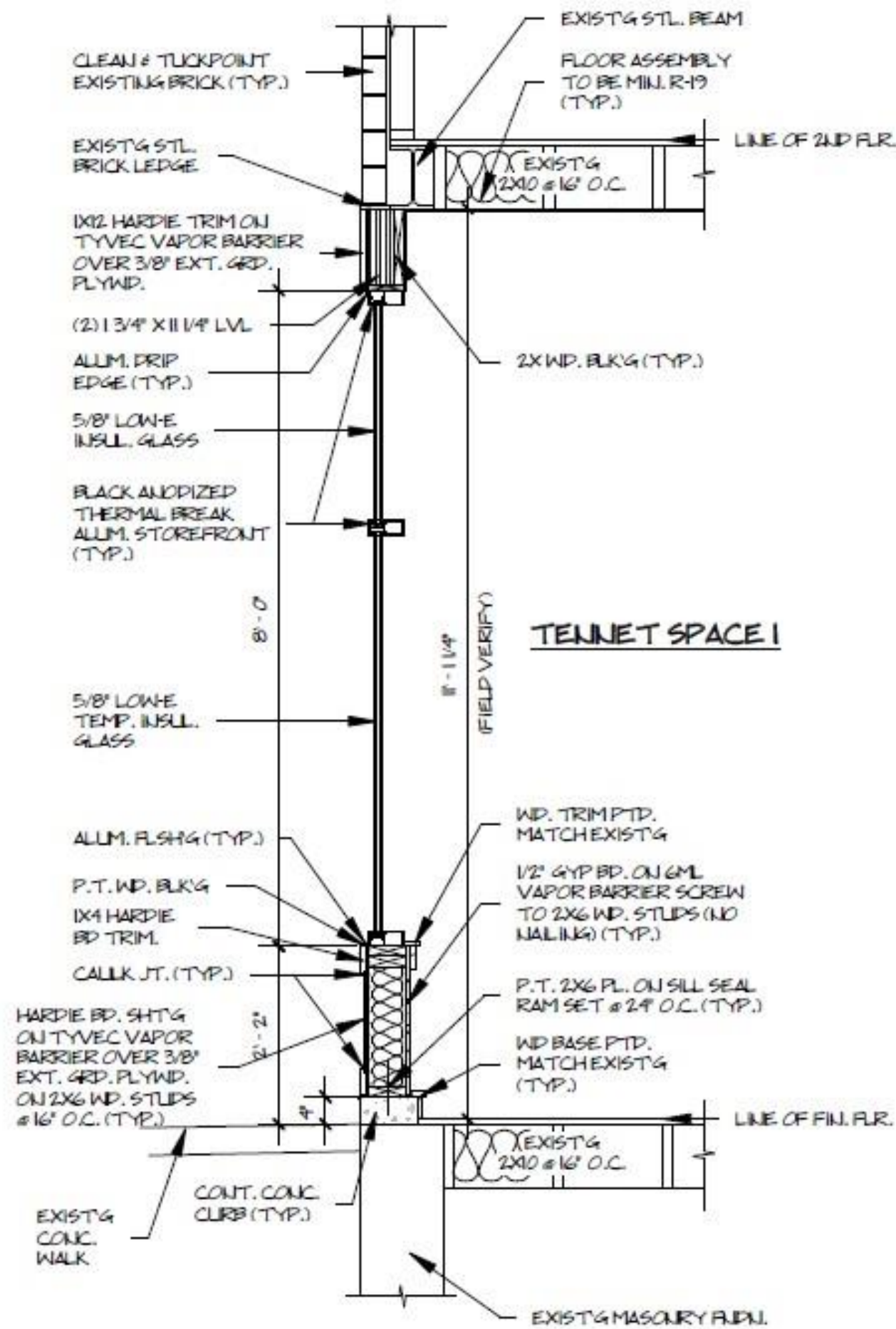
A-1





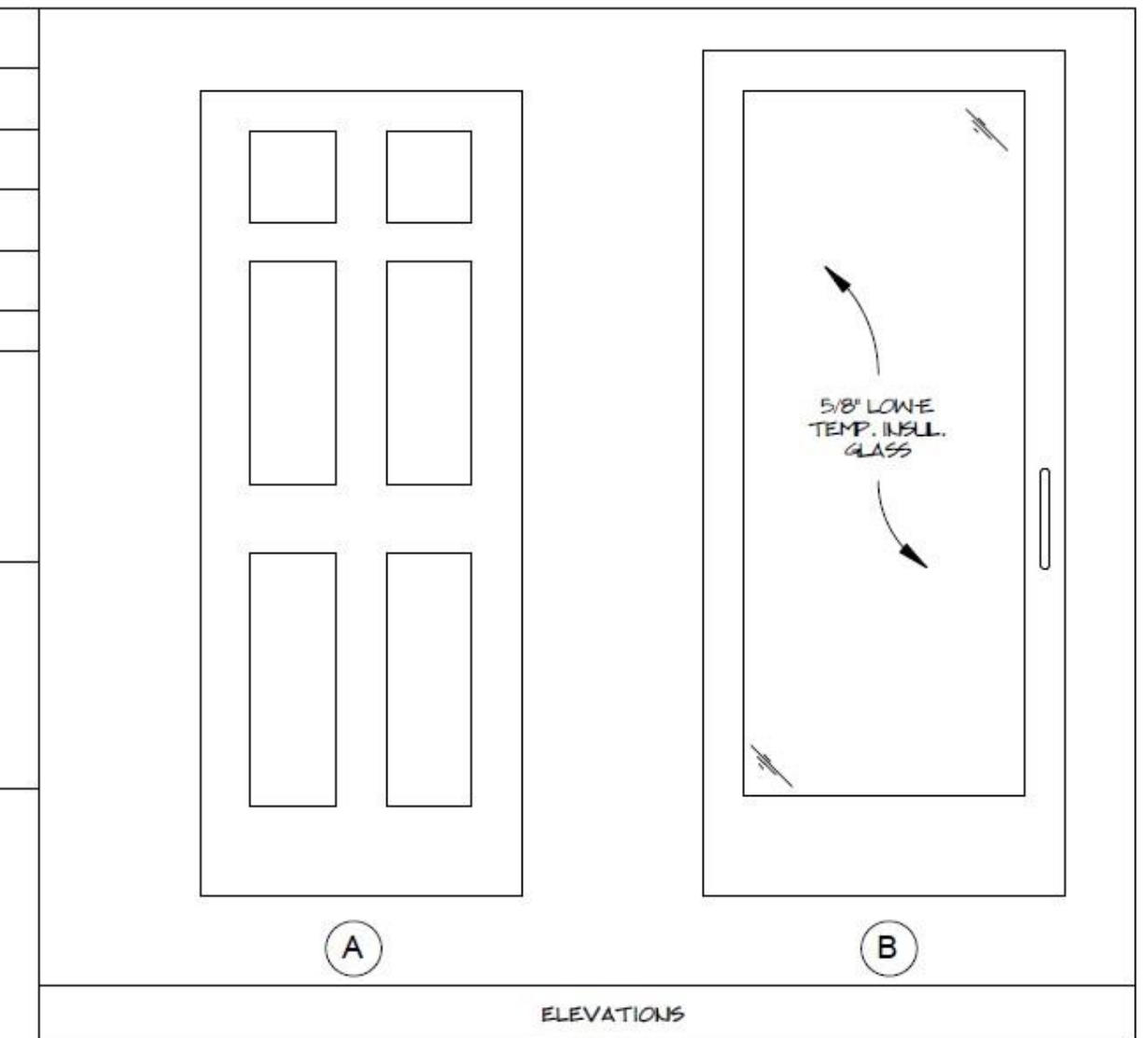
STOREFRONT ELEVATION

3/8" = 1'-0"



SECTION I 3/8" = 1'-0"

DOOR SCHEDULE					
NO.	SIZE	TYPE	MATL	FRAME MATL.	HARDWARE
1	2'-8" X 6'-8"	A	WD.	WD.	1,2,4,6,7,10
2	3'-0" X 7'-0"	B	ALUM.	ALUM.	1,2,3,6,7,10
DOOR HARDWARE					
1.) 1 1/2" P.R. BUTTS 2.) CLOSER 3.) PULL 4.) PRIVACY LOCK SET W/ LEVER HANDLE 5.) ROOM IDENT. SIGN (1" H.W. / BRAILLE) 6.) WEATHER STRIP 7.) THRESHOLD (1/2" HIGH MAX.) 8.) PANIC DEVICE 9.) PASSAGE LEVER HANDLE 10.) DEAD BOLT LOCK SET					
DOOR NOTES: 1. DOOR HARDWARE SHALL COMPLY WITH THE FOLLOWING: EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, OR SPECIAL KNOWLEDGE OF EFFORT. 2. DRAW BOLTS, HOOKS AND OTHER SIMILAR DEVICES SHALL BE PROHIBITED ON ALL EGRESS DOORS.					





SOUTH ELEVATION
1/4" = 1'-0"

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7

251

Iron Ore

SW 6127
Ivoire
Interior / Exterior
Location Number: 140-C1

140

Ivoire

Cleveland Landmarks Commission

Design Review



January 28, 2021

**Ohio City Historic District
Design Review Committee**
(Advisory committee to the [Landmarks Commission](#))
Certificate of Appropriateness Review

Date: 12-03-2020

File Number: 120320-3

Building / Project Name: Storefront Renovation

Property Address: 3250 Lorain Avenue

Property Owner:

Presenters: Mike McGettrick

Historic Designation: ☐ Not Designated ☒ Local Landmarks District ☐ Landmark Building

Specifications of work proposed:

Demo current storefront

Hardie board paneling

Metal frame and fabric awning over entrance doors on South elevation

Recessed lighting above entrance doors on South elevation

Black doors and window trim

Recommendations of Design Review Committee:

One sheet of glass for windows rather than separate panels

Obtain fuller picture of symmetry of entrances and building as a whole

Design Review Committee Record:

Alex Frondorf ☐ Not Present ☐ In-Favor ☐ Opposed ☒ Table ☐ Abstain

Antonia Marinucci ☐ Not Present ☐ In-Favor ☐ Opposed ☒ Table ☐ Abstain

Adam Rosekelly ☐ Not Present ☐ In-Favor ☐ Opposed ☒ Table ☐ Abstain

Doug Wahl ☐ Not Present ☐ In-Favor ☐ Opposed ☒ Table ☐ Abstain

Margaret Lann ☐ Not Present ☐ In-Favor ☐ Opposed ☒ Table ☐ Abstain

Malaz Elgemiabby ☐ Not Present ☐ In-Favor ☐ Opposed ☒ Table ☐ Abstain

Required to present at Cleveland Landmarks Commission? ☒ Yes ☐ No

Date: To be determined by Landmarks Commission.

