



Cleveland Landmarks Commission

Thursday, May 27, 2021

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

Julie Trott, Commission Chair
Donald Petit, Secretary

Cleveland Landmarks Commission

Preamble

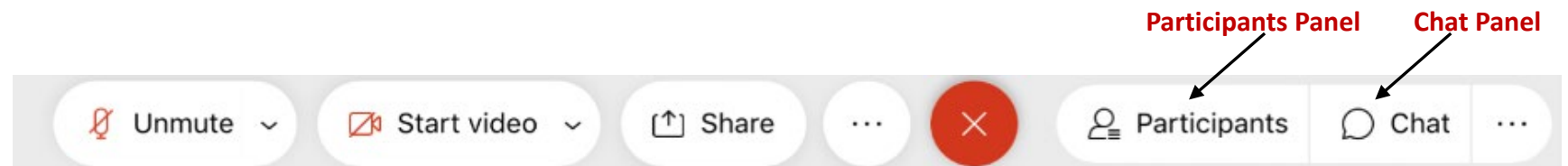
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW, UNDER COVID-19 EMERGENCY DECLARATION, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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.

CALL-IN USERS CAN UNMUTE BY USING *6



May 27, 2021

Cleveland Landmarks Commission

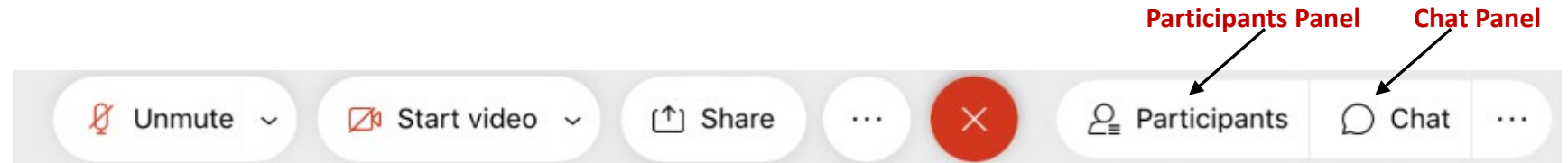
Preamble

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.



May 27, 2021

Cleveland Landmarks Commission

Call to Order & Roll Call



May 27, 2021

Cleveland Landmarks Commission

Public Hearing



May 27, 2021

May 27, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Public Hearing Action



May 27, 2021

May 27, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Certificates of Appropriateness



May 27, 2021



Case 21-032: Hessler Road Historic District (Concept Plan 4/22/21)

11300 Hessler Road

New Construction

Ward 6: Griffin

Project Representatives: Richard Maron, Russell Berusch; Daniel Sirk, Ewa Sirk, Architects, SA Group



Case 21-033: Hessler Road Historic District (Concept Plan 4/22/21)

1975 Ford Drive

Renovation

Ward 6: Griffin

Project Representatives: Richard Maron, Russell Berusch; Daniel Sirk, Ewa Sirk, Architects, SA Group



Case 21-034: Hessler Road Historic District (Concept Plan 4/22/21)

1981 Ford Drive

Renovation

Ward 6: Griffin

Project Representatives: Richard Maron, Russell Berusch; Daniel Sirk, Ewa Sirk, Architects, SA Group



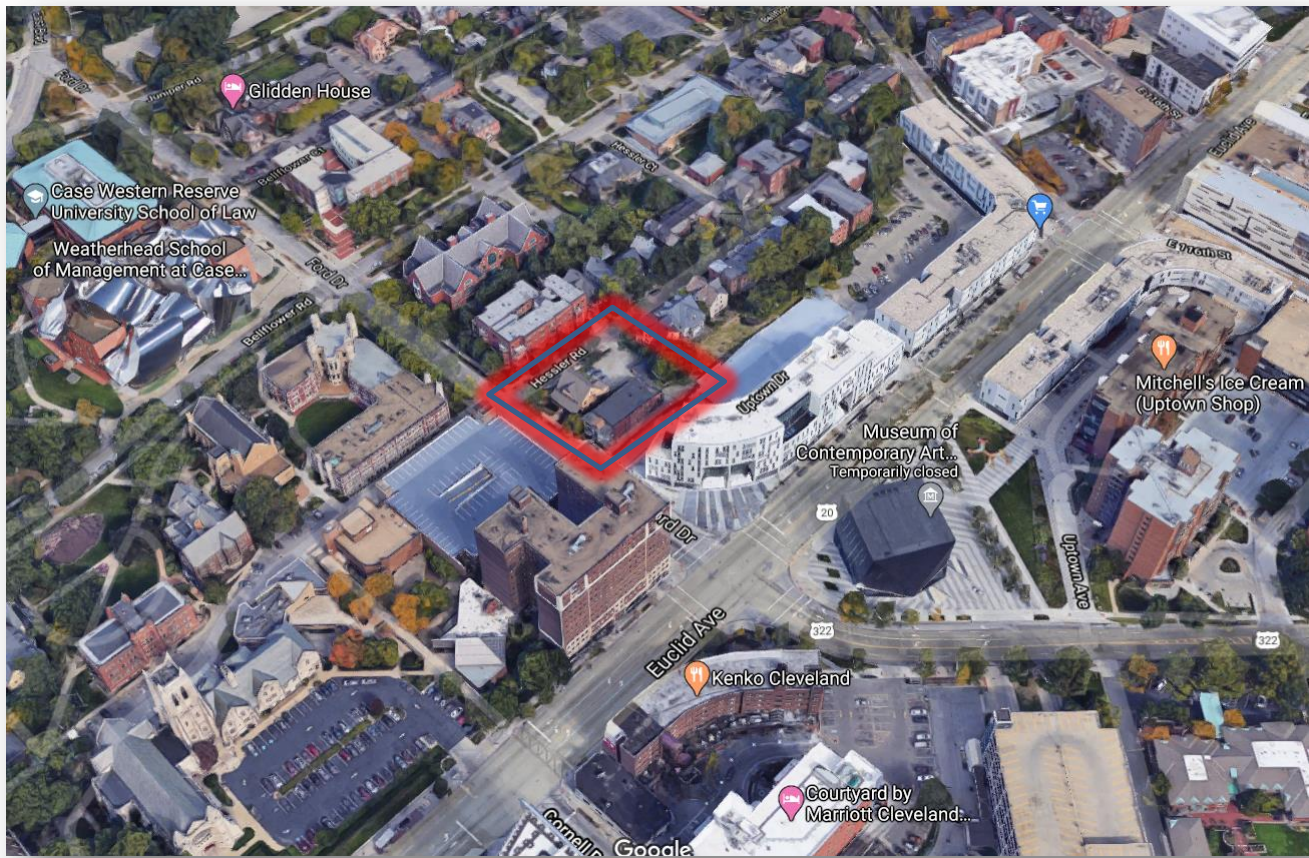
Case 21-035: Hessler Road Historic District (Concept Plan 4/22/21)

11300 Hessler Road Garage

Demolition

Ward 6: Griffin

Project Representatives: Richard Maron, Russell Berusch; Daniel Sirk, Ewa Sirk, Architects, SA Group





1981 Ford | Existing Apartment Building



1975 Ford | Existing Apartment Building



1975 Ford | Existing Exterior



Paint PT-1

(Siding)
Sherwin Williams
Color: SW 7533 Khaki Shade



Paint PT-2

(Columns and Roof Trims)
Color To Match Existing
Sherwin Williams
Color: SW 7701 Cavern Clay



Paint PT-3

(Window Trims)
Color To Match Existing
Sherwin Williams
Color: SW 7533 Roycroft Brass







Hessler Street – Existing Context



Hessler Street – Existing Context



Hessler Street – Existing Context





Hessler Street – Existing Context





ZONING INFORMATION

ZONING DISTRICT = MF-E3

Multi Family, 1 1/2 x Lot Area, 119 Height Limit,
No MINIMUM Lot Area for Multi Family§ 357.06 Exceptions to Front Yard and Side Street Yard
Regulations

(a) Alignment to Existing Building Lines.

§ 357.08 Required Rear Yards

In a Residence District the depth of a rear yard shall be not less than fifteen percent (15%) of the depth of the lot but in no case less than twenty (20) feet; provided that in a Limited One-Family District, One-Family District or Two-Family District, such depth shall be not less than the height of the main building, and in a Multi-Family District such depth shall be not less than one-half (1/2) the height of the main building.

§ 357.09 Required Interior Side Yards

Min. distance to property line 7'-0"

Min. distance between main buildings on adjoining lots 10'-0"

DENSITY CALCULATION

EXISTING 1981 FORD LOT REQUIRED : 3,874 SF

NEW LOT PROVIDED: 5,250 SF

COMPLIES

EXISTING 1975 FORD LOT REQUIRED: 2,490 SF

NEW LOT PROVIDED: 5,580 SF

COMPLIES

PROPOSED 11300 HESSLER LOT REQUIRED: 4,990 SF

NEW LOT PROVIDED : 6,849 SF

COMPLIES

PARKING REQUIREMENT

§ 349.05 Location of Required Space

(a) The required accessory off-street parking facility shall be located on the same lot as the use for which it is provided or on a lot within four hundred (400) feet of the nearest boundary of the lot upon which the use is located measured by a straight line between the two (2) points; or, the Off-Street Parking Committee may determine that the building or use in question is served adequately by a Municipal or private parking facility. All such parking spaces shall be located behind the setback building line. No such parking space shall be located within ten (10) feet of any wall of a residential building or structure if such wall contains a ground floor opening designed to provide light or ventilation for such building or structure.

(b) The separate lot upon which such accessory parking facilities are provided shall be in the same ownership or control as the building or use to which the parking facilities are accessory.

PARKING SUMMARY

PARKING

CARS : (9)

ADA PARKING: (1)

CARS TOTAL: (10)

ADDITIONAL OFF-STREET

PARKING AND PUBLIC

PARKING GARAGE IS

AVAILABLE

WITHIN 400 FEET

APARTMENT UNITS

1975 FORD: (5) UNITS

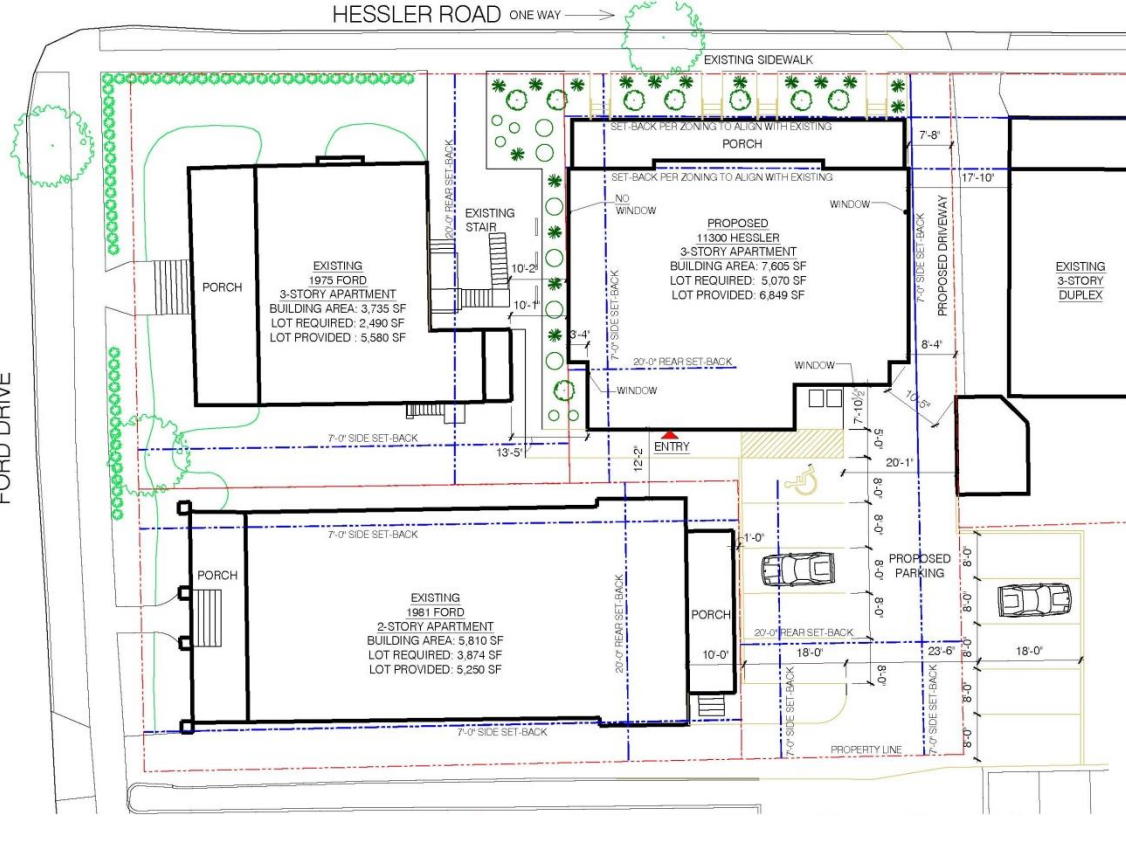
1981 FORD: (4) UNITS

11300 HESSLER: (12) UNITS

UNITS TOTAL: (21)

FORD DRIVE

HESSLER ROAD ONE WAY →



Planting Material List



(HT)
Hydrangea paniculata



(TME)
Taxus x media
'Everlow'