Cleveland Landmarks Commission

Concept Plan



January 28, 2021



**Case 21-006, Case 21-007: Franklin-West Clinton Historic District
West 57th and West 58th Street**

Demolition of a Warehouse and New Construction of Townhouses

Ward 15: Spencer

Project Representatives: Denver Brooker, Vocon; Alex Lackey, LEW Group
LLC

vocon.

SCHEMATIC DESIGN SUBMISSION

FRANKLIN-WEST CLINTON HISTORIC DISTRICT DESIGN REVIEW COMMITTEE

LANDMARKS COMMISSION

JAN 13 2021



LEW GROUP W 57TH & W 58TH ST TOWNHOMES

01

PROJECT SITE AND CONTEXT

PROJECT SITE AND CONTEXT | Context map and current conditions



1 1441 W 58th Street



2 1449 W 58th Street



PROJECT SITE AND CONTEXT | Context map and current conditions



3 Across W 58th Street from project site

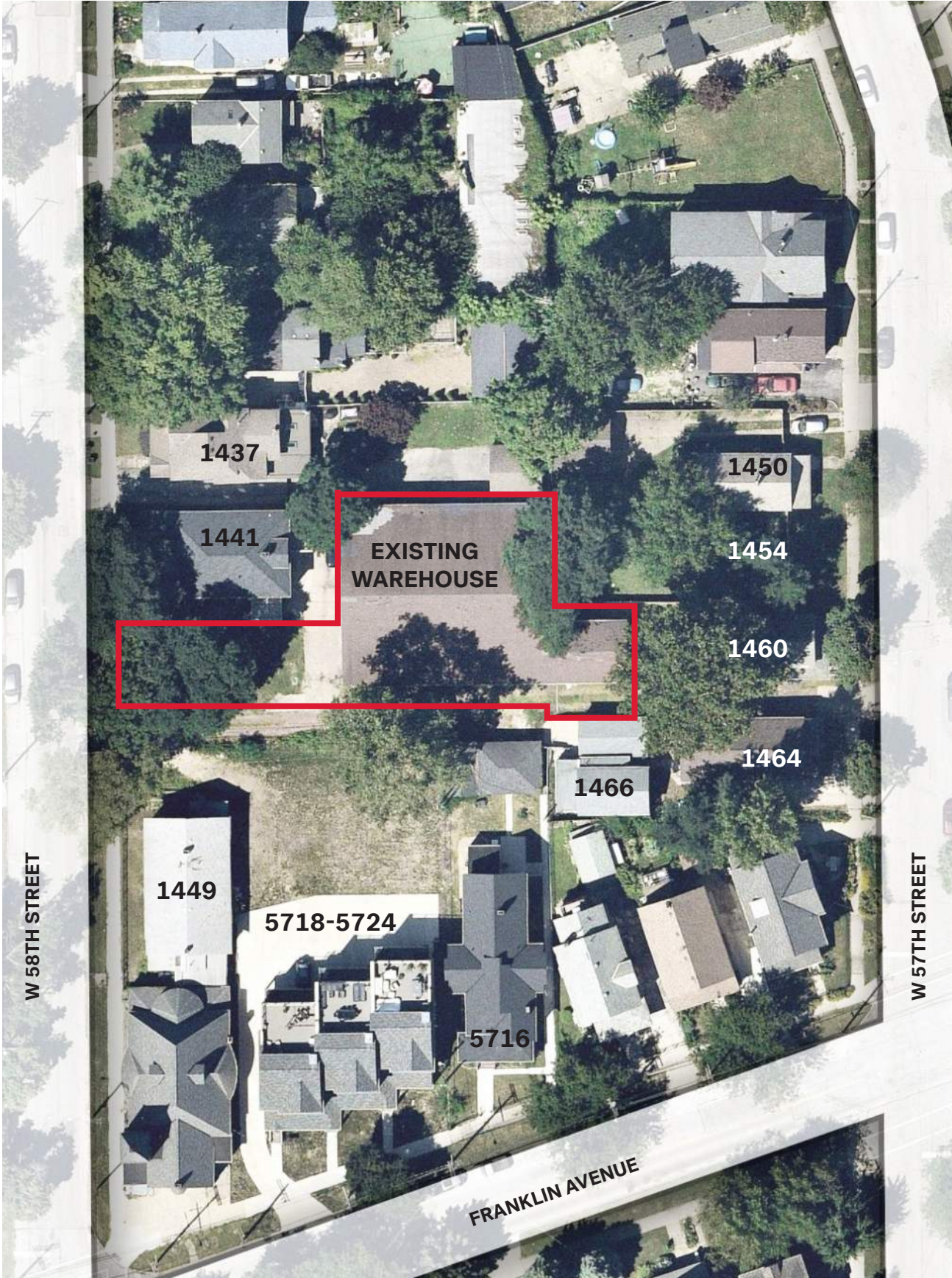


4 View looking south from project site



5 Adjacent property at 1460 W 57th

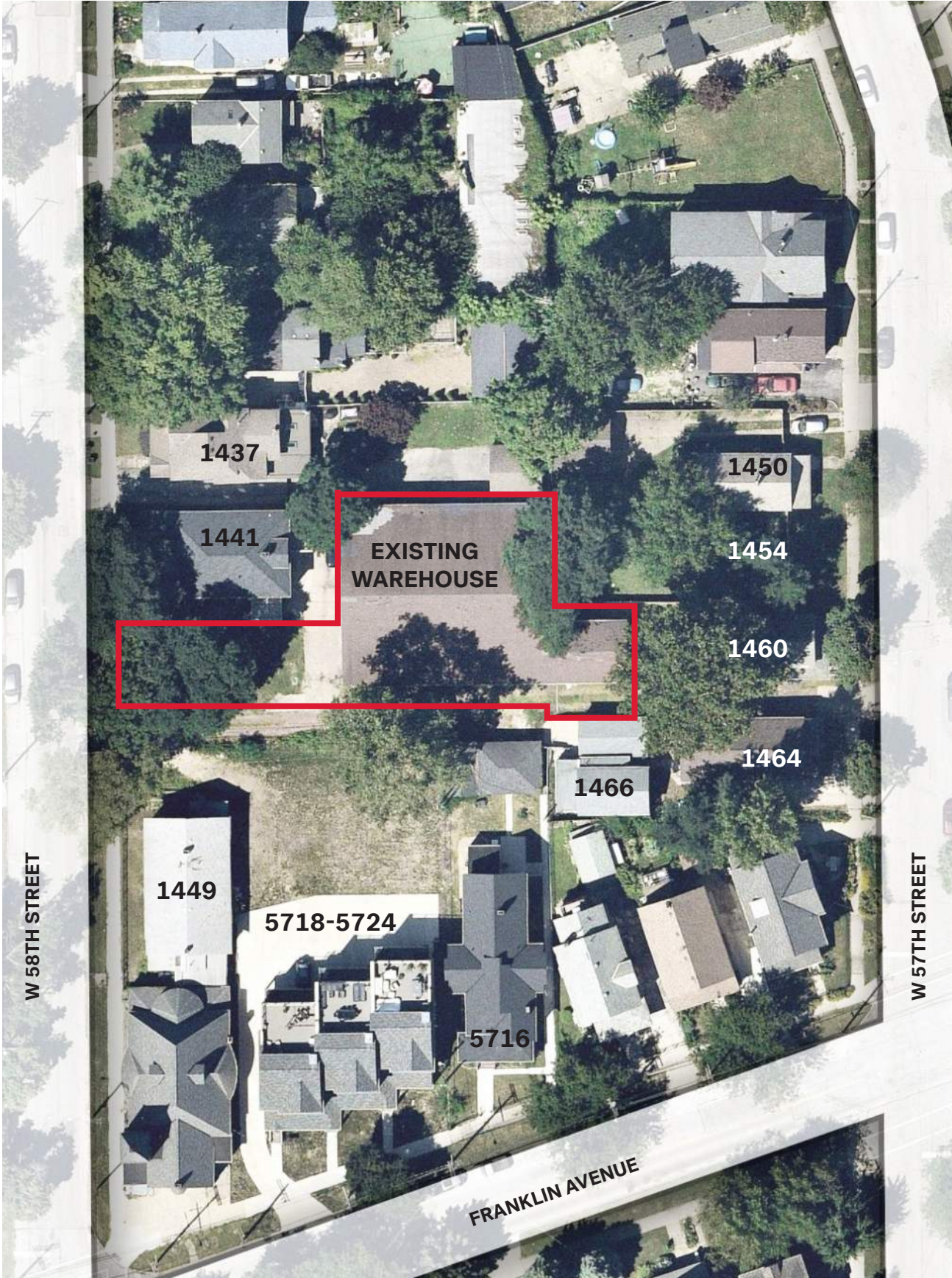




Existing Warehouse | To be demolished



PROJECT SITE AND CONTEXT | Context map and current conditions



Existing Warehouse | To be demolished





PROJECT SITE AND CONTEXT | Zoning Analysis

PARCELS:

PPN 002-15-107
PPN 002-15-108

EXISTING ZONING:

PLANNING DISTRICT 2F-B1
AREA DISTRICT B
HEIGHT DISTRICT 1
USE Two-Family

PROPOSED ZONING:

PLANNING DISTRICT Townhouse
(RA-2 & RA-3)

§ 353.01 BUILDING HEIGHT

HEIGHT DISTRICT: 1 = D, not to exceed 35'
D = Distance to centerline of street
D = 40'
Max Height Limit = 35'

§ 337.031 TOWNHOUSE (RA) DISTRICTS

	RA-2	RA-3
PRINCIPAL FRONT YARD SETBACK	10'-20'	0'-12'
SECONDARY FRONT YARD SETBACK	5' MIN	0' MIN
INTERIOR FRONT YARD SETBACK	8' MIN	7' MIN
INTERIOR SIDE YARD SETBACK	5' MIN	3' MIN
REAR YARD SETBACK	10' MIN	7' MIN
FLOOR AREA RATIO	NO RESTRICTIONS	

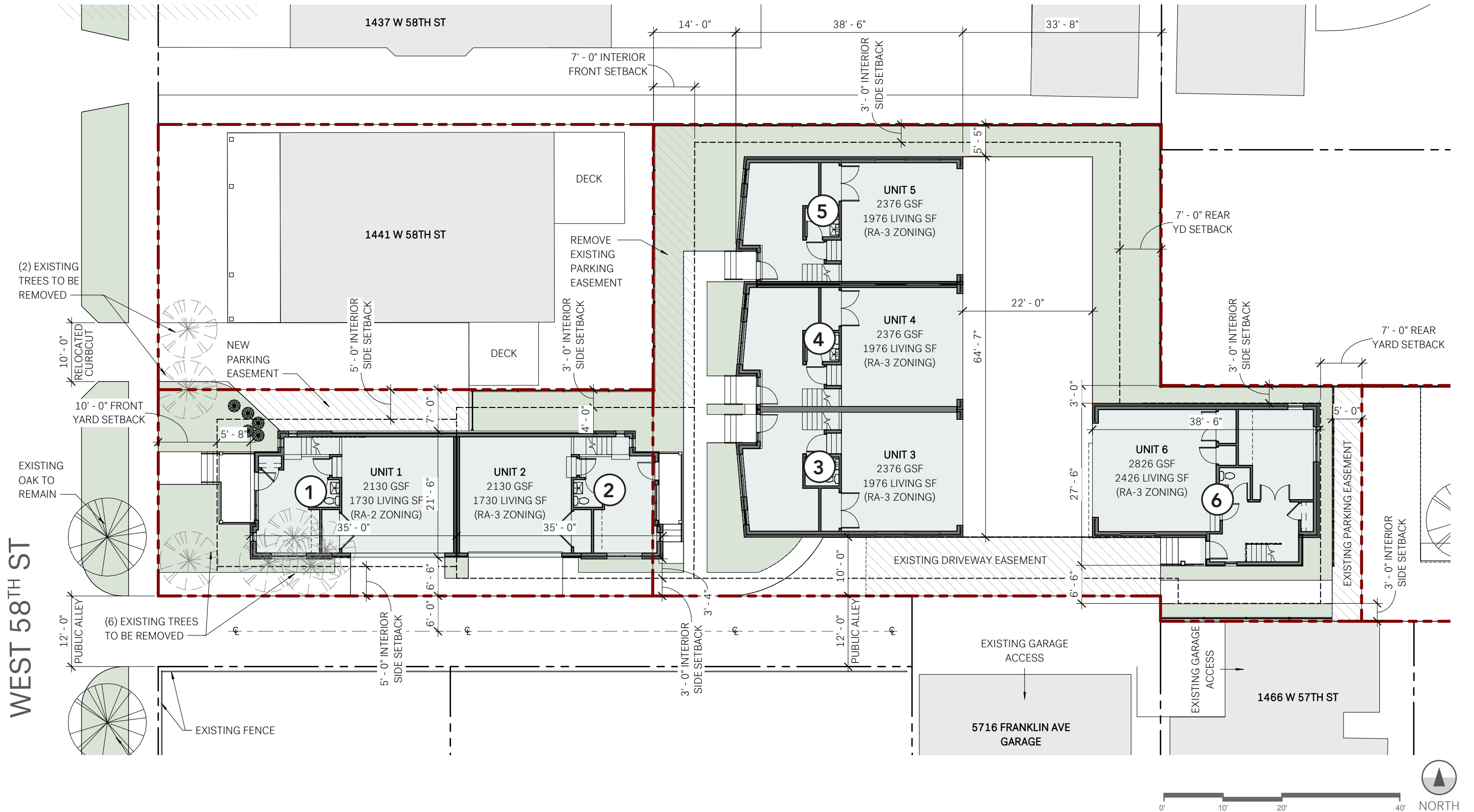


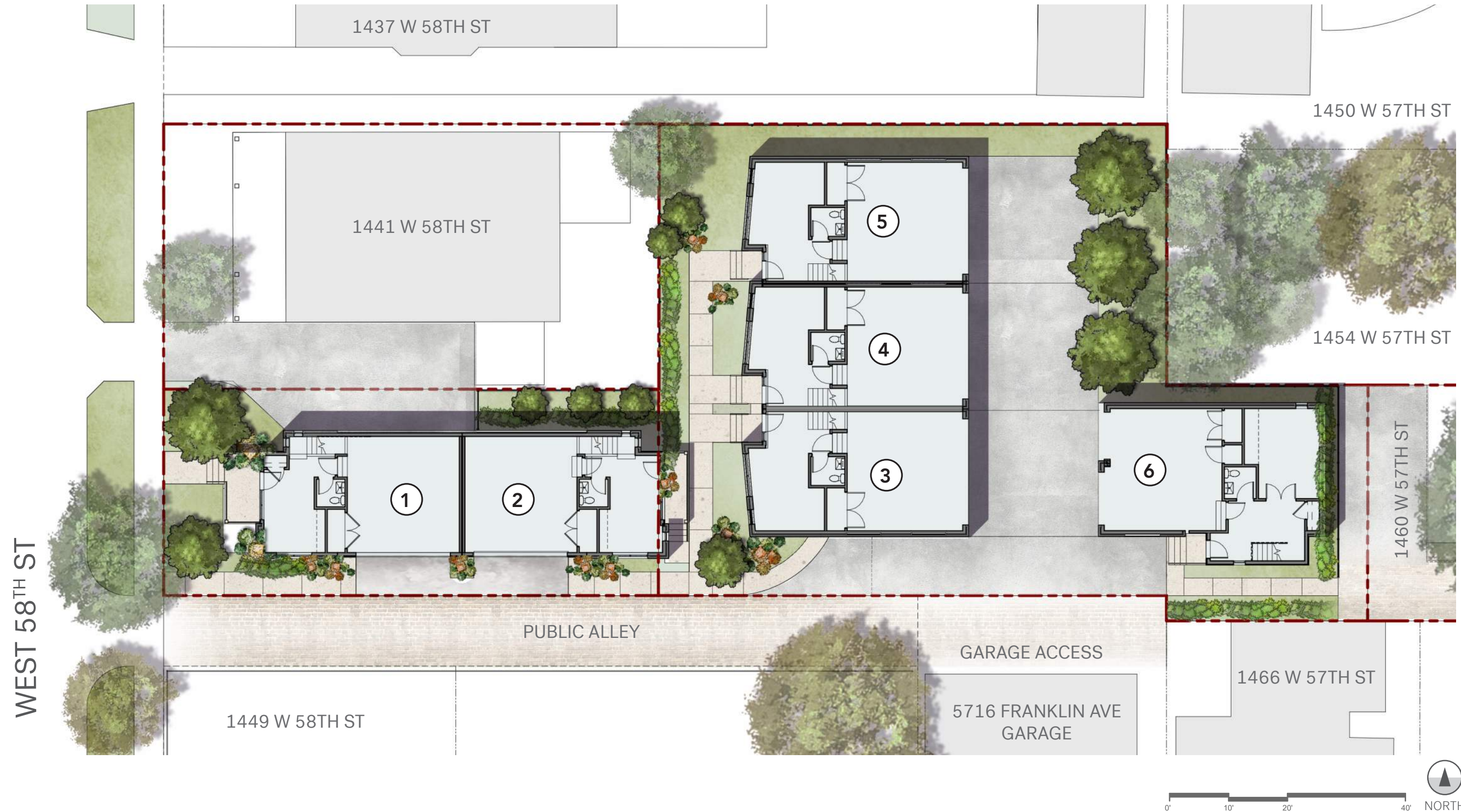
02

SITE DESIGN



SITE DESIGN | Enlarged Site Plan







03

BUILDING DESIGN

NEIGHBORHOOD CONTEXT

2-3 toned color palettes



porches at primary street frontages



pitched roofs / repetition of forms



historic brick structures



modern interventions



transitional neighboring buildings

MATERIAL MOOD BOARD



buff / tan brick tones



wood toned plank



board and batten

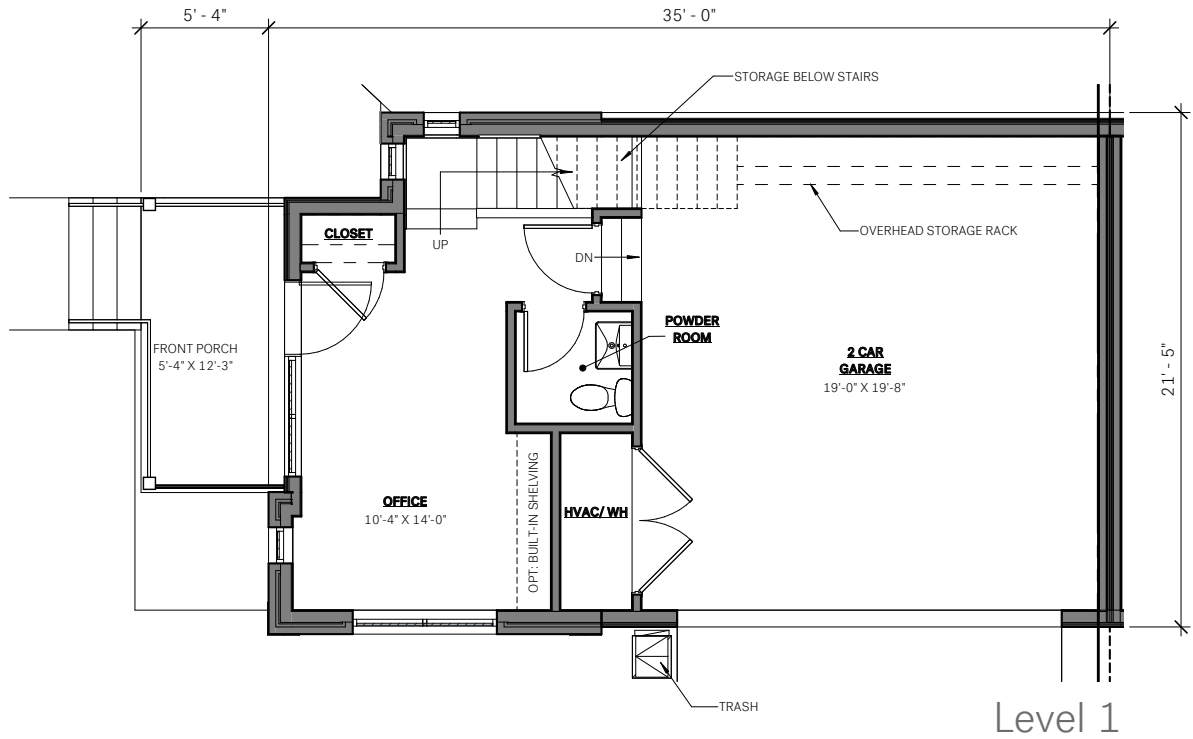