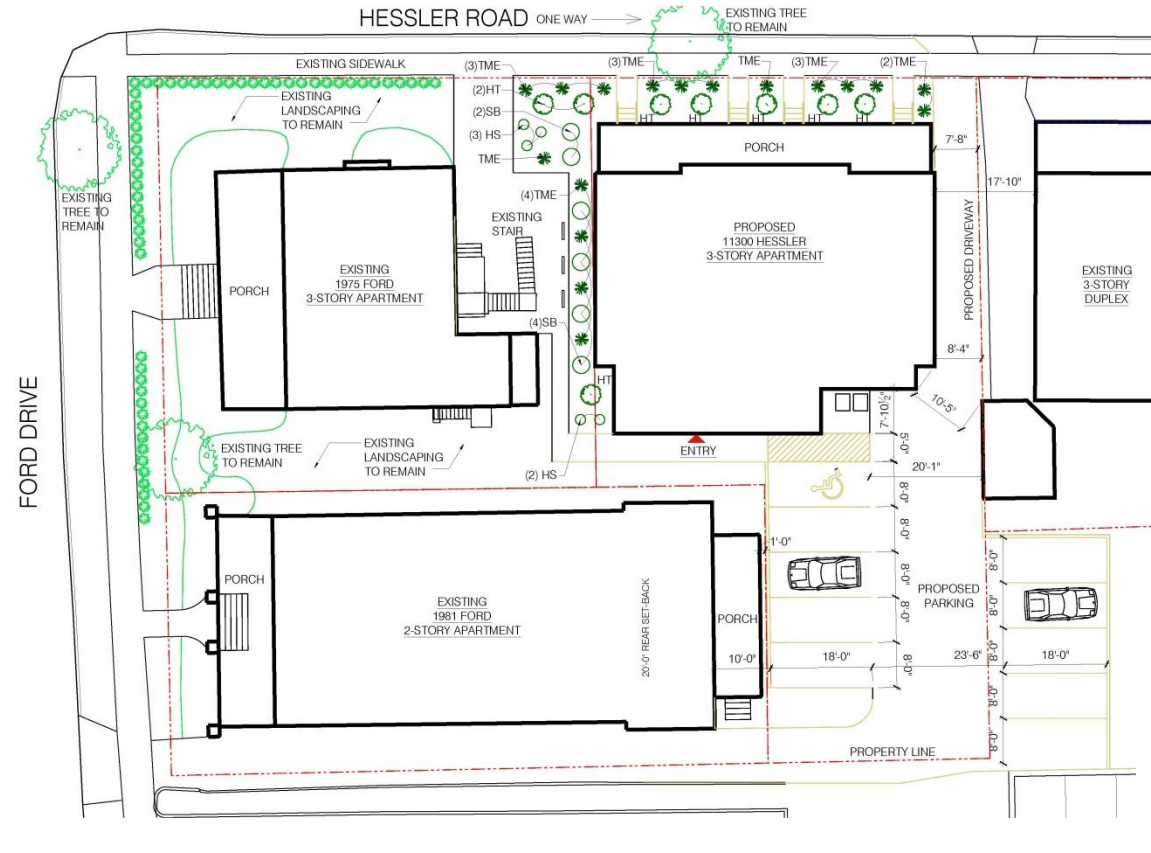
(SB)
Spiraea x Bumalda



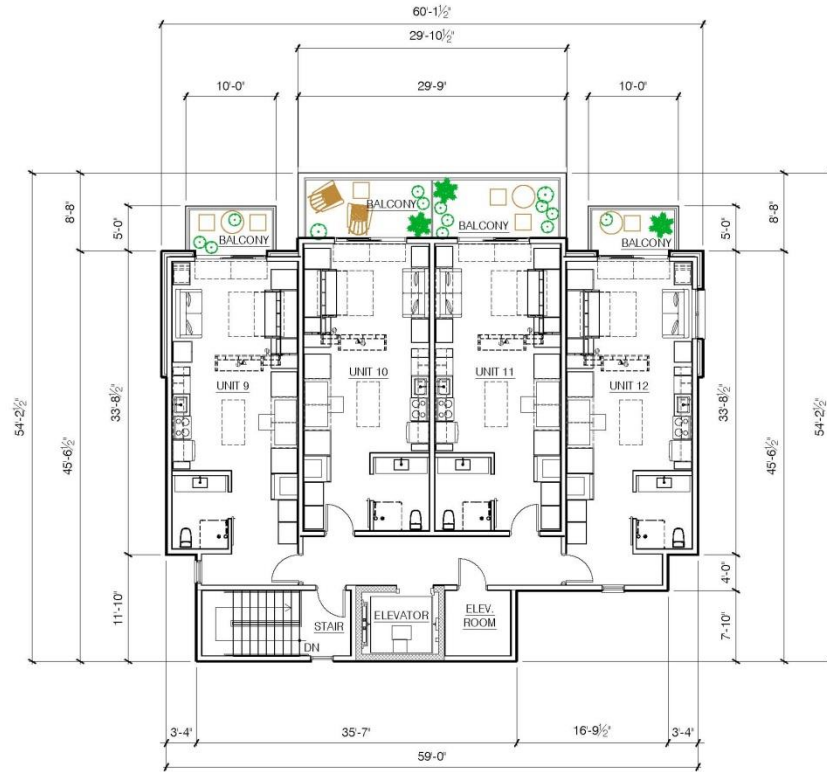
(HS)
Hemerocallis Stella-d-
Oro- Yellow



(MULCH)
Hardwood Mulch









Roof
Asphalt Shingles
Certainteed
Driftwood



Paint PT-3
(Trim)
Sherwin Williams
SW 282 Downing Sand



Paint PT-2
(Accent)
Sherwin Williams
SW 2821 Downing Stone



Paint PT-1
(Field Color)
Sherwin Williams
SW 2841 Weathered Shingle



Lap Siding
Fiber Cement Siding
6" Exposure, Smooth
Custom Color to match PT-1



Shingle Siding
Fiber Cement Siding
7" Exposure, Smooth
Custom Color to match PT-2



Stone Band
Cordova Stone
1" Masonry Product;
Textured Face;
Color to match PT-3



Brick
Belden Full Size Brick
Colony Red Range
C1088





Roof
Asphalt Shingles
Certainteed
Driftwood



Paint PT-3
(Trim)
Sherwin Williams
SW 282 Downing Sand



Paint PT-2
(Accent)
Sherwin Williams
SW 2821 Downing Stone



Paint PT-1
(Field Color)
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6" Exposure, Smooth
Custom Color to match PT-1



Shingle Siding
Fiber Cement Siding
7" Exposure, Smooth
Custom Color to match PT-2



Stone Band
Cordova Stone
1" Masonry Product;
Textured Face;
Color to match PT-3



Brick
Belden Full Size Brick
Colony Red Range
C1088





Roof
Asphalt Shingles
Certainteed
Driftwood



Paint PT-3
(Trim)
Sherwin Williams
SW 282 Downing Sand



Paint PT-2
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Paint PT-1
(Field Color)
Sherwin Williams
SW 2841 Weathered Shingle



Lap Siding
Fiber Cement Siding
6" Exposure, Smooth
Custom Color to match PT-1



Shingle Siding
Fiber Cement Siding
7" Exposure, Smooth
Custom Color to match PT-2



Stone Band
Cordova Stone
1" Masonry Product;
Textured Face;
Color to match PT-3



Brick
Belden Full Size Brick
Colony Red Range
C1088





Roof
Asphalt Shingles
Certainteed
Driftwood



Paint PT-3
(Trim)
Sherwin Williams
SW 282 Downing Sand



Paint PT-2
(Accent)
Sherwin Williams
SW 2821 Downing Stone



Paint PT-1
(Field Color)
Sherwin Williams
SW 2841 Weathered Shingle



Lap Siding
Fiber Cement Siding
6" Exposure, Smooth
Custom Color to match PT-1



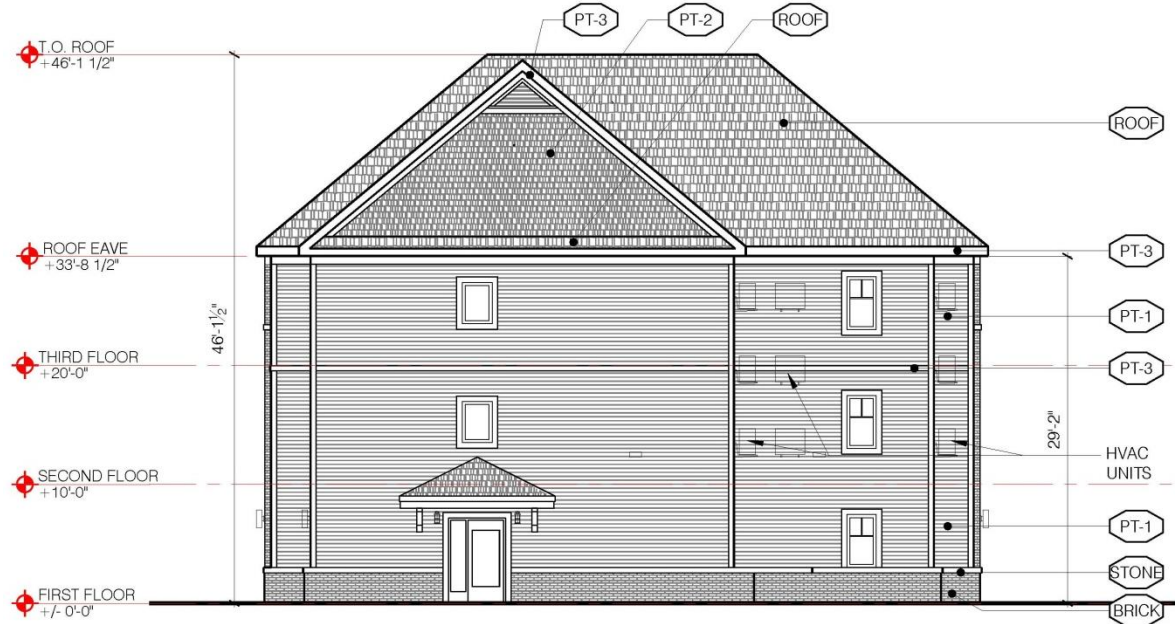
Shingle Siding
Fiber Cement Siding
7" Exposure, Smooth
Custom Color to match PT-2



Stone Band
Cordova Stone
1" Masonry Product;
Textured Face;
Color to match PT-3



Brick
Belden Full Size Brick
Colony Red Range
C1088





11300 Hessler | Proposed Exterior Rendering- B





11300 Hessler | Proposed Exterior Rendering- B



11300 Hessler | Proposed Exterior Rendering- C



11300 Hessler | Proposed Exterior Rendering- E



11300 Hessler | Proposed Exterior Rendering- E



T.O. ROOF
+47'-7 1/2"

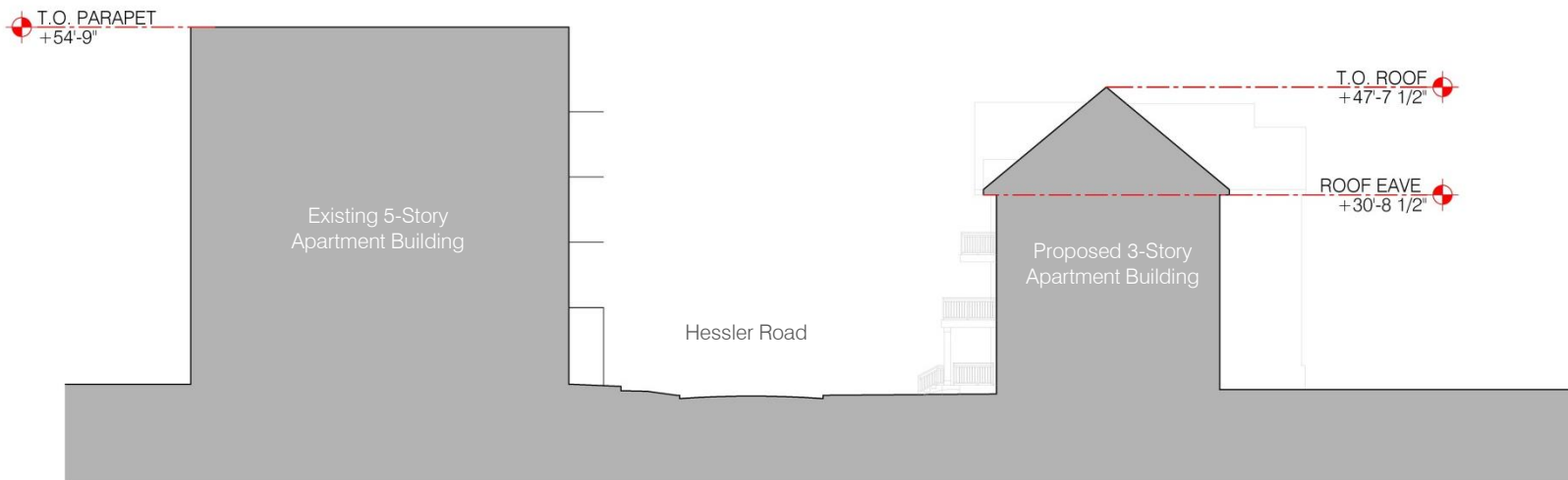
T.O. ROOF
+/- 37'-0"



T.O. ROOF
+/- 39'-8"

T.O. PARAPET
+54'-9"







11300 Hessler | Proposed Contextual Street View



11300 Hessler | Proposed Contextual Street View

Cleveland Landmarks Commission

Design Review



May 27, 2021



CITY OF CLEVELAND
Mayor Frank G. Jackson

Euclid Corridor Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Meeting Location: MidTown Cleveland Offices located at 5000 Euclid Ave.

Case Number: EC 2021-005

Meeting Date: 05/6/2021

Project Name: Ford / Hessler Development

Project Address: 1975 Ford, 1981 Ford, 11300 Hessler

Contact Person: Richard Maron

Architect/Contractor: SA Group

General Description: _____

Motion by Design Review Committee:

Disapproved

Approve: Brown, Streaan

Disapprove: Holland, Pace, Rothenberg (Ch.), Trotta

Abstain:

Non-Voting Members: Elise Yablonsky, Kim Scott, Matt Provolt

Issues that were conditions before the vote:

- Provide a permanent easement for parking instead of a lease
- Add windows to west facade
- Place AC units in roof gable
- Provide landscape plan
- Provide lighting plan



Case 21-030: Little Italy Historic District (Concept Plan 4/22/21)

Woodhill Development Site 1885 Coltman Road, aka 1862 East 123rd Street

New Construction of Townhouses and Apartment Building

Ward 6: Griffin

Project Representatives: Brandon Kline (Geis Companies), Michael Panzica, Hanna Cohan Plessner, Brad Nosan, Tim Panzica



SITE MAP

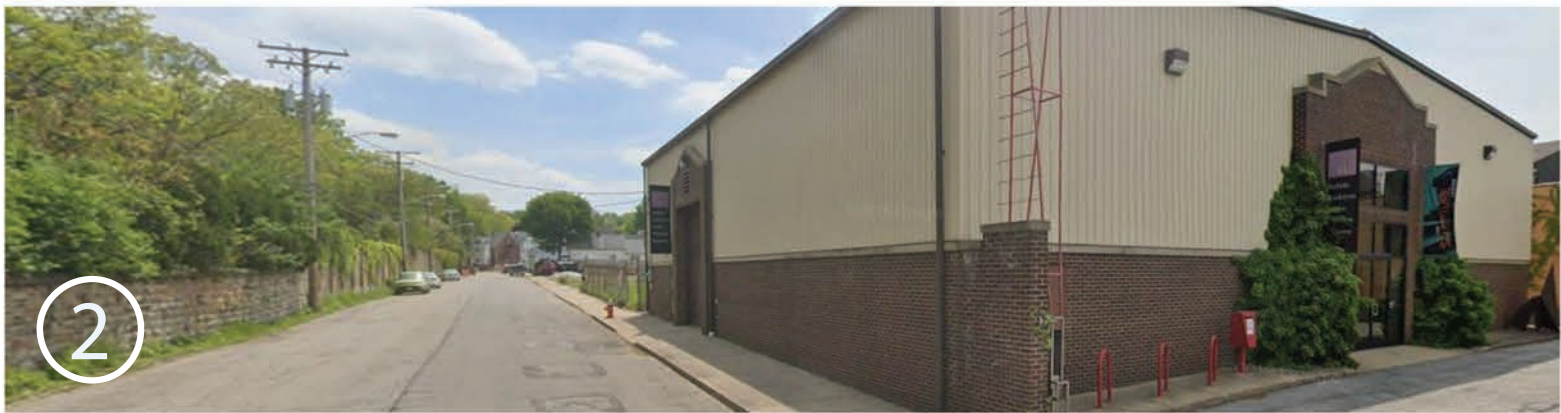
WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO





SITE CONTEXT - 2015

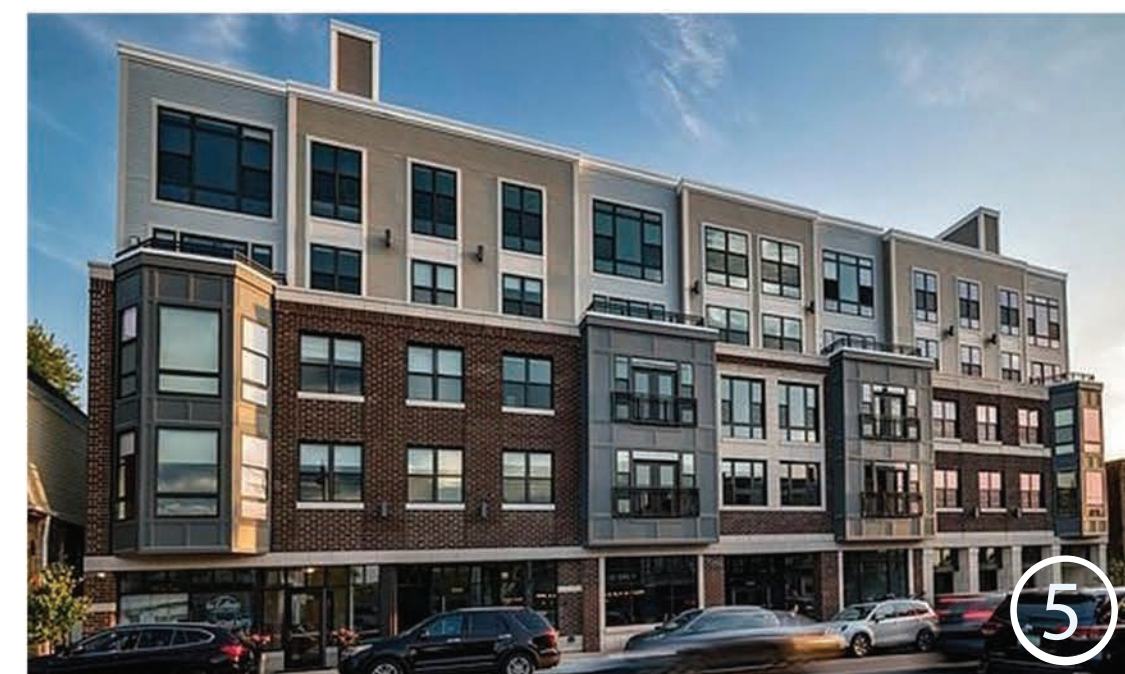
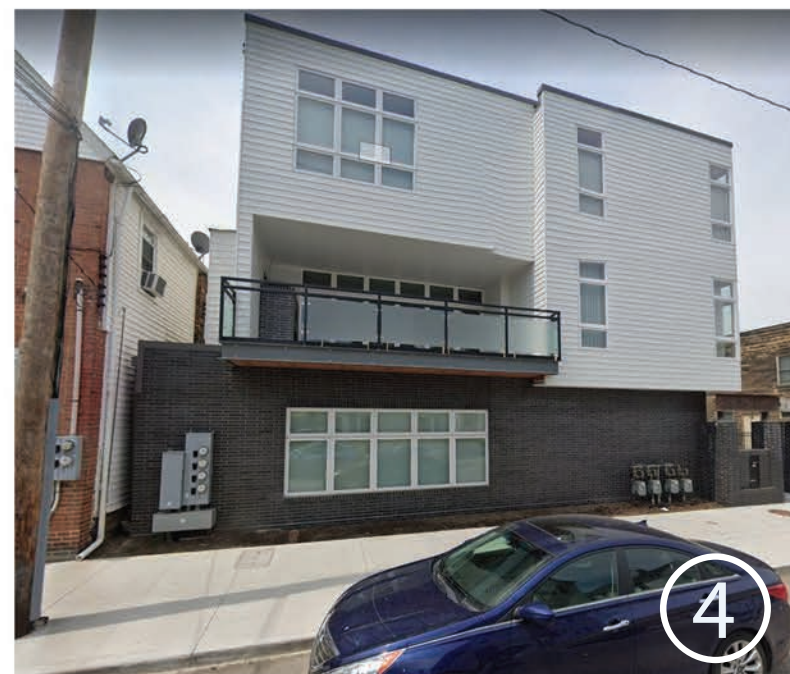
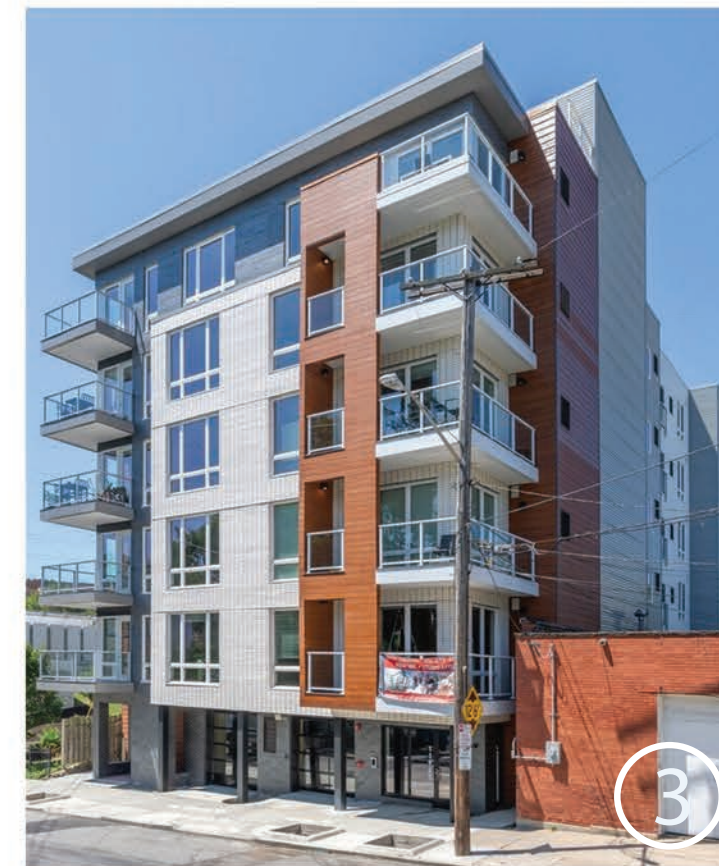
WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



SITE CONTEXT



WOODHILL DEVELOPMENT SITE
 1885 COLTMAN ROAD & 1862 E. 123RD STREET
 CLEVELAND, OHIO



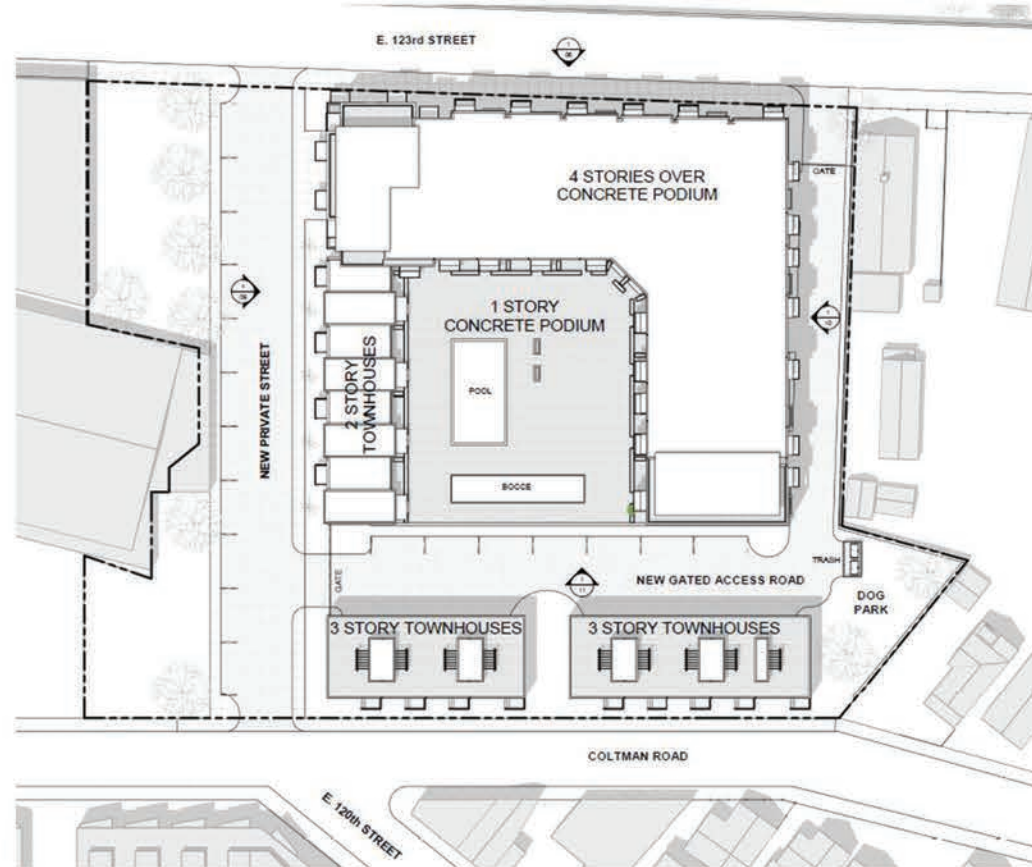
SITE CONTEXT



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO

1

PREVIOUSLY
SUBMITTED
10-16-2020

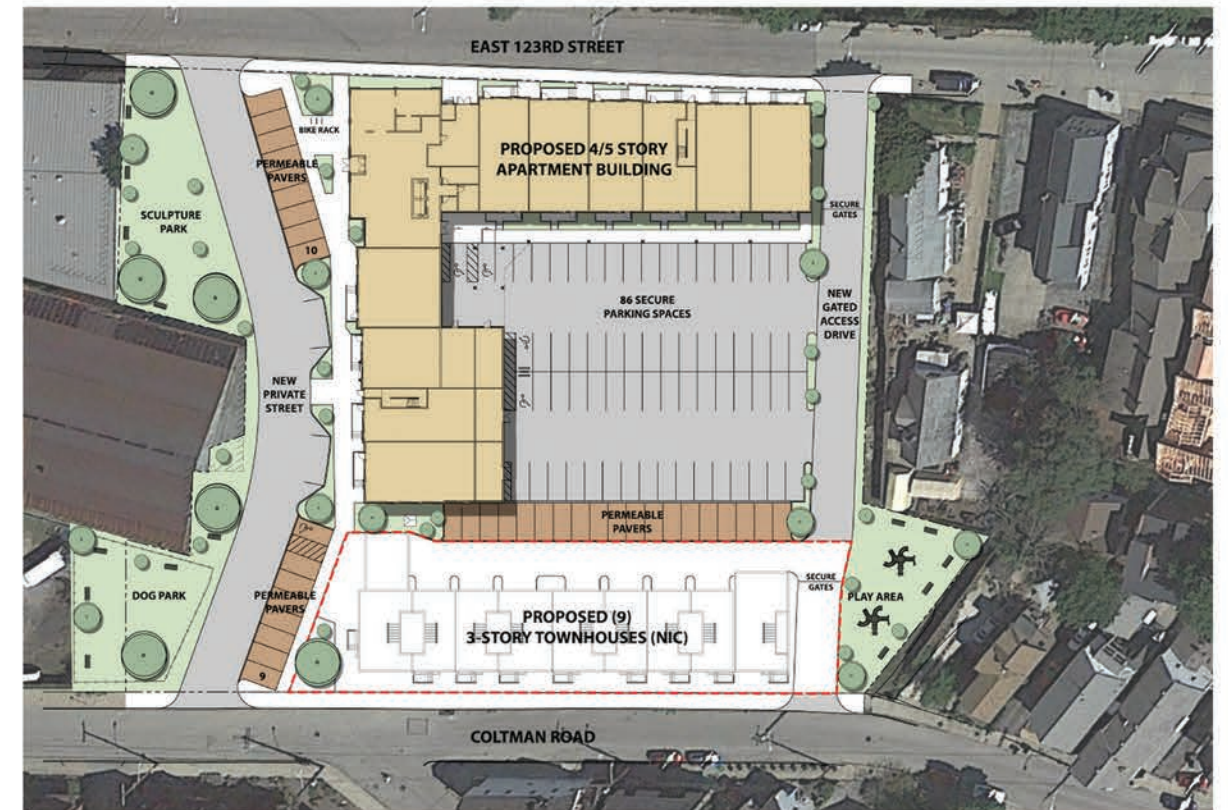


3

PREVIOUSLY
SUBMITTED
02-23-2021

105 Apartments
105 Parking Spaces
Building Ht - 59'-10"

9 Townhomes



4

CURRENT
SITE PLAN
05-07-2021

80 Apartments
80 Parking Spaces
Building Ht - 45'-2"

17 Townhomes

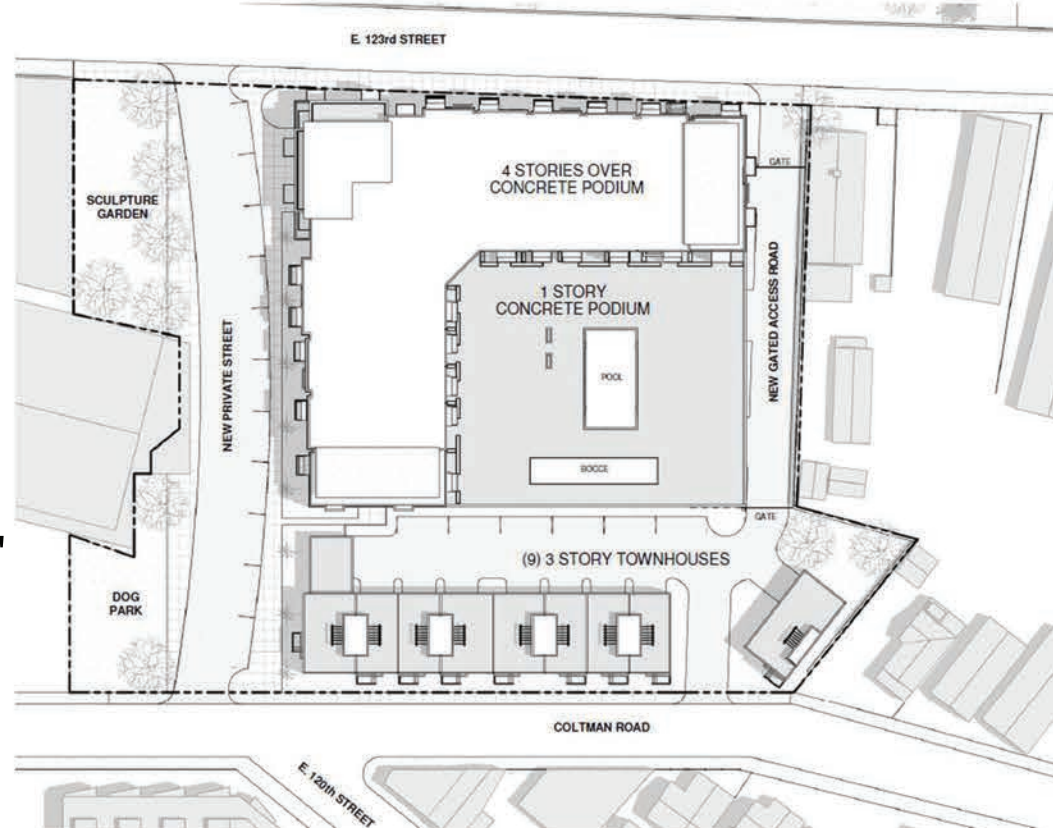


2

PREVIOUSLY
SUBMITTED
11-13-2020

102 Apartments
94 Parking Spaces
Building Ht - 56'-0"

9 Townhomes



SITE PLAN - PROGRESS



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



RENDERINGS - DOWN E 123RD - PROGRESS

WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO





RENDERINGS - COLTMAN RD - PROGRESS

WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



WOODHILL DEVELOPMENT SITE

PROJECT DESCRIPTION

The proposed project transforms a vacant industrial lot, the former site of the Woodhill Supply Company, which burned down in 2015, into residential apartments and for-sale townhomes. This development proposes a 4-story apartment building with 80 total units, and 3.5-story townhomes. For-rent apartments will be a variety of studio, 1-bedroom, and 2-bedroom units with street side patios to line the street.