shingled roofs

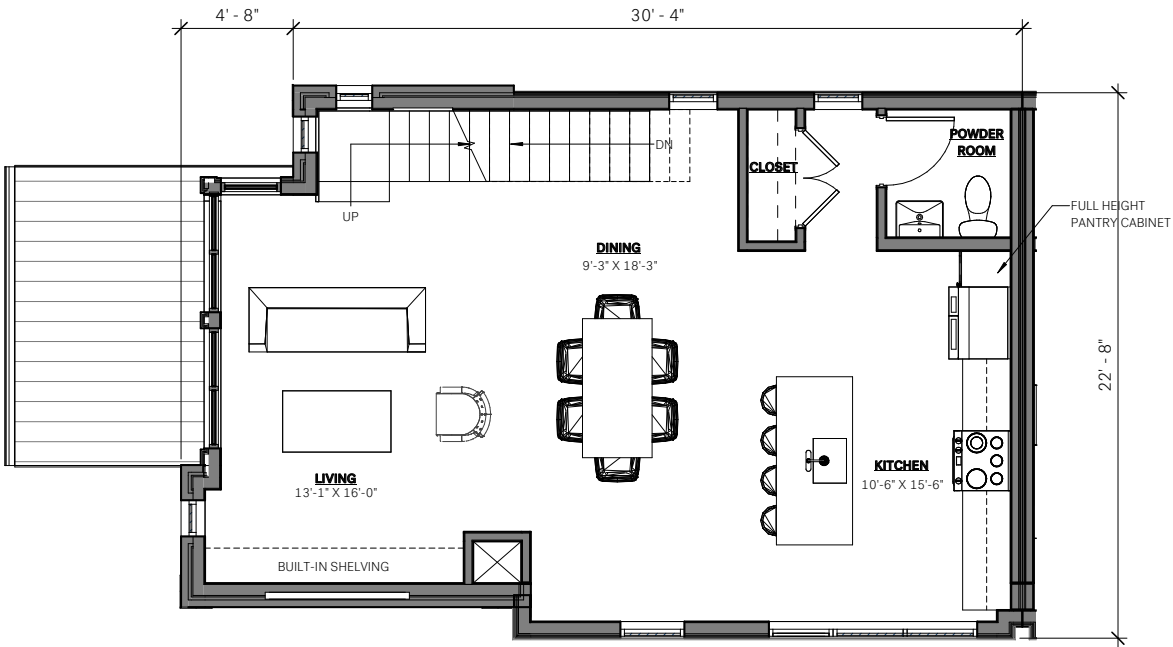


brick accent details

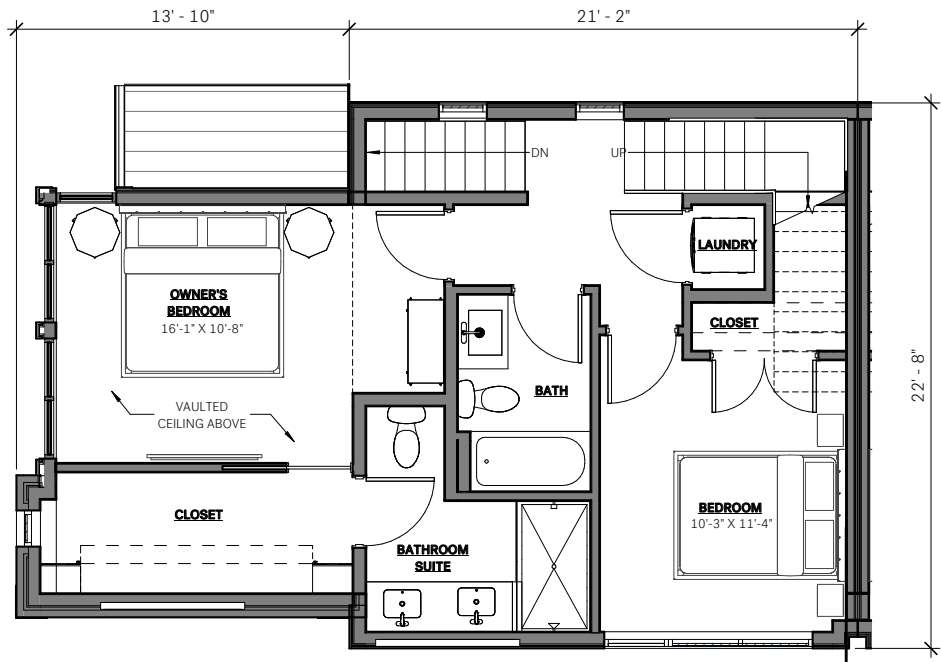
BUILDING DESIGN | Floor Plans | Unit 1 (Unit 2 similar and opp. hand)



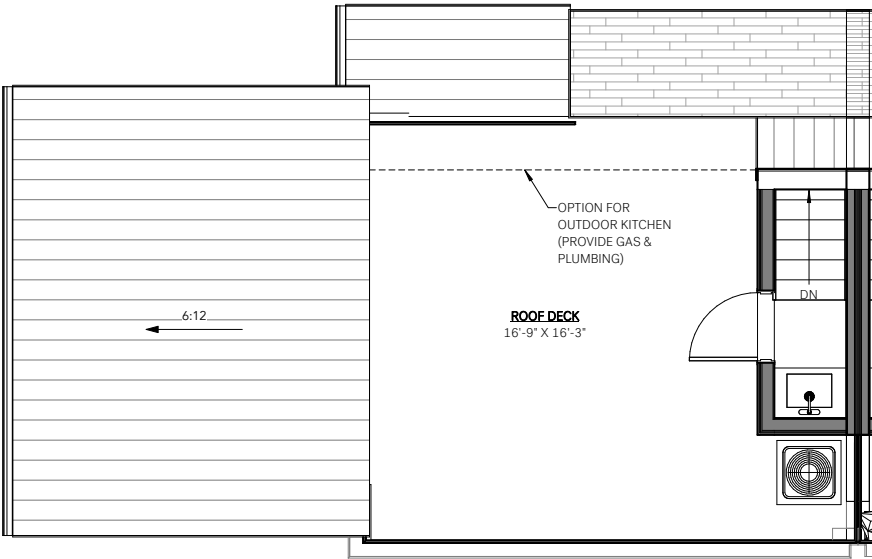
Level 1



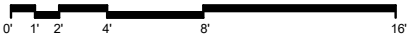
Level 2



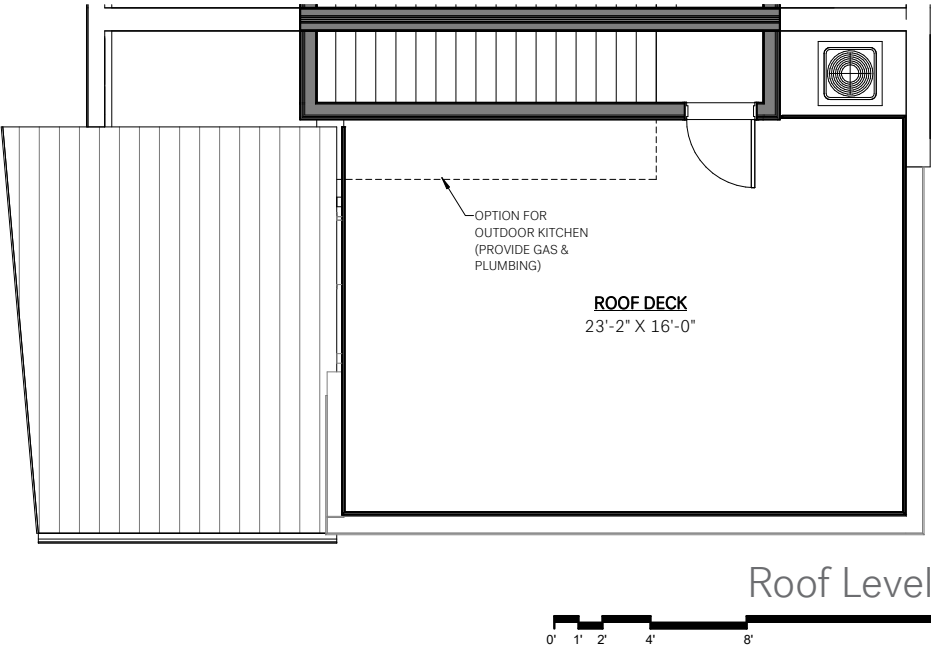
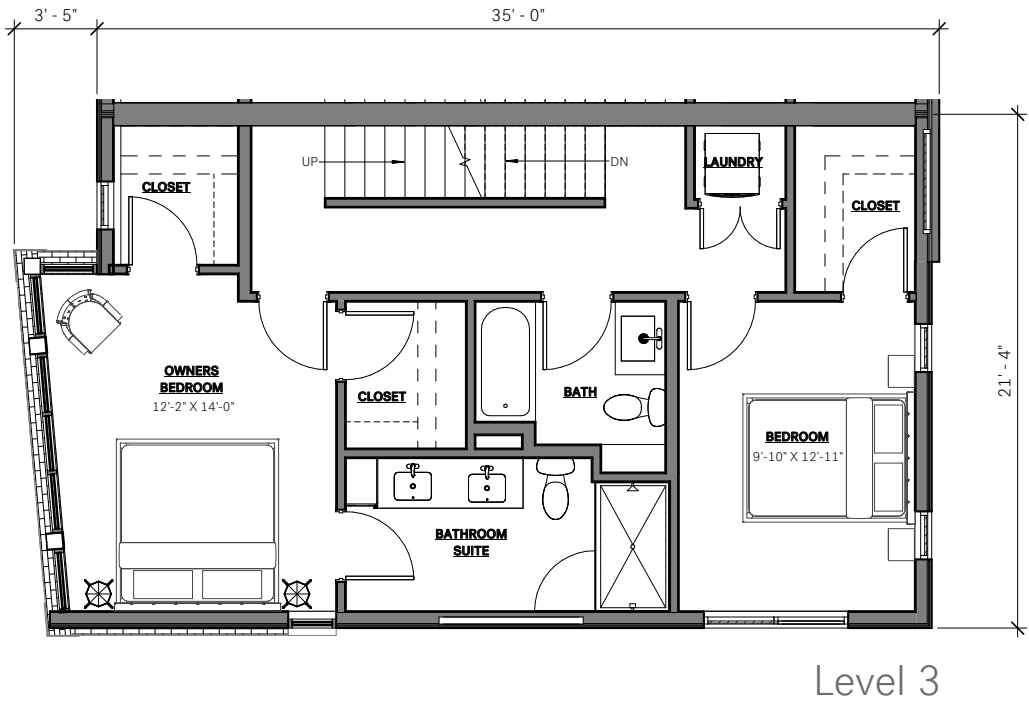
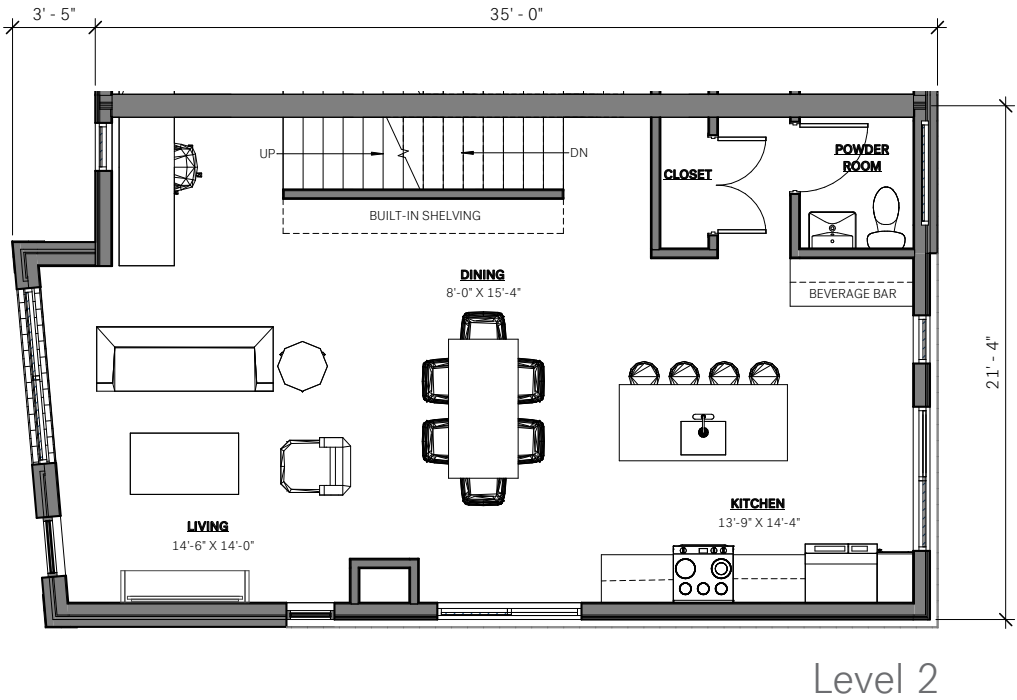
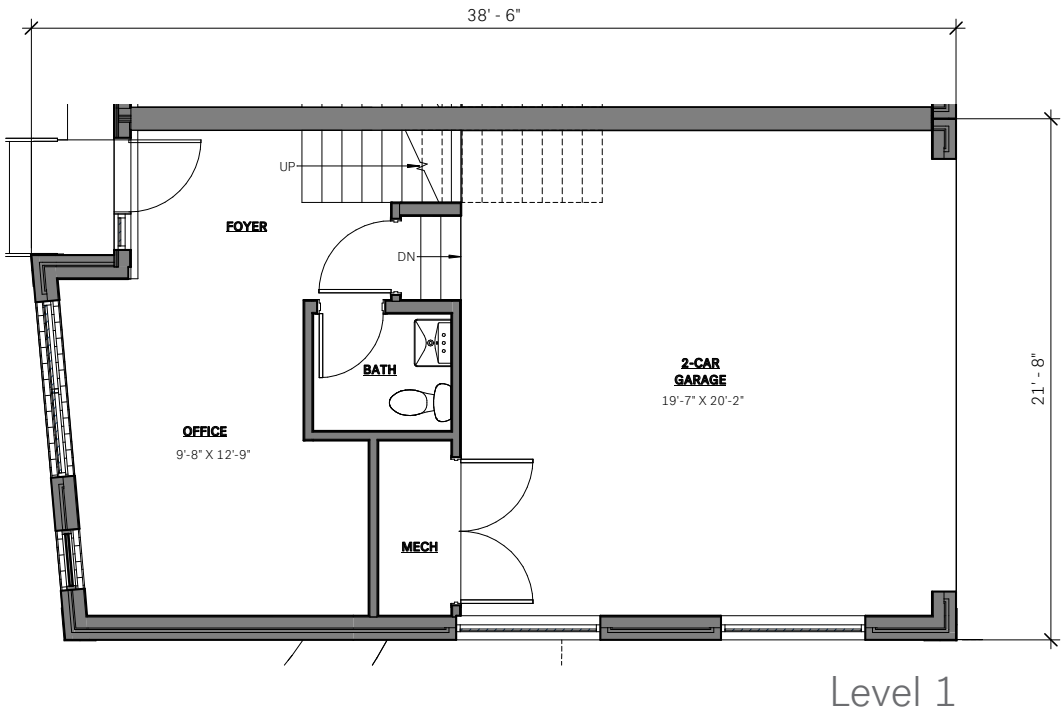
Level 3