Three corners of the site are buffered to the neighbors by green spaces - a dog park, a playground and a sculpture garden [which will be available to the neighborhood to enjoy.] The taller portion of the proposed building is to the north, closer to the sculpture museum, and the building steps down to 3 stories to help reduce the scale approaching the neighborhood. A new private driveway to secure parking pulls the new apartment building away from the existing residents, along with ensuring better traffic flow, where the previous existing construction was much closer to the property line. The apartment building is pushed to the northern end to keep for-sale townhomes closer to the neighborhood. Parking will be concealed in the center of the new construction, off the existing streets.

This redevelopment project has progressed to incorporate a mixed density of for-sale and for-rent product. The original submission planned for 102 for-rent units and 9 for-sale townhomes. Through careful development considerations and discussions with various shareholders, the current proposal has been revised to include 80 for-rent units and 17 for-sale townhomes, with appropriate parking. In addition, the site orientation has been designed to be least impactful to the existing neighborhood.

ZONING VARIANCES REQUESTED

Area Density - Parcel 'A'

Density increase, from code allowed 33,423 usable square feet on the 66,845 square foot lot to 68,000 rentable square feet requested.

Area Density - Parcel 'B' and 'C'

Per Townhouse Zoning Code, there is no floor area requirement when setback requirements are met for Parcels 'B' (23,570 square feet) and 'C' (6,020 square feet)

Parking Space Size

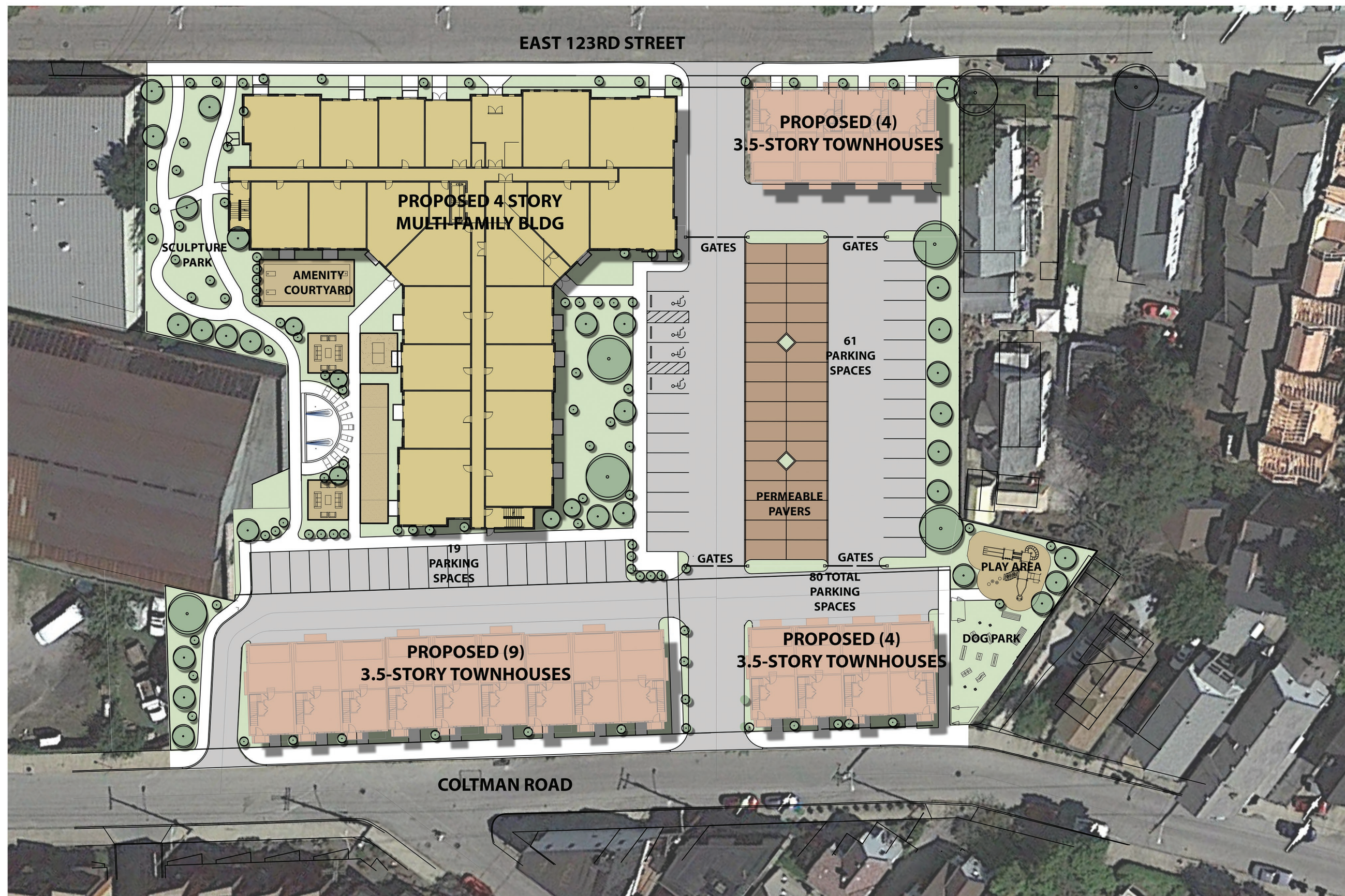
Reduction in size of parking spaces from code prescribed 9'-0" x 18'-0" to proposed 8'-6" x 18'-0"

PROJECT DESCRIPTION

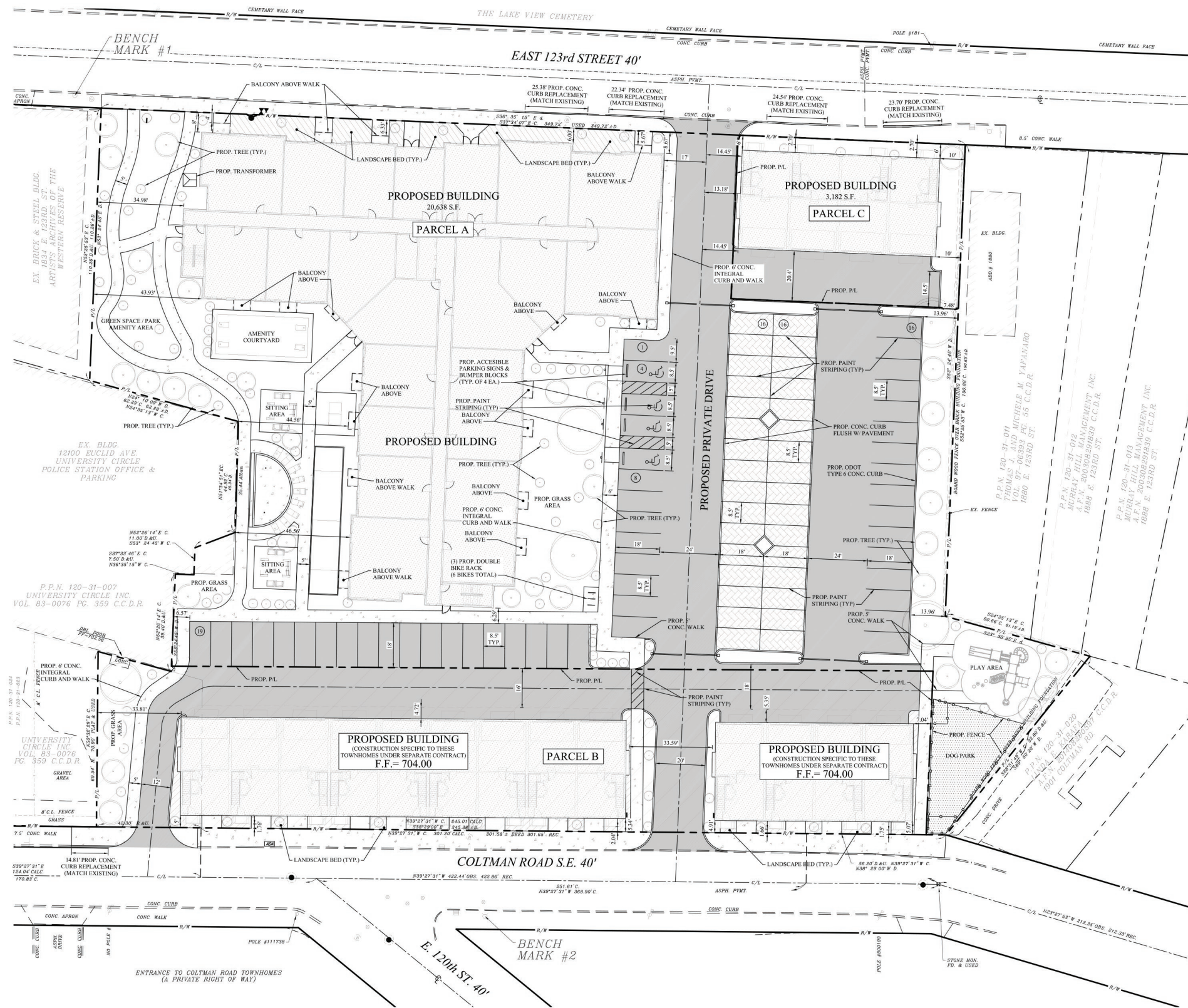
WOODHILL DEVELOPMENT SITE

1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO





SITE PLAN



SITE BENCH MARK	SITE BENCH MARK
BENCH MARK #1 TOP OF HYDRANT ON SOUTH SIDE OF EAST 123RD ST. ON NORTH SIDE OF PROPERTY ELEVATION = 699.01	BENCH MARK #2 TOP OF HYDRANT ON SOUTH SIDE OF COLTMAN ST. ON SOUTH SIDE OF PROPERTY ELEVATION = 702.87

SITE DATA	
USE DISTRICT	= SI-B2 (SEMI-INDUSTRY)
PARCEL A	= 1.56 AC.
PARCEL B	= 0.51 AC.
PARCEL C	= 0.14 AC.
TOTAL SITE AREA	= 2.21 AC.
PROP. BUILDING AREA	= 23,820 S.F. (TOTAL FOOTPRINT)
NUMBER OF PARKING SPACES:	
REGULAR PARKING SPACES	= 76
HANDICAP PARKING SPACES	= 4
TOTAL PARKING SPACES	= 80
TOTAL BIKE SPACES	= 6

FLOOD ZONE
FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 39030088E COMMUNITY PANEL NUMBER 3901040088E EFFECTIVE DATE DECEMBER 03, 2010

LEGEND	
	REGULAR DUTY ASPHALT
	CONCRETE PAVING
	PERMEABLE PAVERS
	LANDSCAPE BED
ITALICS TEXT REPRESENTS EXISTING CONDITION NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION	