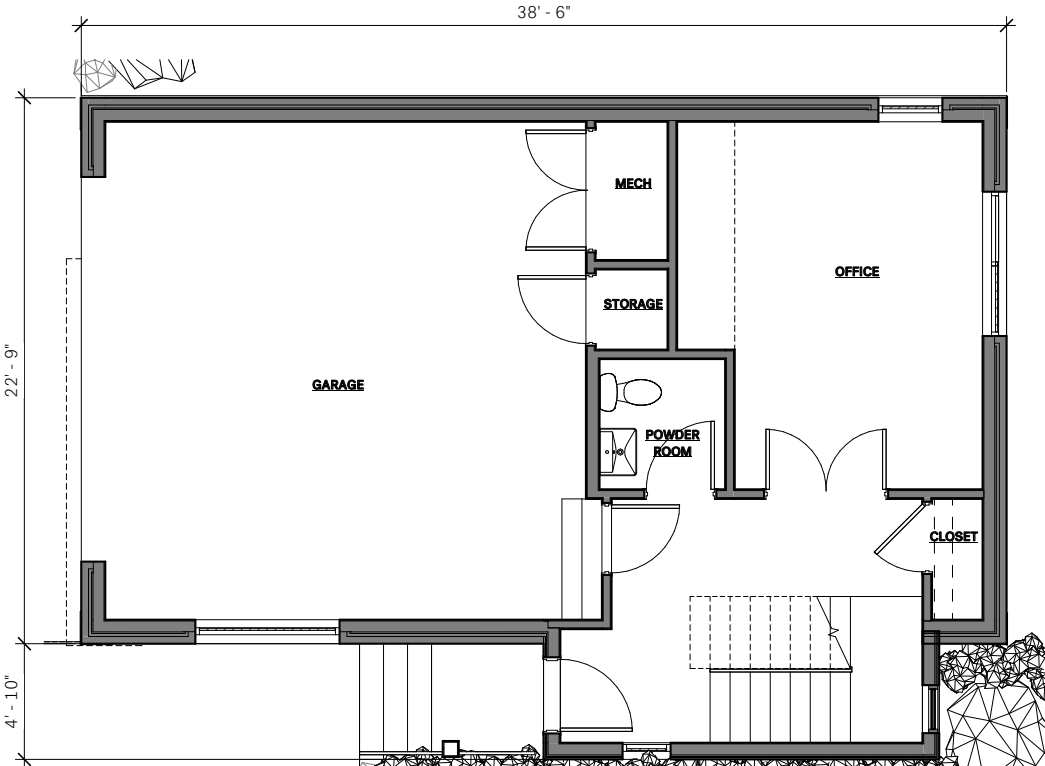


Roof Level

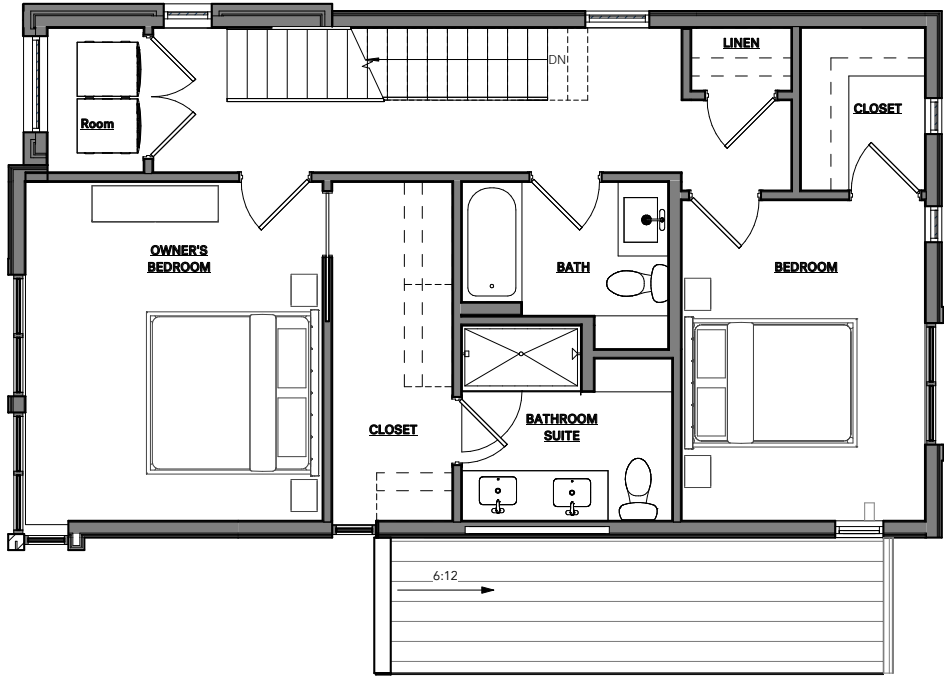


BUILDING DESIGN | Floor Plans | Unit 3 (Units 4 & 5 similar and opp. hand)

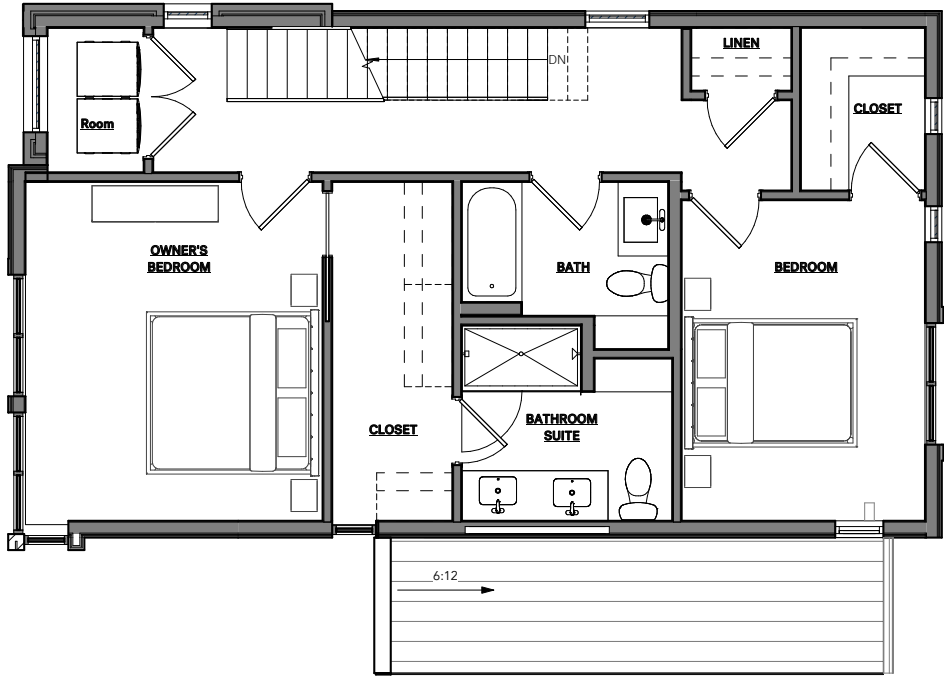




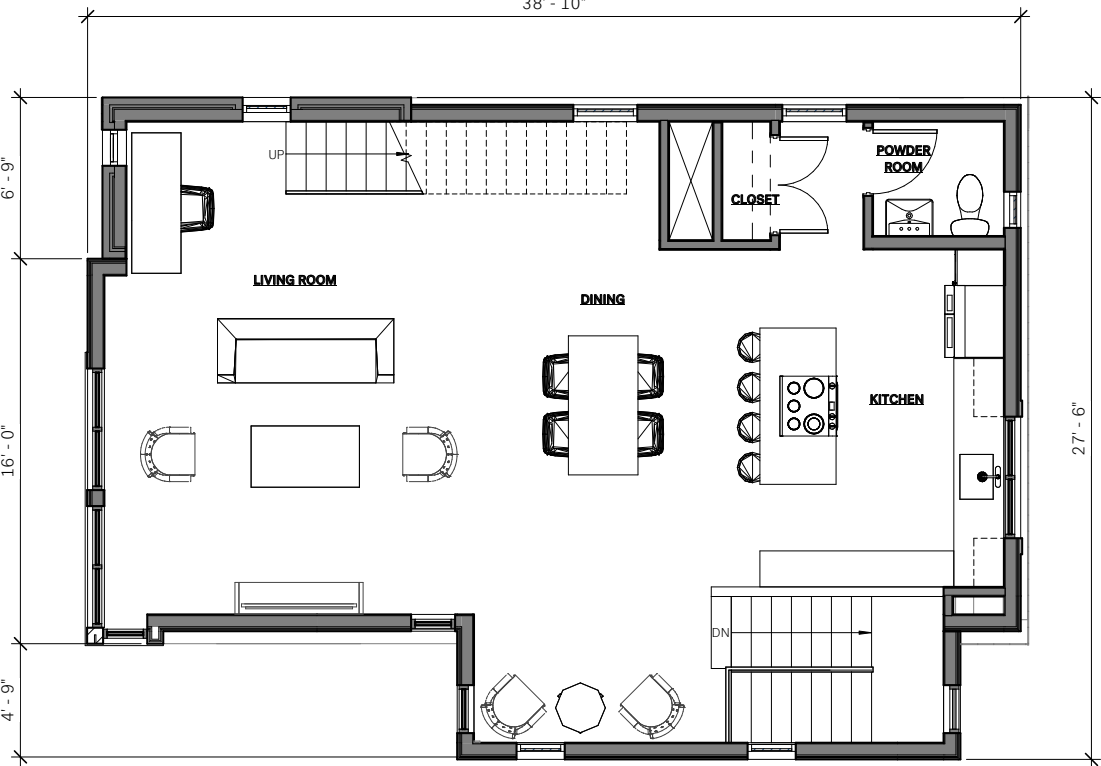
Level 1



Level 2



Level 3



Roof Level











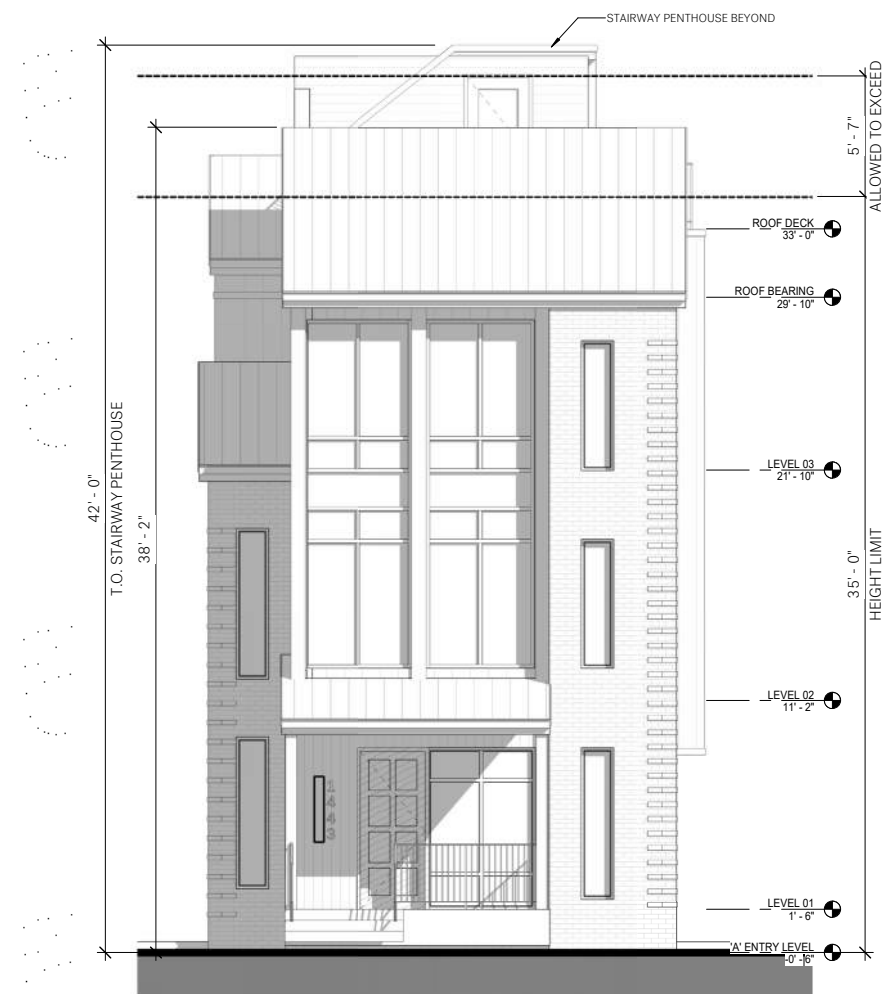






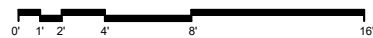


BUILDING DESIGN | Exterior Elevations

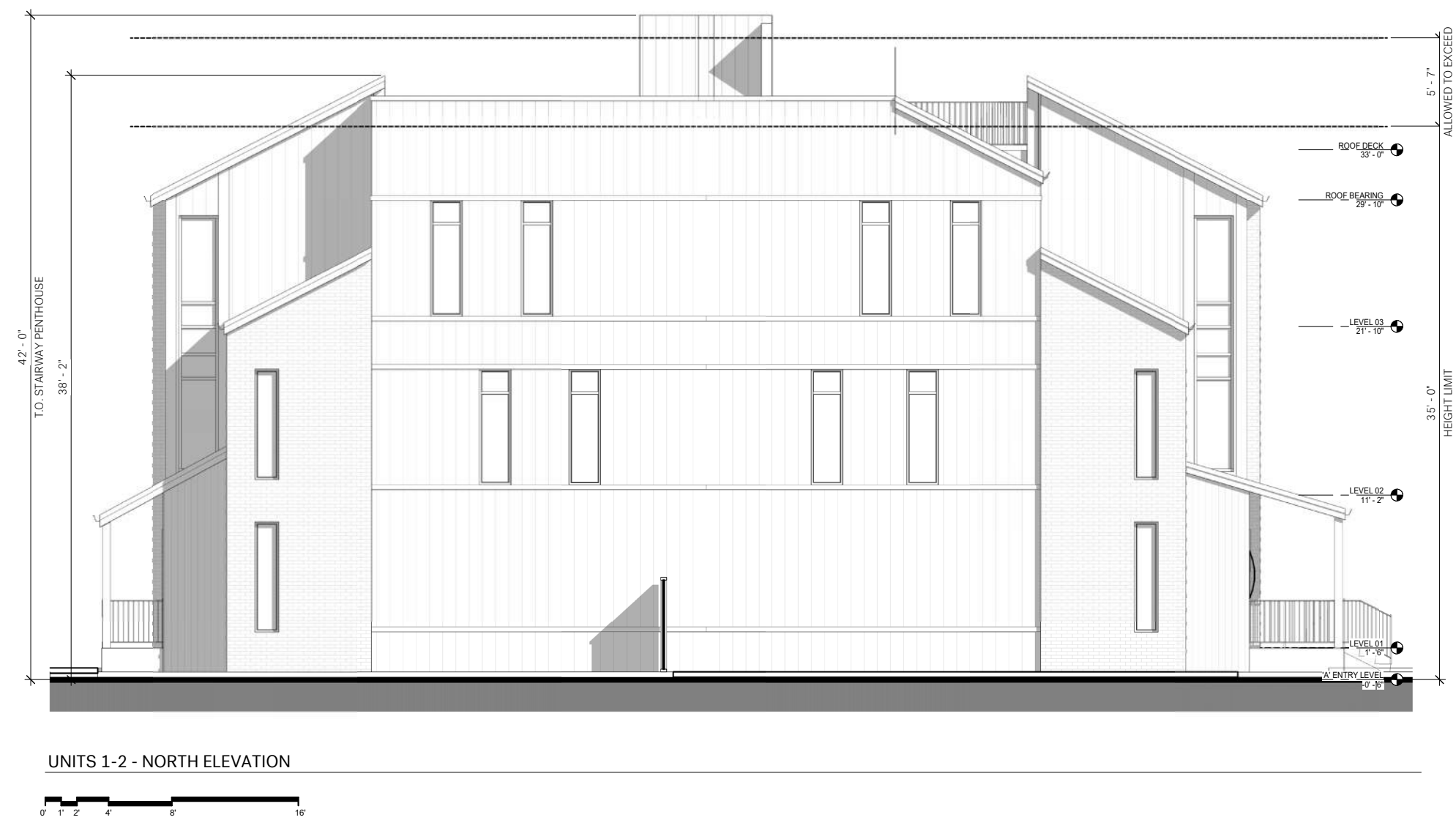