Scale: 1" = 20' SITE PLAN



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO

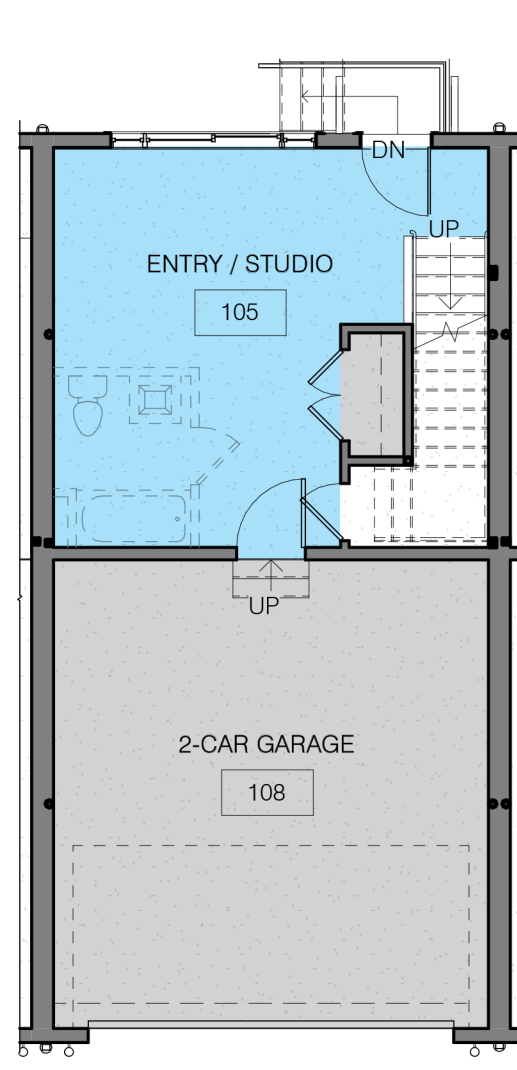


- 2 BED + 2 BATH PLUS
- 2 BED + 2 BATH
- 2 BED + 1 BATH
- 1 BED + 1 BATH
- STUDIO PLUS
- STUDIO

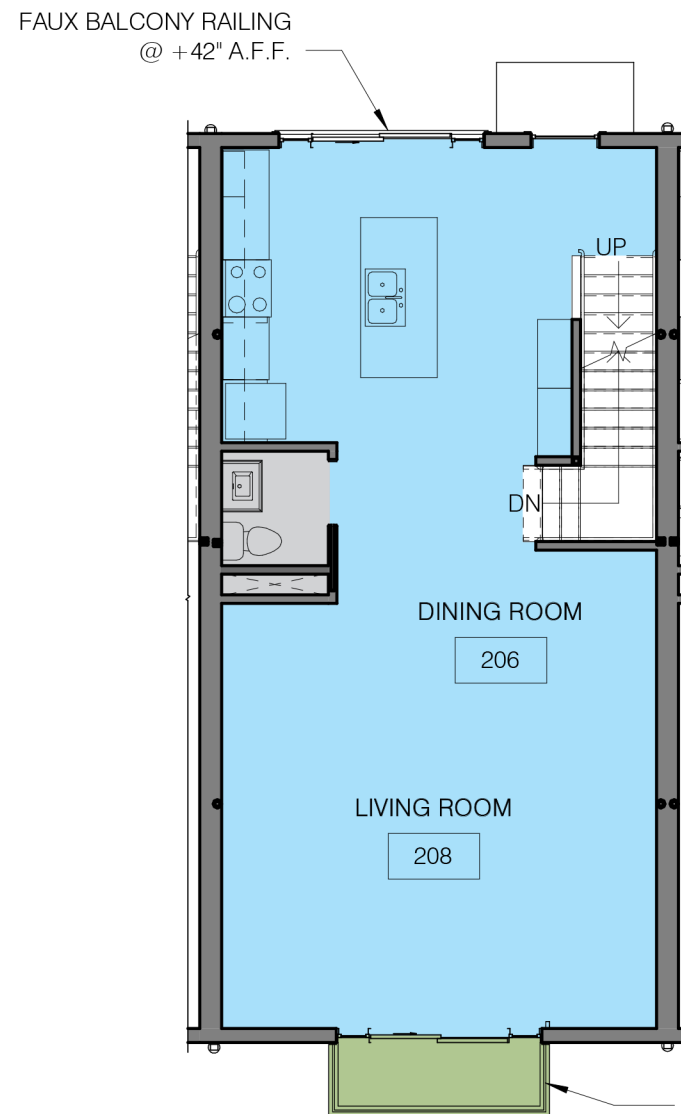


FLOOR PLANS

WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



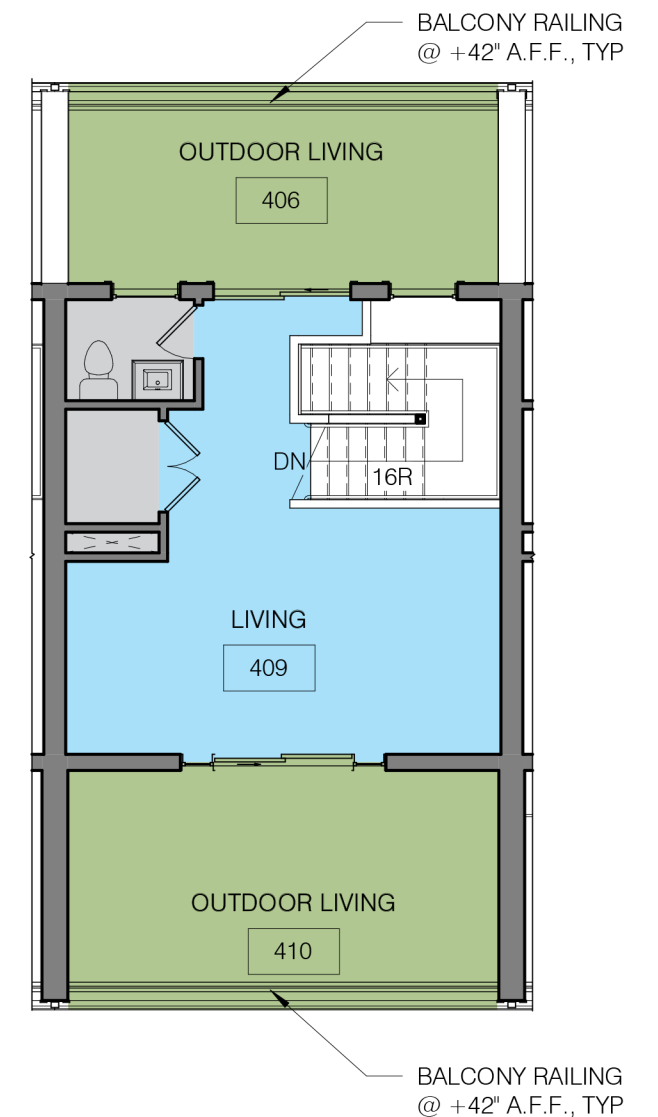
1 Typical First Floor Plan
1/8" = 1'-0"



2 Typical Second Floor Plan
1/8" = 1'-0"



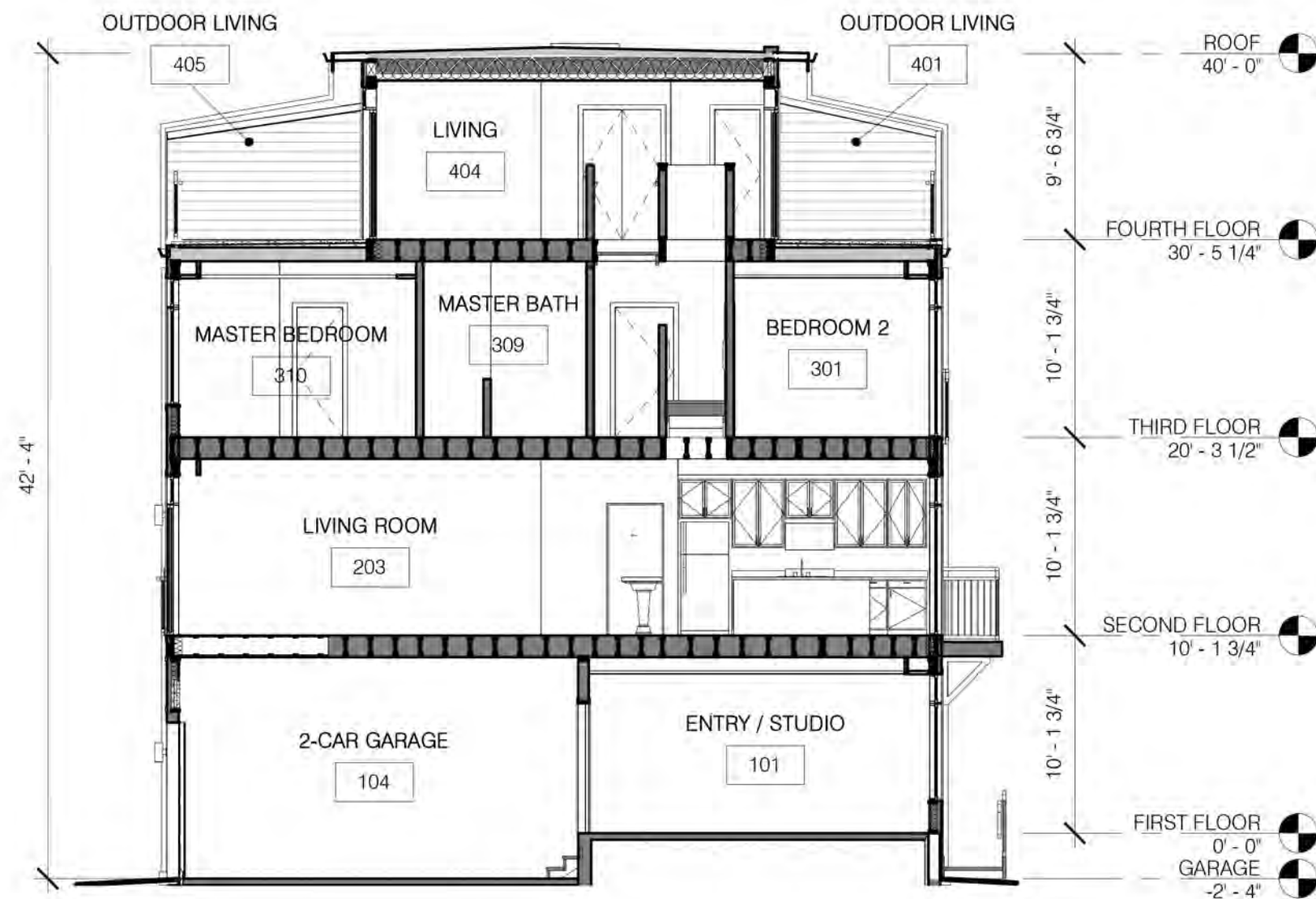
3 Typical Third Floor Plan
1/8" = 1'-0"



4 Typical Fourth Floor Plan
1/8" = 1'-0"

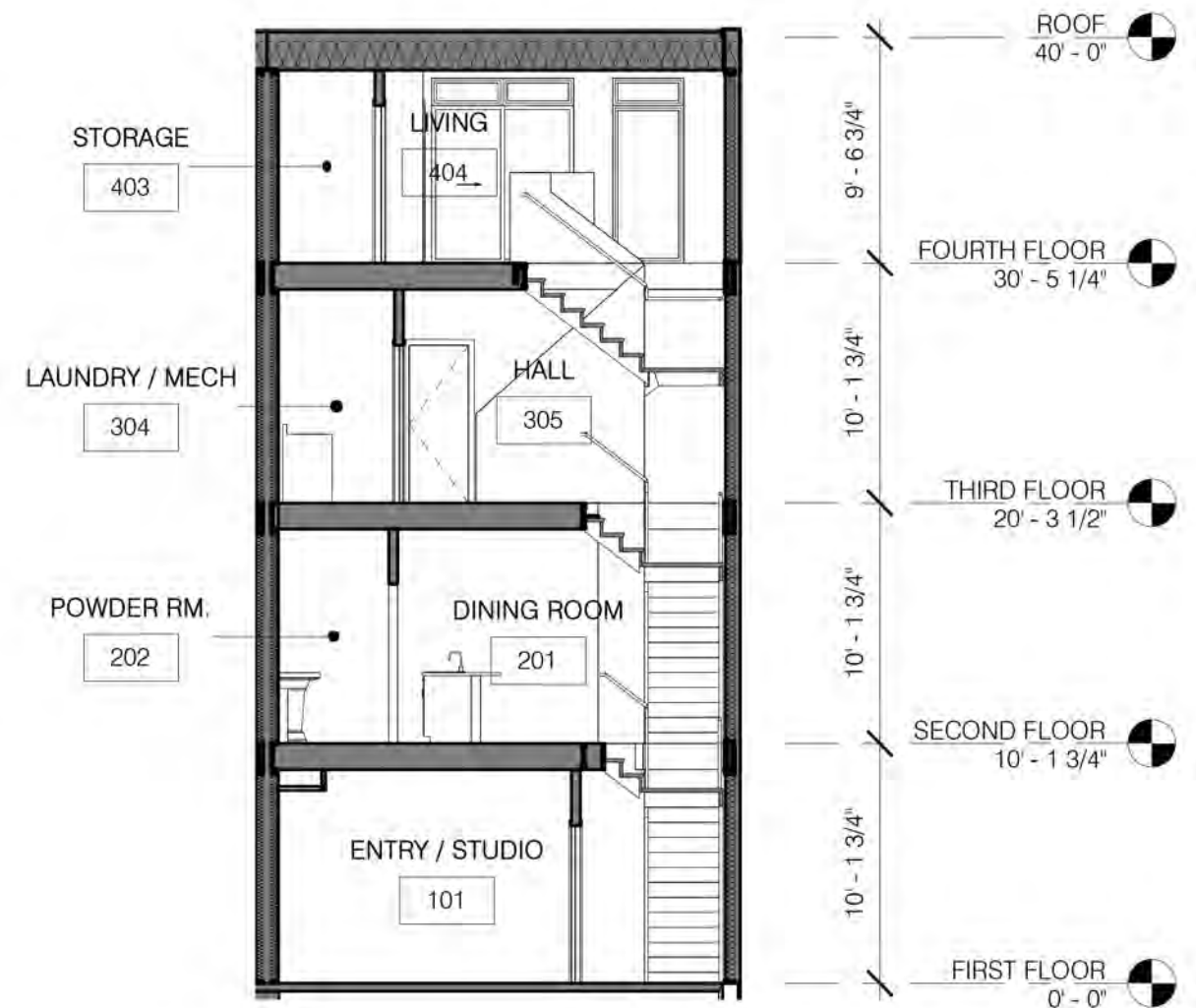
FLOOR PLANS - TOWNHOMES

WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



1

Typical Building Section
1/8" = 1'-0"



2

Typical Cross Section
1/8" = 1'-0"

BUILDING SECTIONS - TOWNHOMES

WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



RENDERING - TOWNHOMES - VIEW LOOKING DOWN E. 123



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



RENDERING - APARTMENTS - VIEW LOOKING DOWN E. 123



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



RENDERING - APARTMENTS - VIEW LOOKING UP E. 123



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



RENDERING - APARTMENTS - AMENITY COURTYARD - VIEW FROM BEHIND TOWNHOMES



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



RENDERING - TOWNHOMES - VIEW FROM COLTMAN RD CONTEXT



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



RENDERING - TOWNHOMES - VIEW FROM COLTMAN RD GROUND FLOOR



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



RENDERING - TOWNHOMES - VIEW FROM COLTMAN RD PARK SIDE



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



BRICK FACADE
GLEN-GERY
"CEDARVILLE"



JAMES HARDIE
LAP SIDING
"RICH ESPRESSO"



PLYGEM
SLIDING DOOR
"BLACK"



BALCONY/RAILING
ANODIZED ALUMINUM
"BLACK"



WINDOW SYSTEM
ANODIZED ALUMINUM
"BLACK"

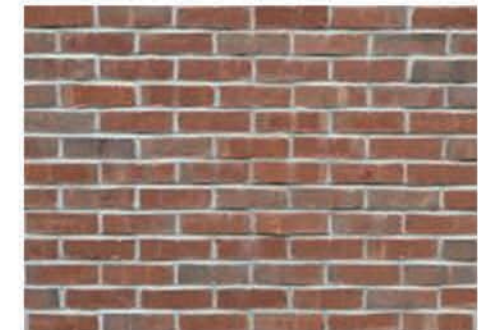
EXTERIOR FINISH BOARD - APARTMENTS



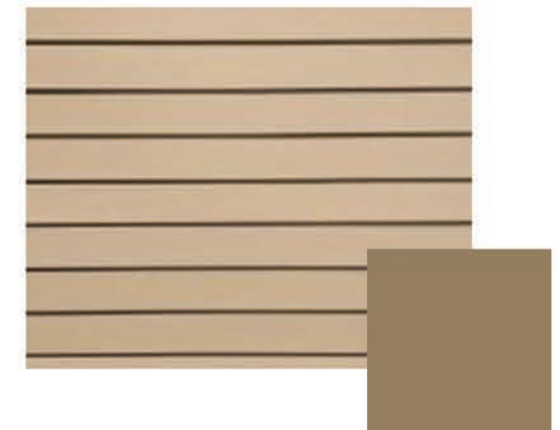
WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



BRICK CORNER
GLEN GERY 1/2" MODULAR THIN
"ABERDEEN"



BRICK FACE
GLEN GERY 1/2" MODULAR THIN
"ABERDEEN"



LAP SIDING
SMOOTH COMPOSITE
"PORTABELLO SW6102"



LIGHT FIXTURE
KICHLER
ARCHITECTURAL
BRONZE
"LYNDON"



GARAGE DOOR
CLOPAY GALLERY COLLECTION
LONG PANEL WITH PLAIN GLASS
"SANDSTONE"



FRONT DOOR
THERMA-TRU
1/4" LIGHT WITH PANELS
"HICKORY"



WINDOW/TRIM
JELD-WEN PREMIUM
VINYL CASEMENT/AWNINGS
"CHESTNUT BRONZE"



RAILING / BRACKET
ALUMINUM OR EQUAL
"BLACK"

BALCONY DECKING
AZEK PAVER SYSTEM
"OLIVE"

EXTERIOR FINISH BOARD - TOWNHOMES



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO

MATERIAL LEGEND

1

BRICK - MODULAR
GLEN-GARY "CEDARVILLE"

2

NOT USED

3

LAP SIDING
JAMES HARDIE "PLANK SELECT CEDARVILLE - RICH ESPRESSO"

4

METAL OVERHANGS
PAC-CLAD "GRAPHITE"

5

WINDOW SYSTEM
PLYGEM "BLACK"

6

DOOR SYSTEM
PLYGEM "BLACK"

7

HOLLOW METAL DOORS PAINTED
SW7069 "IRON ORE"

8

BALCONY
ENDURABLE "BLACK"

9

PICKET RAILING
ENDURABLE "BLACK"

NOTE:

1).