UNITS 1-2 - WEST ELEVATION

EAST ELEVATION SIMILAR & OPP. HAND

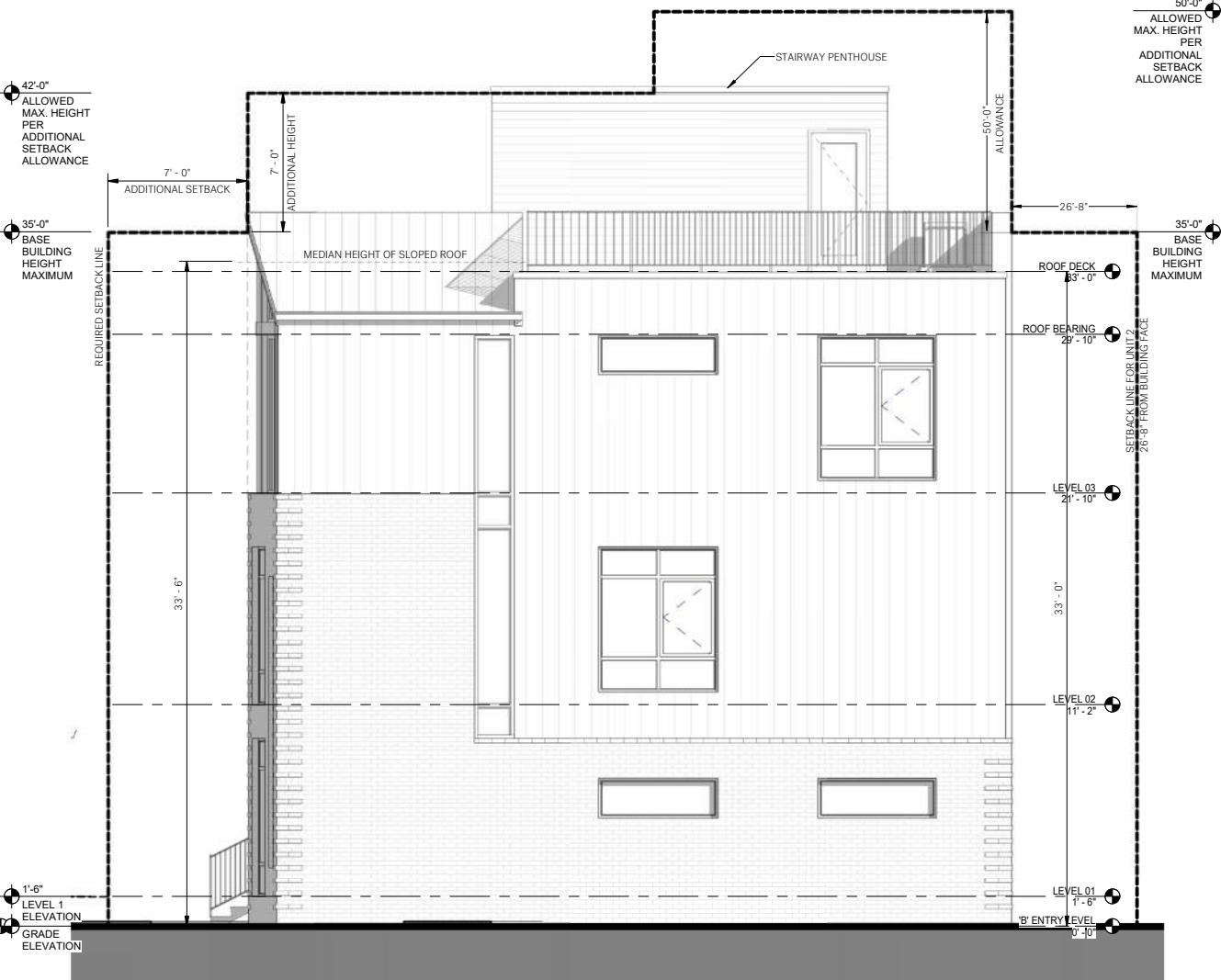
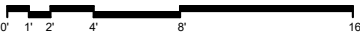


UNITS 1-2 - SOUTH ELEVATION





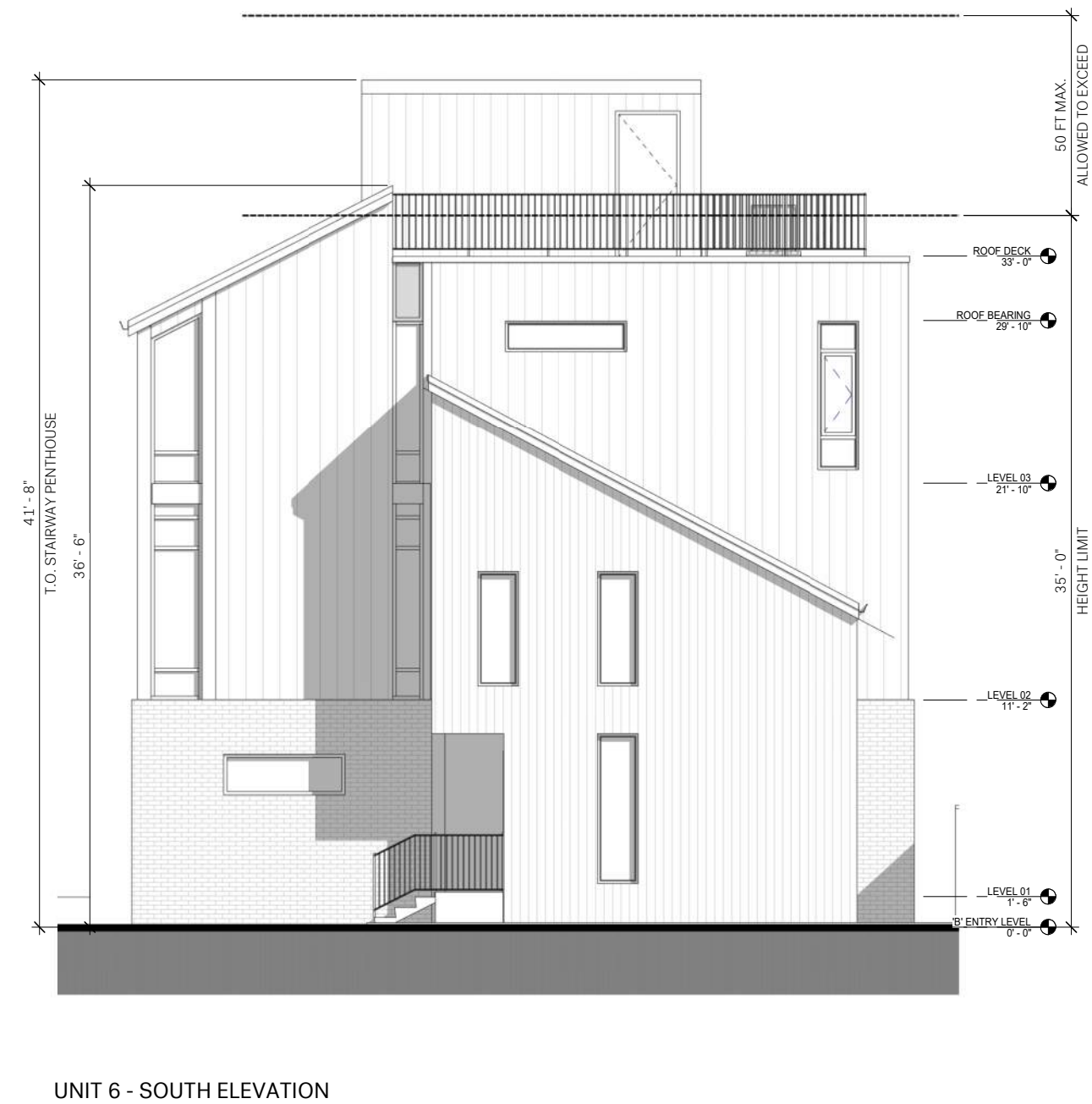
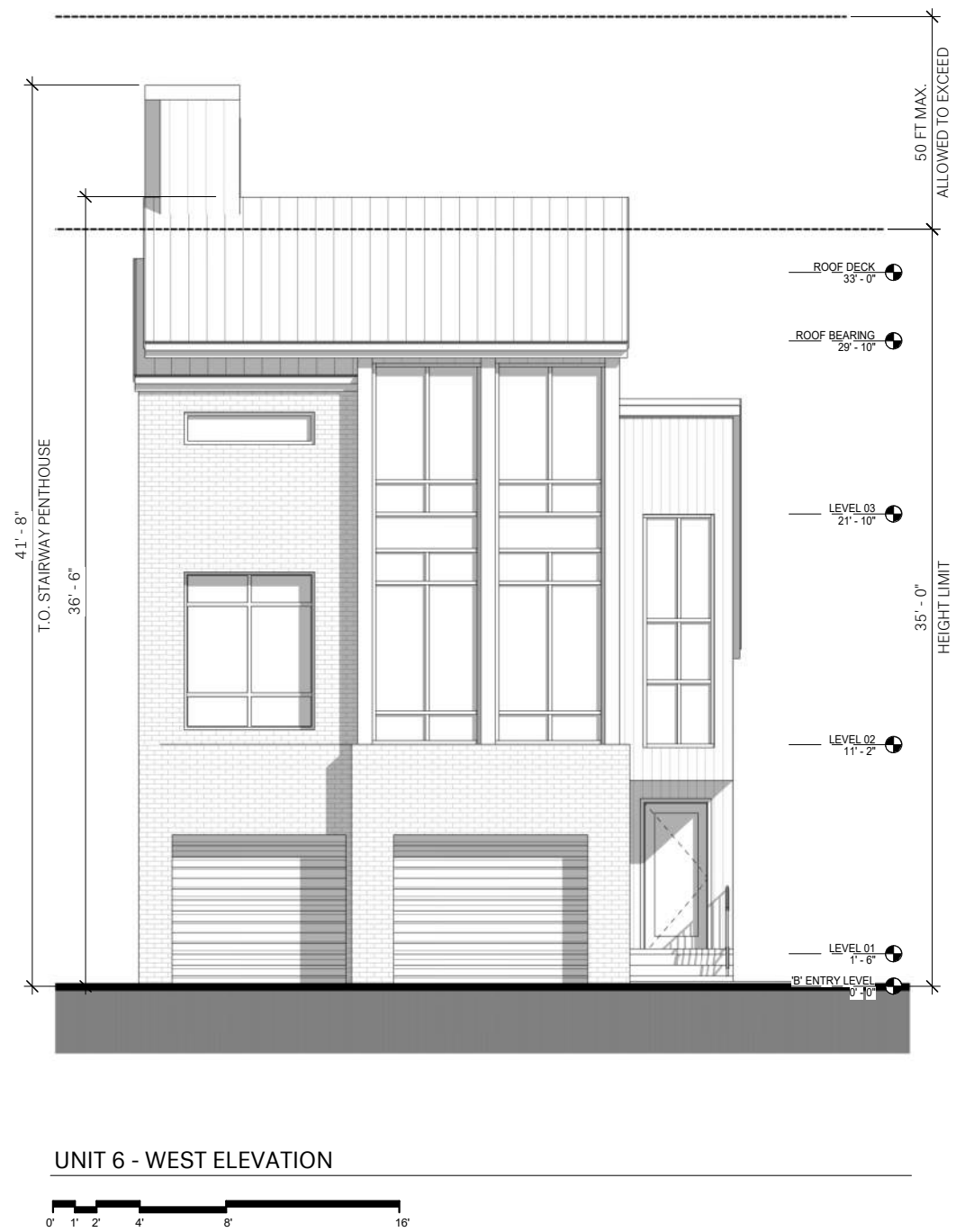
UNITS 3-5 - WEST ELEVATION