"T" = TEMPERED

2).

"S" = SPANDREL



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO

MATERIAL LEGEND

- ① BRICK - MODULAR
GLEN-GARY "CEDARVILLE"
- ② NOT USED
- ③ LAP SIDING
JAMES HARDIE "PLANK SELECT CEDARVILLE - RICH ESPRESSO"
- ④ METAL OVERHANGS
PAC-CLAD "GRAPHITE"
- ⑤ WINDOW SYSTEM
PLYGEM "BLACK"
- ⑥ DOOR SYSTEM
PLYGEM "BLACK"
- ⑦ HOLLOW METAL DOORS PAINTED
SW7069 "IRON ORE"
- ⑧ BALCONY
ENDURABLE "BLACK"
- ⑨ PICKET RAILING
ENDURABLE "BLACK"

NOTE:
1). 'T' = TEMPERED
2). 'S' = SPANDREL



EAST ELEVATION



WEST ELEVATION

ELEVATIONS



"A"
SITE LIGHTING POLE
LUMARK LIGHTING -LED PRV



"B"

SITE LIGHTING BOLLARD

ECLIPSE LIGHTING - LED BO SERIES

(TYPICAL)



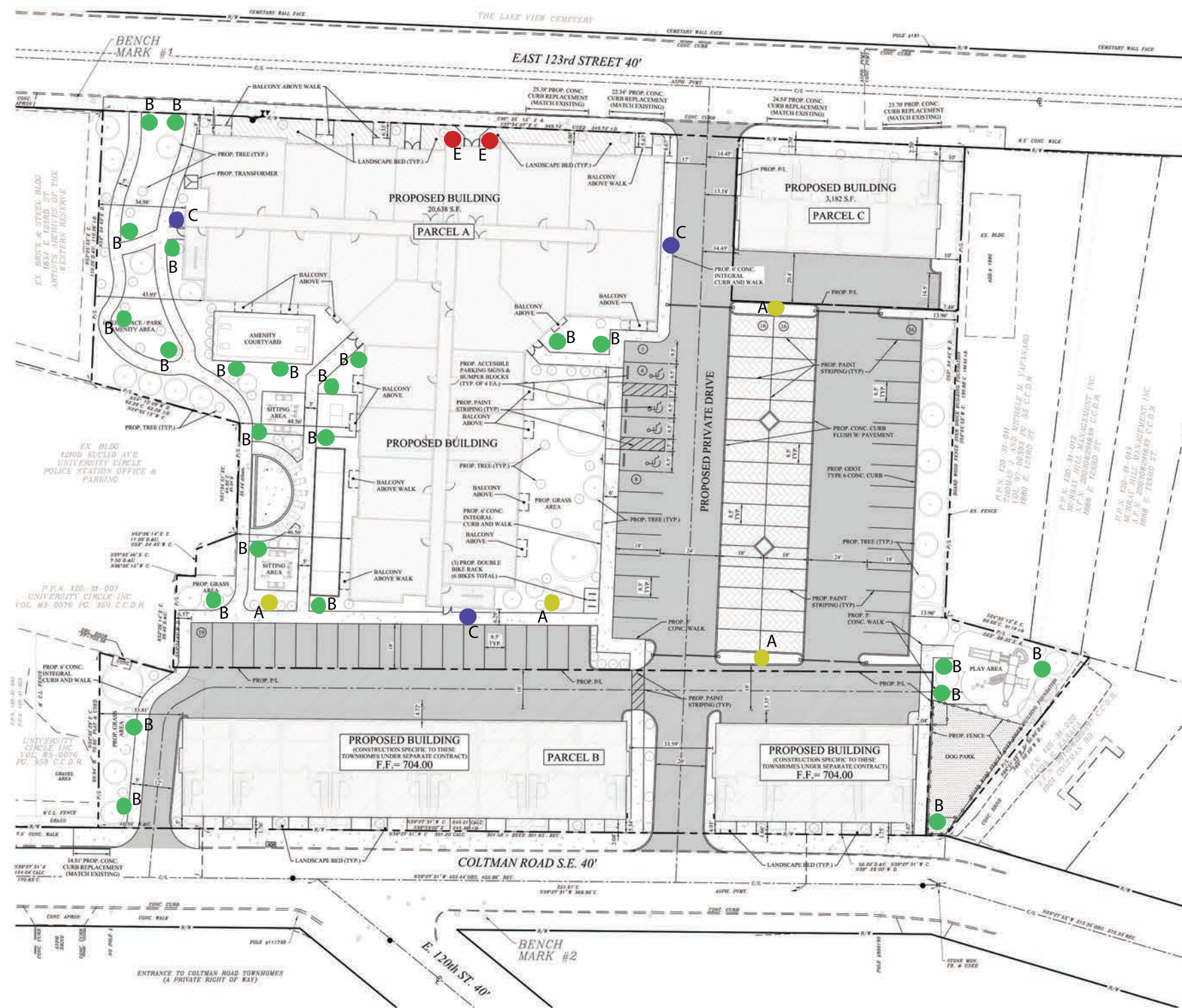
SITE LIGHTING SCENCE
WESTINGHOUSE = MAYS LICK
(TYPICAL)



"C"
SITE LIGHTING WALL PACK
LSI - MIRADA
(TYPICAL)



"E"
SITE LIGHTING SCNCE
SCOTT ARCHITECTURAL LIGHTING
S9405 SERIES



SITE LIGHTING

WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



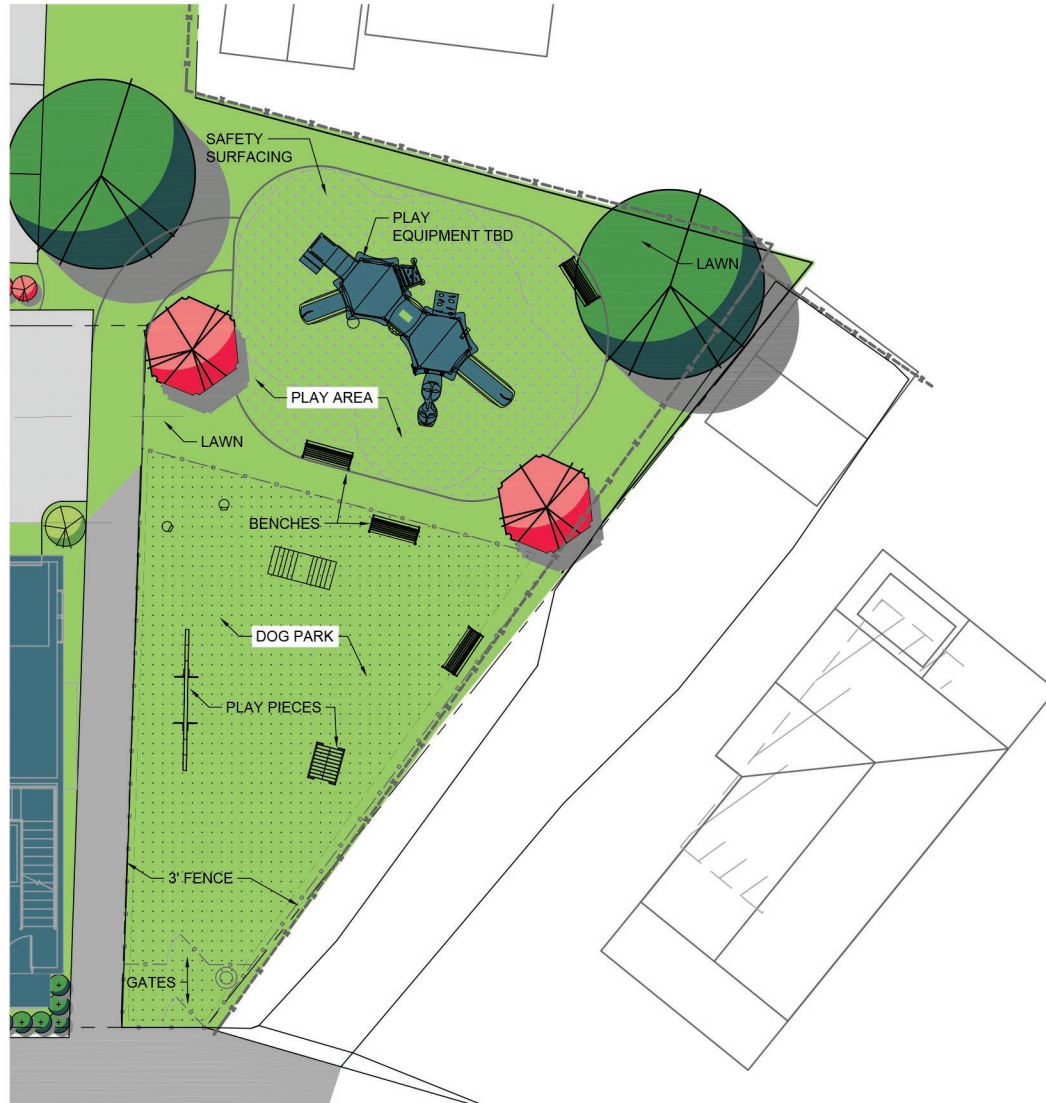


OVERALL LANDSCAPE PLAN

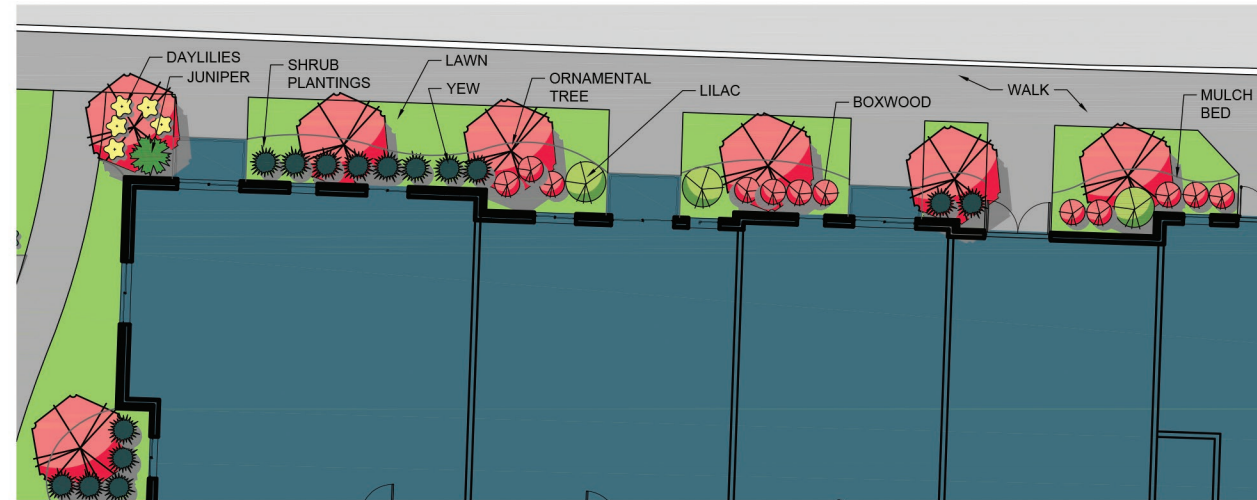
WOODHILL DEVELOPMENT SITE

1885 COLTMAN ROAD & 1862 E. 123RD STREET

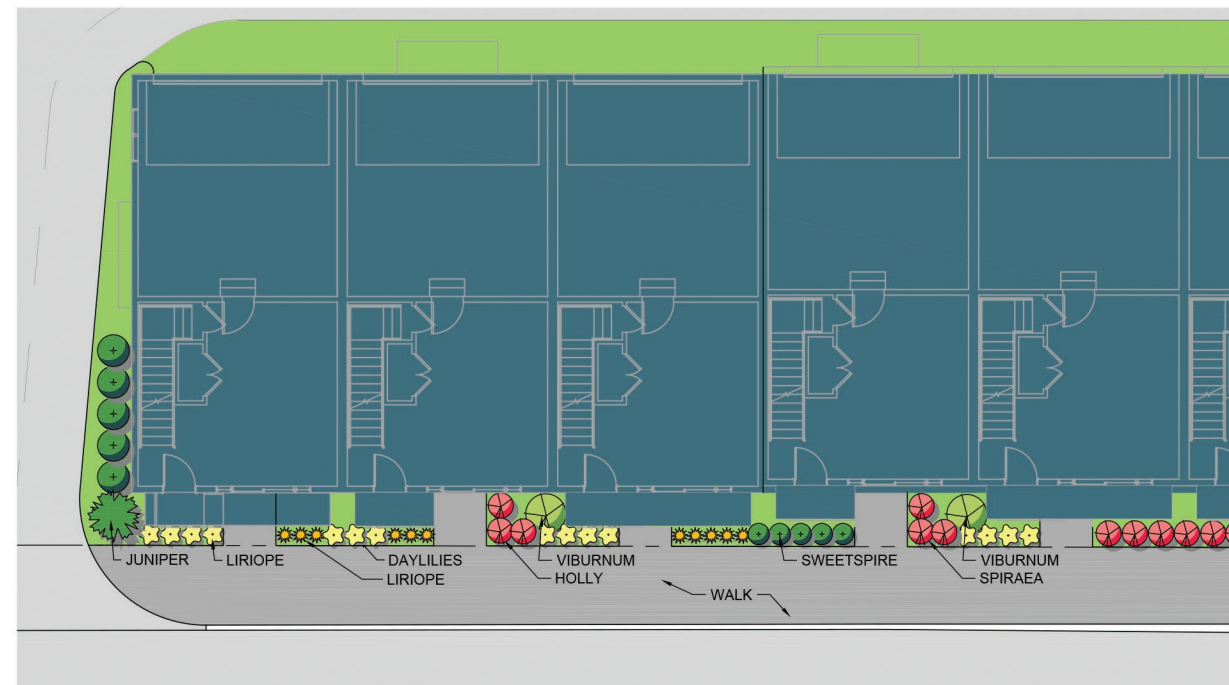
CLEVELAND, OHIO



DOG PARK AND PLAY AREA DETAIL



TYPICAL APARTMENT PLANTING DETAIL



TYPICAL TOWNHOME PLANTING DETAIL

ENLARGED LANDSCAPE PLANS

WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO

SHADE AND ORNAMENTAL TREES



BRANDYWINE MAPLE



HONEYLOCUST



FRONTIER ELM



SPRING SNOW CRABAPPLE



SERVICEBERRY



MAGNOLIA



CHERRY

SHRUBS - LARGE



MISS KIM LILAC



SUMMER SNOWFAKE VIBURNUM



UPRIGHT JUNIPER



NINEBARK

SHRUBS - SMALL



DENSE YEWE



BOXWOOD



JAPANESE HOLLY



SWEETSPIRE



SPIRAEA

GROUNDCOVER AND PERENNIALS



PURPLELEAF WINTERCREEPER



HAPPY RETURNS DAYLILY



MAIDEN GRASS



CATMINT



LIRIOPE



HYPERICUM

LANDSCAPE PLANTS



WOODHILL DEVELOPMENT SITE
1885 COLTMAN ROAD & 1862 E. 123RD STREET
CLEVELAND, OHIO



Case 21-018: Franklin-West Clinton Historic District (Tabled 3/11/21)

Michael Hilliard House 1454 West 58th Street

Window Replacements

Ward 15: Spencer

Project Representatives: Josh Walczuk, Universal Windows Direct

1454 West 58th Street

Window Replacement Proposal



1454 W 58th St



Proposal

- to replace 18 double hung, 2 twin double hung and 4 picture windows
- Vinyl
- Color Tan on Beige
- Existing are wood common
- To replace three entry doors



Front and Back



Sides

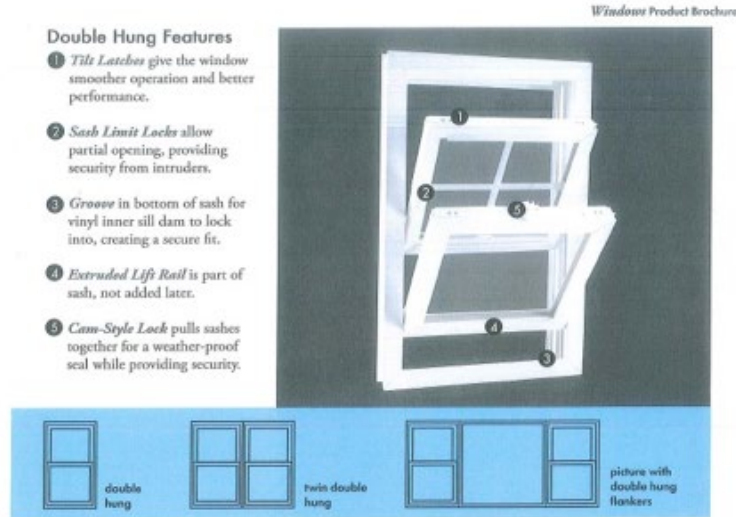
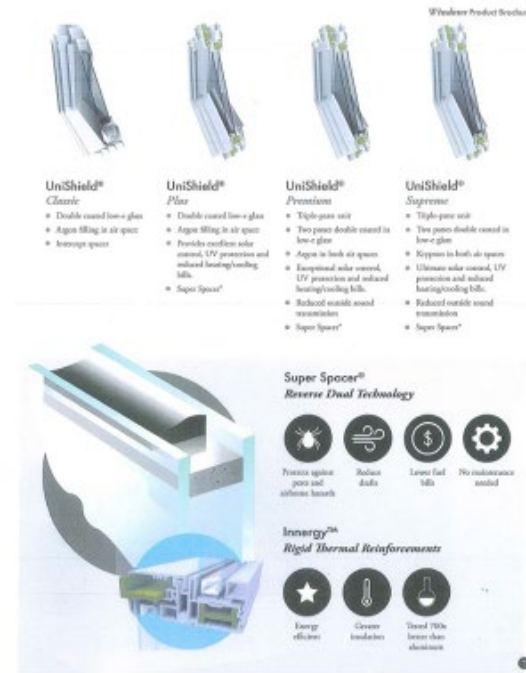


Currently Installed



Jamb Depths





Polaris Manufacturing

Youngstown Ohio



7000 Series - Replacement/Retrofit DH-SL-PW-Case Window - Interior Pocket Installation

Not all window types can be installed into every wall application in all areas. Consult with your local building code official for applicable building codes and regulations. Local building code requirements supersede recommended installation instructions.

Note: Installations where the sill is higher than 35 feet above ground level, must be designed by an architect or structural engineer. Failure to install windows into square, level and plumb openings could result in denial of warranty claims for operational or performance problems.

TOOLS

- Installation Screws (Included)
- Tape Measure
- Level
- Screwdriver
- Caulk & Caulking Gun
- Hammer
- Flat Pry Bar
- Utility Knife

SAFETY

- Do not work alone. Two or more people may be required.
- Use safe lifting techniques.
- Use caution when handling glass. Broken or cracked glass can cause serious injury.
- Use proper protective gear (gloves, safety glasses, ear protection, etc.)
- Use power tools safely following manufacturer operating instructions.
- Use caution when working on ladders or at elevated heights.
- Take proper precaution if lead paint is suspected (commonly used prior to 1979).
Information regarding regulations and lead protection can be found at www.epa.gov/lead

Material & Handling

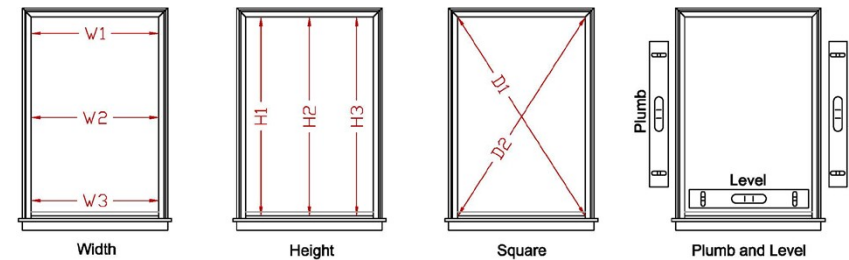
- Handle in a vertical position. Do not carry flat or drag on the floor.
- Do not put stress on joints, corners or frames
- Store window in dry, well-ventilated area in vertical, leaning position. Do not stack horizontally.
- Protect from exposure to direct sunlight during storage.

DISPOSAL & RECYCLING

Most Construction & Demolition (C&D) debris is nonhazardous and is not regulated by EPA. Many states have specific definitions of C&D debris that effectively determine what materials are allowed to be disposed of in nonhazardous waste landfills & C&D landfills. Even if federal or state regulations do not apply to your business, you should make efforts to keep the hazardous components of the wastes you generate out of landfills to conserve natural resources and protect human health and the environment. Suggestions outlined at the following link <http://www.epa.gov/osw/inforesources/pubs/infocus/rif-cd.pdf> identify steps you can take to reduce, reuse, and recycle your waste.

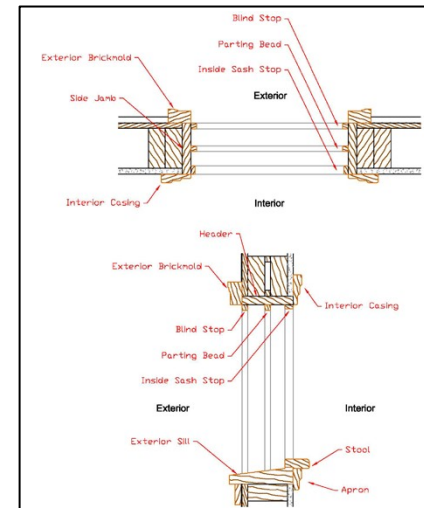
Read these instructions completely before installing your new window, they are meant to be a general outline and do not cover every construction application.

1. Before removing the old unit, inspect the new window for damage and make sure you have all of its parts. Also check the size of the window and make sure it is made to spec. Measure the size of the opening width at the top middle and bottom and the size of the height at left, center and right to ensure that the window will fit within the smallest of the measurements. Measure the opening diagonally to make sure the window can be installed square and plumb within the opening. (See the included Replacement Window Measurement Instructions sheet for more detail)



If there is an issue with any of the above, **DO NOT INSTALL** the window and contact your window and door distributor.

2. Remove the inside sash stops and the inside sash from the existing window. (Take care not to damage the stop if it is to be reinstalled). Remove the parting bead and the outside sash, leaving the blind stop for the new window installation. Make sure that the perimeter of the opening is clean of debris and that all pulleys and any hardware from the old window are removed and all of the voids are sealed. Also make sure the sill is level.
3. Wrap the entire perimeter of the window with insulation before putting it into the opening. If using polyfoam, make sure the Double Hung frame is shimmed up at the jambs on the sill to relieve the pressure between the foam and the sill to prevent the sill from crowning. (A Slider frame sill must be level and supported the whole length)





4. Place the window into the opening on top of the shims and put a level on the sill to make sure the sill is level and not crowned.
5. Once the sill is level, loosely install all of the installation screws. Check the frame for square by measuring diagonally from corner to corner. On a double hung, adjust the alignment screws until the jambs are plumb from top to bottom. On a slider, use shims to plumb the jambs. Now finish screwing in the installation screws taking care not to distort the frame. (On a slider or wide double hung, shim the head of the frame if necessary so that it is level and install an installation screw. Wider windows might require more than one screw).
6. Recheck the frame for square and plumb and make sure the sashes operate and lock properly. (Slider sashes should lift out easily). Also make sure all weatherstripping is making contact and the reveals between the sash and frame are even.
7. On the outside, cut the sill trim to fit between the blind stops and tap it into the accessory groove. (If a slider is being installed on a sloped sill, shim the outside of the frame to support the weight of the sash, and then install the sill trim).
8. Caulk around the perimeter of the frame on the outside with an approved sealant. Where needed, trim and cap. Do not cover the weep holes on a slider or fixed window.
9. Finally, finish off the inside of the window.


Entry Door (three)

- These doors are Steele and has Aged bronze threshold and hardware. These are similar to the entry doors that are currently in the home.
- We are doing a lever set hardware as what is current on the home.
- The color of the door is classic blue which is the closest color with the existing door color.

DOORS

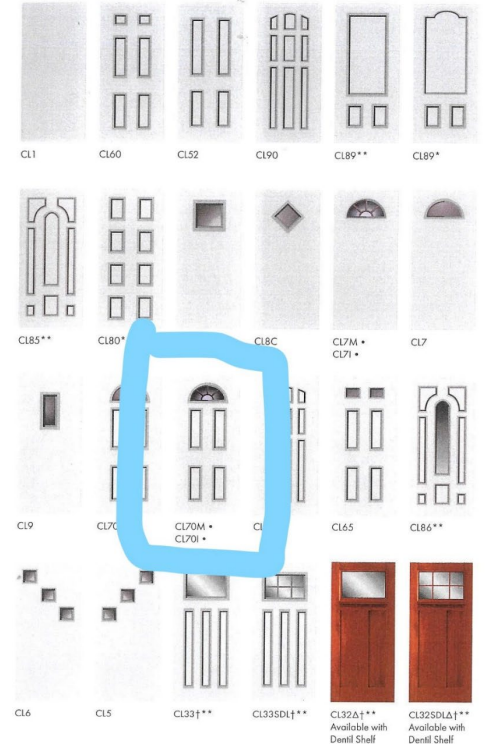
M=Moulded, I=Internal, P=Prarie

Entry Doors Product Brochure



With Low-E Glass
Invisible metallic coating blocks heat flow, shields against damaging UV rays, and reduces cooling costs by reducing solar transmissions during the summer.

In the winter, heat loss is reduced and solar energy is allowed to pass through inside the home.



CL1 CL60 CL52 CL90 CL89** CL89*

CL85** CL80* CL8C CL7M • CL7I • CL7

CL9 CL7C CL70M • CL70I • CL65 CL86**

CL6 CL5 CL33†** CL33SDI†** CL32Δ†** Available with Dentil Shelf CL32SDIΔ†** Available with Dentil Shelf

Δ Fir Grain Only ∞ Internal Grids Only •N/A Slimline Brass or Contoured *N/A Fiberglass ** N/A Steel † Craftsman

27

Cleveland Landmarks Commission

Design Review



May 27, 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-2021- 01-1 **Committee Meeting Date:** March 3, 2021

Project Name: Hilliard Windows and Doors

Project Address: 1454 w 58th Str **Landmark Status:** _____

Project Representative(s) Attending: Josh Walczuk

Description of Proposed Work:
(additional notes available upon request)

The Applicant's proposal call for the replacement of double hung windows with vinyl double hung windows. Replacement of the front large windows with vinyl picture windows. Replacement of the 4 smaller windows on the south side of the house with vinyl window inserts. The replacement of 3 entry doors including the front entry door including the side lights and eyebrow window, with full jamb replacement steel door units.

Committee Member Discussion:
(additional notes available upon request)

Committee objections were many. The first was to the vinyl windows on the front façade and the four small windows on the south side of the house. The Committee feels that a wood or aluminum clad wood window would be more in keeping with the historic district's standards. The Committee discussed the fact that the large picture windows and the side windows of the front bay were originally a 70/30 split sash with divided lights on the top sashes. The new windows, already installed prior to review with the original windows are already disposed of, did not include the divided lights on the upper portion of the windows. Also, the original large windows of the bay had been divided vertically into one larger sash flanked by two narrower sashes. The existing front door is wood and the Committee feels that a wooden door is also more historically called for. There was discussion about the 'eyebrow' window at the top of the proposed door. It was felt that a rectangular window or set of rectangular or arch top windows at the top of the door would be more appropriate. The Committee feels that the material supplier/installer should be responsible for bringing the property into compliance with the district standards due to the work being done without a permit.

Motion by Design Review Committee:

Motion was made to accept the application with the following conditions: Windows on the front façade and front 4 windows to be wood or aluminum clad wood windows. Front façade to be 70/30 split sash with divide lights on the top sashes. The large picture windows to be divided into three sashes as the original. The attic gable windows to be 50/50 double hung with top sashes with divided lights. The front door to be wood with either a single or dual rectangular quarter light. No arch top or eyebrow windows.

- ☐ Approved (as presented)
☐ Approved (conceptually)
☒ Approved (with stated conditions)
☐ Disapproved
☐ Tabled

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

McCrickard (Chair) <input checked="" type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Noye <input checked="" type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
Wunzin (V. Chair) 1 <input checked="" 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.
Fishbaugh <input checked="" type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	Sanbury 2 <input checked="" 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 type="checkbox"/> Pres.	Talley <input checked="" 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 Brunjes ☐ Jenny Spencer ☐ Michael Englehart ☐ Joseph Giuliano ☒ Jamie Miles (CRS)

☐ _____ ☐ _____ ☐ _____ ☐ Others (on reverse)

Chairman's Signature & Date:  March 4, 2021



Original windows from 2019.



Current condition of windows. This photo is from January 5, 2021. This work was done without a permit.



May 27, 2021

Case 21-027: Ohio City Historic District (Concept Plan 4/8/21)

Yasaki Residence 1768 West 38th Street

New Construction

Ward 3: McCormack

Project Representatives: Gregory Ernst, AODK Architects; Shaun and JoLyn Yasaki, Owners

SITE NOTES:

PRIOR TO CONSTRUCTION, FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF ANY DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THE SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED.

GENERAL CONTRACTOR SHALL PROVIDE THE REQUIRED TOPOGRAPHICAL SURVEYS AND ENGINEERING REQUIRED BY CLEVELAND, OHIO

GENERAL CONTRACTOR SHALL VERIFY RESIDENCE LOCATION AND ALL SEWER CONNECTIONS, HEIGHTS AND SIZES.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE UTILITY, GRADING AND FLOOR PLANS.

GENERAL CONTRACTOR SHALL CLEAN AND REMOVE ALL DEBRIS FROM THE SITE.

GENERAL CONTRACTOR SHALL PROVIDE ALL PERMIT FEES DURING CONSTRUCTION.

GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.