UNITS 3-5 - SOUTH ELEVATION

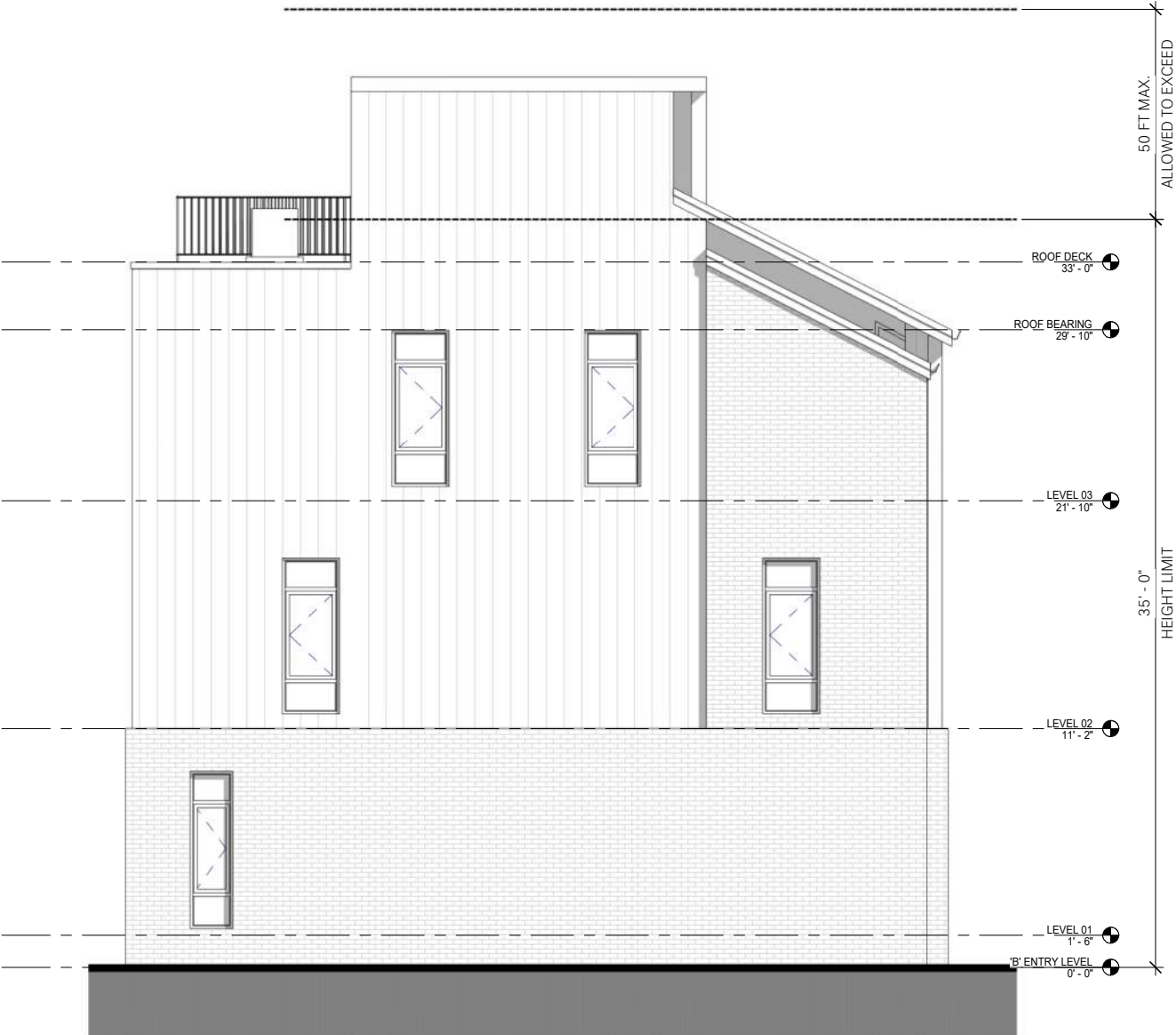
NORTH ELEVATION SIMILAR AND OPP. HAND







UNIT 6 - EAST ELEVATION



UNIT 6 - NORTH ELEVATION



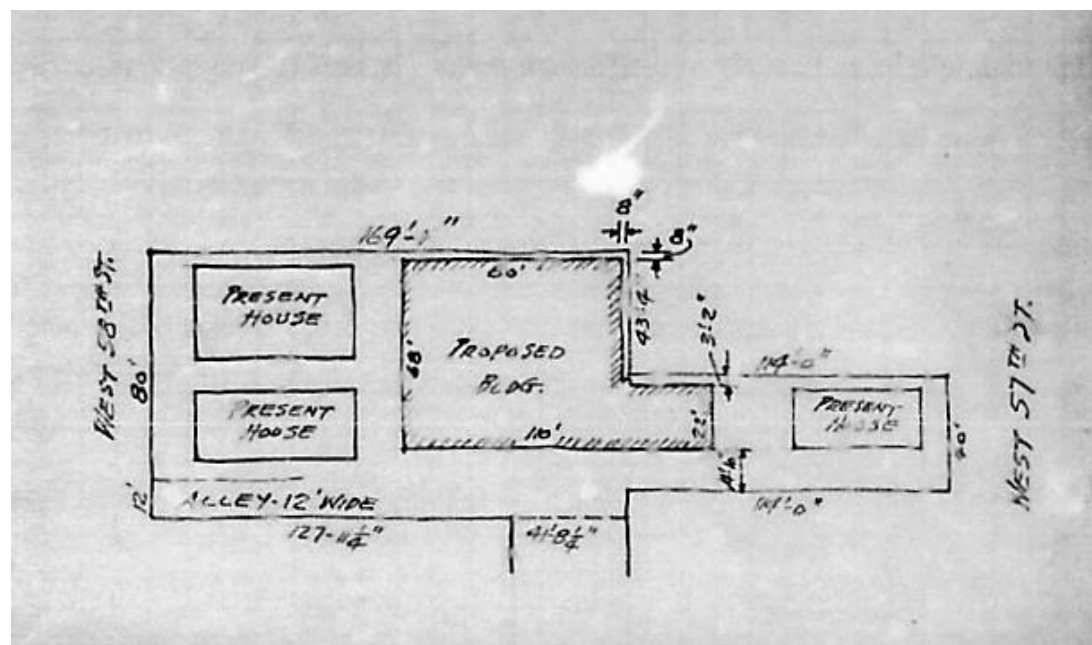
vocon.

**LET YOUR
SPACES SPEAK.**

History and Site Visit

1460 W. 57th Street

AKA 1445 W. 58th Street



1939





Rear of 1445 W. 58 St.

H
-121
5-17-39

1941-1942



1946 -1952



1956 - 1960



1970



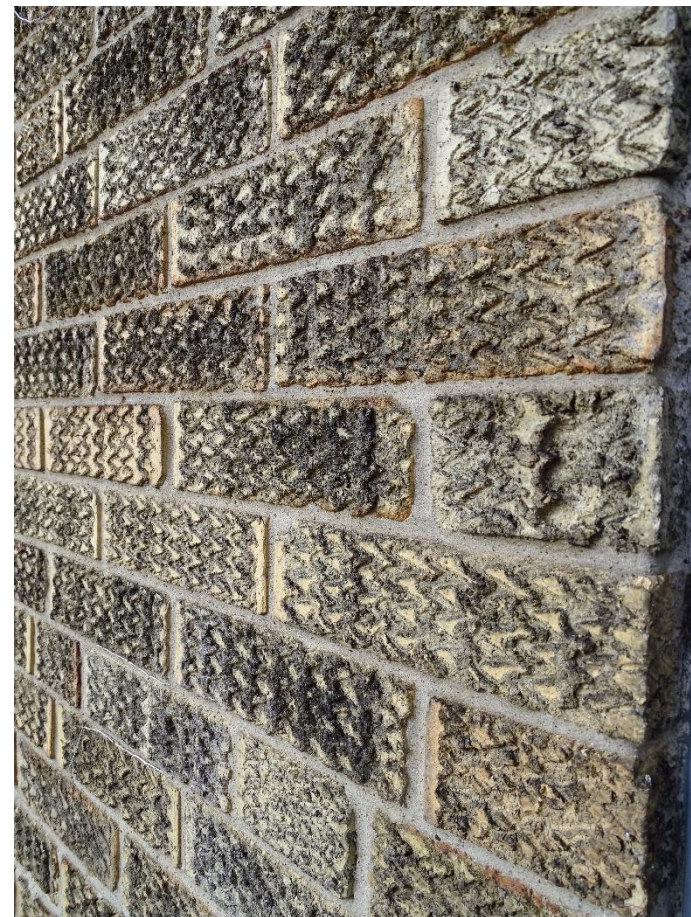
1974



Current Conditions – December 4, 2020





















Cleveland Landmarks Commission

Design Review



January 28, 2021

Franklin – West Clinton Landmark District

Design Review Committee

Meeting Motion and Report Form

Gordon Square Arcade, Atrium Conference Room - 6516 Detroit Avenue

Project Number: FWC-2020-10.1 **Committee Meeting Date:** January 20, 2021

Project Name: w 57th – w 58th Townhomes, LEW Group, LLC

Project Address: 1461 w 58th St **Landmark Status:** _____

Project Representative(s) Attending: Alex Lakey – owner, Crystal Knapik & Denver Brooker - Voncon

Description of Proposed Work: Construct 6 townhomes per attached presentation: 2 Units on the lot at 1445 w 58th St, back-to-back; 3 Units on the site of the existing warehouse/garage; and one unit behind 1460 w 57th St. This is an informational meeting for the purpose of providing Committee feedback regarding the design of the proposed project in the historic district.
(additional notes available upon request)

Committee Member Discussion: The members of the Committee discussed the project with the applicants. Here are the salient points that were emphasized during these discussions.
(additional notes available upon request)

1. Regarding the unit that fronts on w 58th St., the form of the front was thought to be unsympathetic in context to the surrounding homes.
 - a. The windows were larger than any on the neighboring streets.
 - b. The front shed roof does not seem to reflect the shape of the typical district home. Examples were pointed out along Detroit Ave. of multistory buildings that could serve as examples of typical design.
2. There were comments concerning the muted color pallet.
 - a. Our neighborhood has a wide variety of colors represented throughout.
 - b. The muted brick tone seemed out of place. There are many examples of colored brick building along Franklin. A suggestion was made to use the brick color of the existing warehouse/garage bricks.
3. There was some concern regarding the height and mass of the buildings as compared to the surrounding homes. We understand that these designs all fall within the townhouse zoning requirements and do not need a variance, but we are concerned with their size and height on the residential streets, w58th and w 57th.
4. Members were also expressing their opinions about the vertical board siding. The Committee wondered if could see a rendering using horizontal boards and/or a shingle siding. Clapboard is more in keeping with the prevalent design features of this historic district.

Committee Action: (check box and/or note: 1=motion; 2=seconded; App=Approve; Disapp=Disapprove; Abst.=Abstain; Pres=Present)

McCrickard (Chair) <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Polichuk <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Wunzin (V. Chair) <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Roswurm <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
Fishbaugh <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Sanbury <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
Hopcian <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Talley <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
Matisak <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	<input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.

Non-Voting members in attendance:

☐ Don Petit ☒ Karl Brujes ☐ Jenny Spencer ☐ Michael Englehart ☐ Joseph Giuliano ☒ Jamie Miles (CRS)
☒ Jim Alves - neighbor ☒ Patti Shaar - neighbor ☐ _____ ☐ Others (on reverse)

Chairman's Signature & Date: 

Cleveland Landmarks Commission

Landmark Nomination



January 28, 2021

January 28, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Section 106 Environmental Review



January 28, 2021

January 28, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Election of Officers 2021-2022



January 28, 2021

Cleveland Landmarks Commission

Meeting Minute Approvals



January 28, 2021

Meeting Minutes Approval

January 28, 2021



10/22/20; 11/12/20; 12/24/20

Cleveland Landmarks Commission

Administrative Reports



January 28, 2021

Cleveland Landmarks Commission

Adjournment



January 28, 2021

Cleveland Landmarks Commission



January 28, 2021