VERIFY LOCATION AND PROVIDE PROTECTION FOR EXISTING SITE UTILITY PRIOR TO CONSTRUCTION.

PROJECT DESCRIPTION:

ABBREVIATED WRITTEN SUMMARY: THREE-STORY NEW CONSTRUCTION HOUSE @ 1768 W. 38TH STREET IN CLEVELAND, OHIO.

WORK INCLUDED: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT, REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND APPLICABLE BUILDING CODES. ALL WORK MUST BE FULFILLED IN A FIRST CLASS MANNER AT A LEVEL HIGHER THAN ACCEPTED INDUSTRY STANDARDS.

THE MECHANICAL, PLUMBING, AND ELECTRICAL WORK OF THIS CONTRACT SHALL BE COMPLETED ON A DESIGN BUILD BASIS WITH THE INSTALLING CONTRACTOR, MEETING ALL REQUIREMENTS OF THE APPLICABLE BUILDINGS CODES, WHETHER REFERENCED HEREIN OR NOT.

ALL CONTRACTORS AND SUBCONTRACTORS FOR THE WORK OF THIS CONTRACT SHALL BE PROPERLY LICENSED AND REGISTERED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF CLEVELAND, OHIO.

GENERAL NOTES:

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE NATIONAL, STATE & LOCAL CODES & ORDINANCES.

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS THEY PERTAIN TO THE ACCEPTABLE COMPLETION OF THEIR WORK.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL INTERIOR WALLS ARE 3-1/2" (U.N.O.)

ALL MATERIALS USED IN THIS JOB SHALL BE OF THE BEST QUALITY IN THEIR PARTICULAR FIELD. MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.

IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY AODK, INC., THE CLIENT RECOGNIZES THAT SUCH CHANGES AND RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF AODK, INC. THEREFORE, THE CLIENT AGREES TO RELEASE AODK, INC. FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD AODK, INC. HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES, EXCEPT ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF AODK, INC.

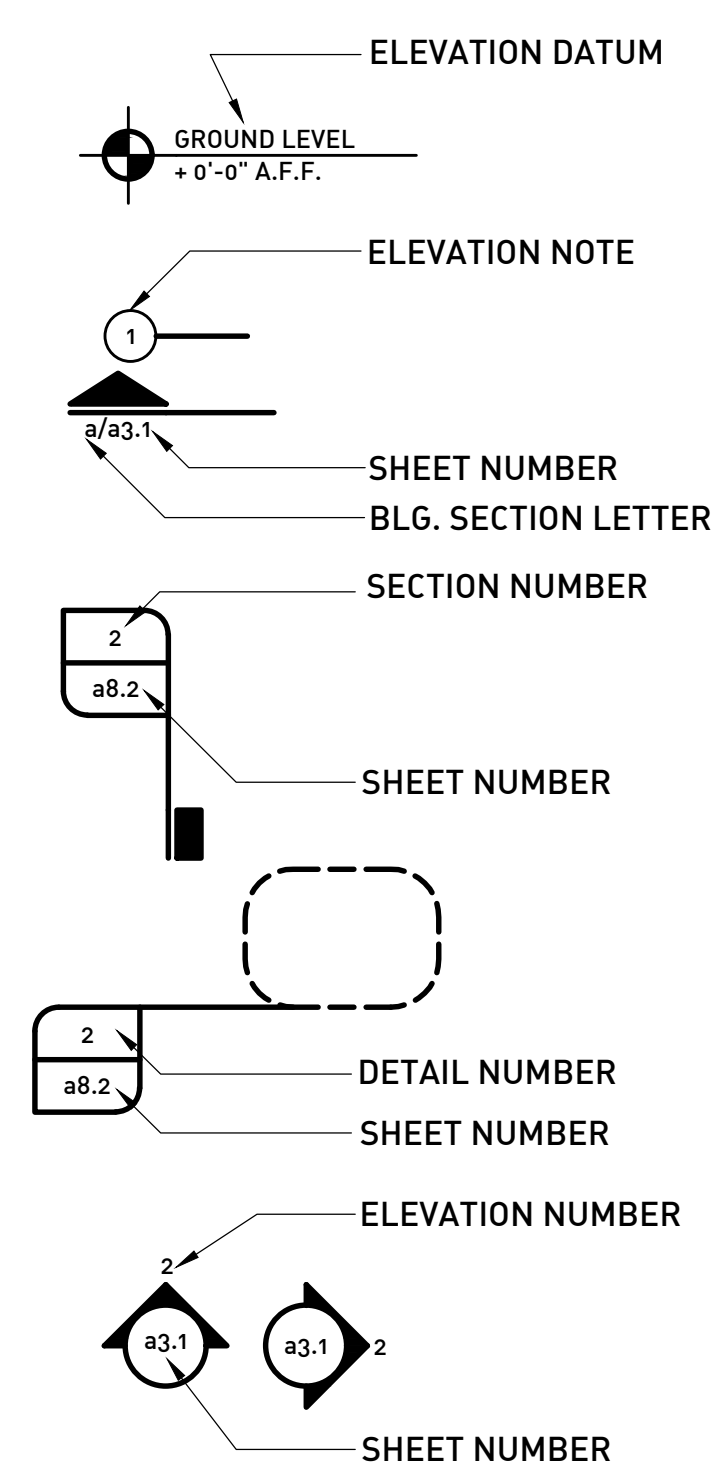
GENERAL DRAWING INDEX

t.s. COVER SHEET / SITE PLAN

ARCHITECTURAL DRAWING INDEX

- a2.1 FIRST FLOOR PLAN
- a2.2 SECOND FLOOR PLAN
- a2.3 THIRD FLOOR PLAN
- a2.4 ROOF PLAN
- a3.1 EXTERIOR ELEVATIONS
- a3.2 EXTERIOR ELEVATIONS

SYMBOL LEGEND:



YASAKI RESIDENCE

1768 W. 38TH STREET
CLEVELAND, OH 44113



AODK, INC. - (A) - 14294 Detroit Avenue, Lakewood, OH 44199 | (P) - 216-771-1920 | (F) - 216-771-7971 | (W) - www.aodkinc.com

ARCHITECTURE OFFICE: DAVID KREES

PROJECT TITLE:

PROJECT:

PRICING 08.14.2020
PRICING REVISION 11.06.2020

ISSUE/DATE:

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AUTHORIZATION:

JOB NO.:

SHEET TITLE:

SHEET NO.:

TITLE SHEET

t.s.

YASAKI RESIDENCE

YASAKI RESIDENCE
1768 W. 38TH STREET
CLEVELAND, OH 44113

MSH 2020-05

100'0"

100'0"

100'0"

100'0"

0' 100'

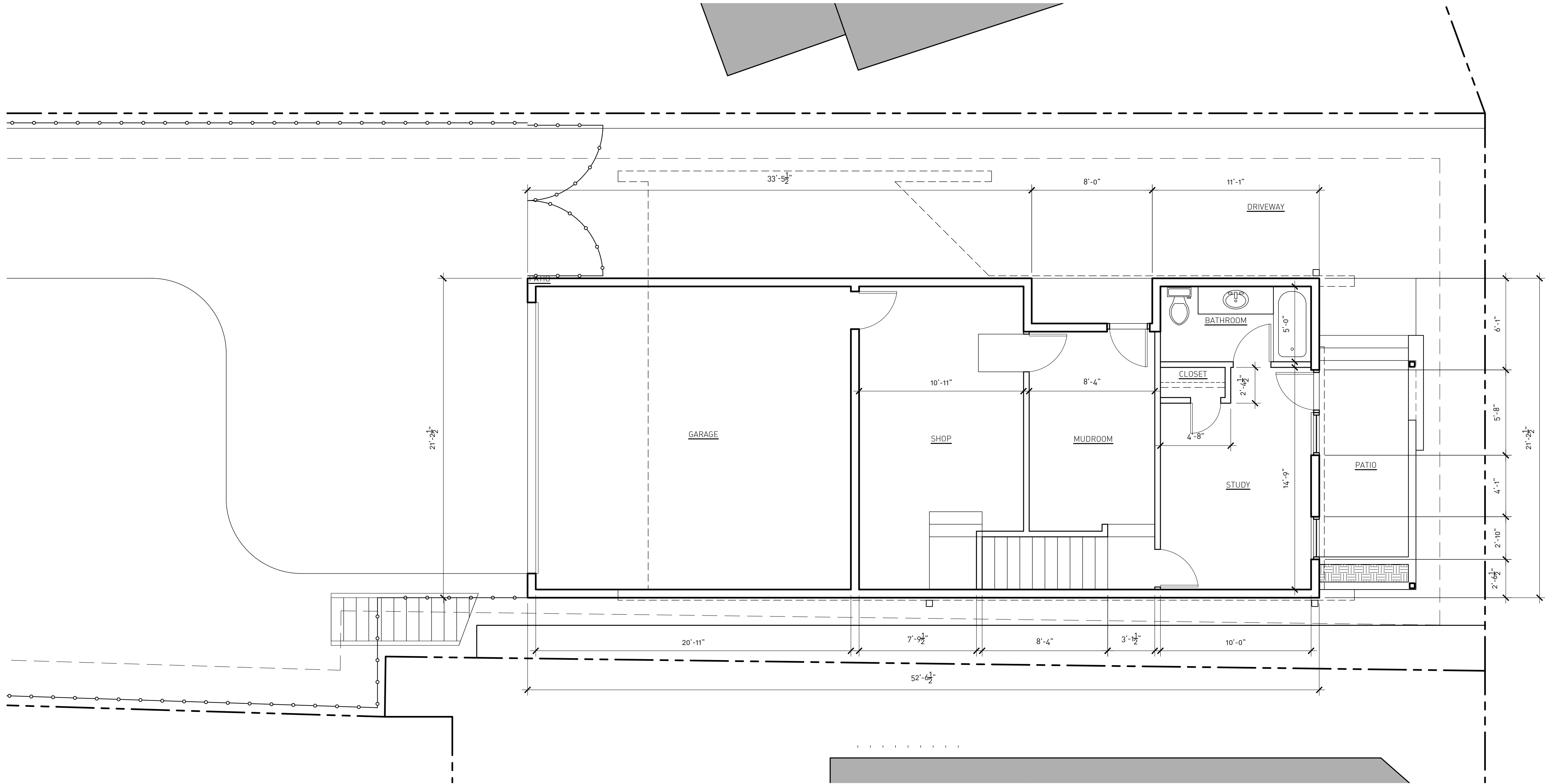
0' 200'

0' 300'

0' 400'

0' 500'

0' 600'



1

a2.1

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

LIVING SPACE: 335 S.F.

NORTH

NOTES:

- ALL WALLS (U.N.O.) SHALL BE 1/2" GYPSUM BOARD.
- ALL CEILINGS (U.N.O.) SHALL BE 5/8" GYPSUM BOARD.
- GLUE (WHERE INSULATION FACING DOES NOT OCCUR), SCREW, TAPE & SAND FOR A SMOOTH FINISH. (LEVEL 5 PER ASTM C 840)
- APPLY 1/4" MINIMUM ROUND BEAD OF SEALANT @ PERIMETER OF FRAMING. GYPSUM BOARD SHALL BE SET INTO SEALANT TO FORM COMPLETE CONTACT WITH ADJACENT MATERIALS. SEALANT SHALL BE APPLIED AROUND ALL CUT-OUTS SUCH AS ELECTRICAL BOXES & WHERE DUCTS PASS THROUGH WALLS. SIDES AND BACKS OF ELECTRICAL BOXES SHALL BE COMPLETELY SEALED WITH SEALANT.
- IN BATHROOMS & OTHER HIGH MOISTURE AREAS USE WATER-RESISTANT GYPSUM BOARD ON WALLS
- U.S. GYPSUM 1/2" "DUROCK" INTERIOR TILE BACKER BOARD & "DALSEAL" TS MEMBRANE SHALL BE USED ON ALL WALLS & CEILINGS IN SHOWERS, TUBS & STEAM SHOWERS WHERE CERAMIC TILE WILL OCCUR.
- ALL TILE & STONE APPLICATIONS SHALL COMPLY WITH THE LATEST TILE COUNCIL OF AMERICA SPECIFICATIONS AND RECOMMENDATIONS.
- PROVIDE 5/8" (TYPE "X") FIRE CODE GYPSUM BOARD THROUGHOUT GARAGE & WALLS COMMON TO HOUSE IN GARAGE ATTIC. PROVIDE 5/8" GYPSUM BOARD ON ALL ATTIC ACCESS PANELS.
- FIRESTOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRING SPACES, AT THE CEILING & FLOOR JOISTS.
 - AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES
 - @ CEILING & FLOOR LEVEL, WITH NONCOMBUSTABLE MATERIAL
 - OTHER AREAS NOT LISTED PER LATEST EDITION OF OBC RESIDENTIAL CODE.

WALL LEGEND:

EXTERIOR WALL
2x6 STUD WALL @ 16" o.c. w/ 1/2" DRYWALL AT INTERIOR.
PROVIDE 7/16" OSB SHEATHING @ EXTERIOR w/
"TYVEK" HOUSE WRAP & MIN R-22 INSULATION IN WALLS.

INTERIOR WALL: 2X4 OR 2X6 WOOD STUD WALL @ 16" O.C. W/ 1/2" DRYWALL @ EACH SIDE. PROVIDE FIBERGLASS SOUND INSULATION IN STUD SPACES. EXTEND WALL ASSEMBLY FROM FINISH FLOOR TIGHT TO ROOF STRUCTURE ABOVE. PROVIDE TREATED SILL PLATES @ FIRST FLOOR.

NOTE:
REFER TO ELEVATIONS AND SECTIONS FOR FOOTER AND FOUNDATION WALL DETAILS.

PRICING NOTES:

- ALL DOORS TO BE 1 1/2" SOLID CORE RIF, SAWN WHITE OAK FLUSH DOORS 7'-0" H.
- KITCHEN CABINETS BASIS OF DESIGN: IKEA 'SEKTION' CABINETS W/ 'MAXIMERA' DRAWER / DOOR FRONTS & IKEA QUARTZ LEVEL TWO COUNTERTOPS. PANTRY CABINETRY TO BE SAME.
- ALL APPLIANCES TO BE PROVIDED BY OWNER.

ADDK, INC. - (O.A.: 14294 Detroit Avenue, Lakewood, OH 44197) | P.: 216.771.1920 | F.: 216.771.1971 | W.: www.addkinc.com

ARCHITECTURE OFFICE: DAVID KREBS

PROJECT TITLE:

PROJECT:

YASAKI RESIDENCE
1768 W. 38TH STREET
CLEVELAND, OH 44113

PRICING 08.14.2020
PRICING REVISION 11.06.2020

ISSUE/DATE:

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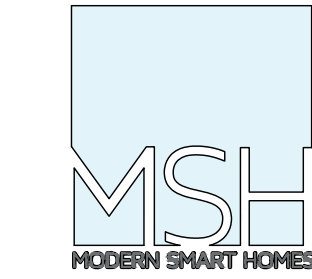
MSH 2020-05

FIRST FLOOR PLAN

a2.1

YASAKI RESIDENCE

PRELIMINARY
NOT FOR CONSTRUCTION



addk

0'0" 0

0'0" 0

0'0" 0

0'0" 0

0'100

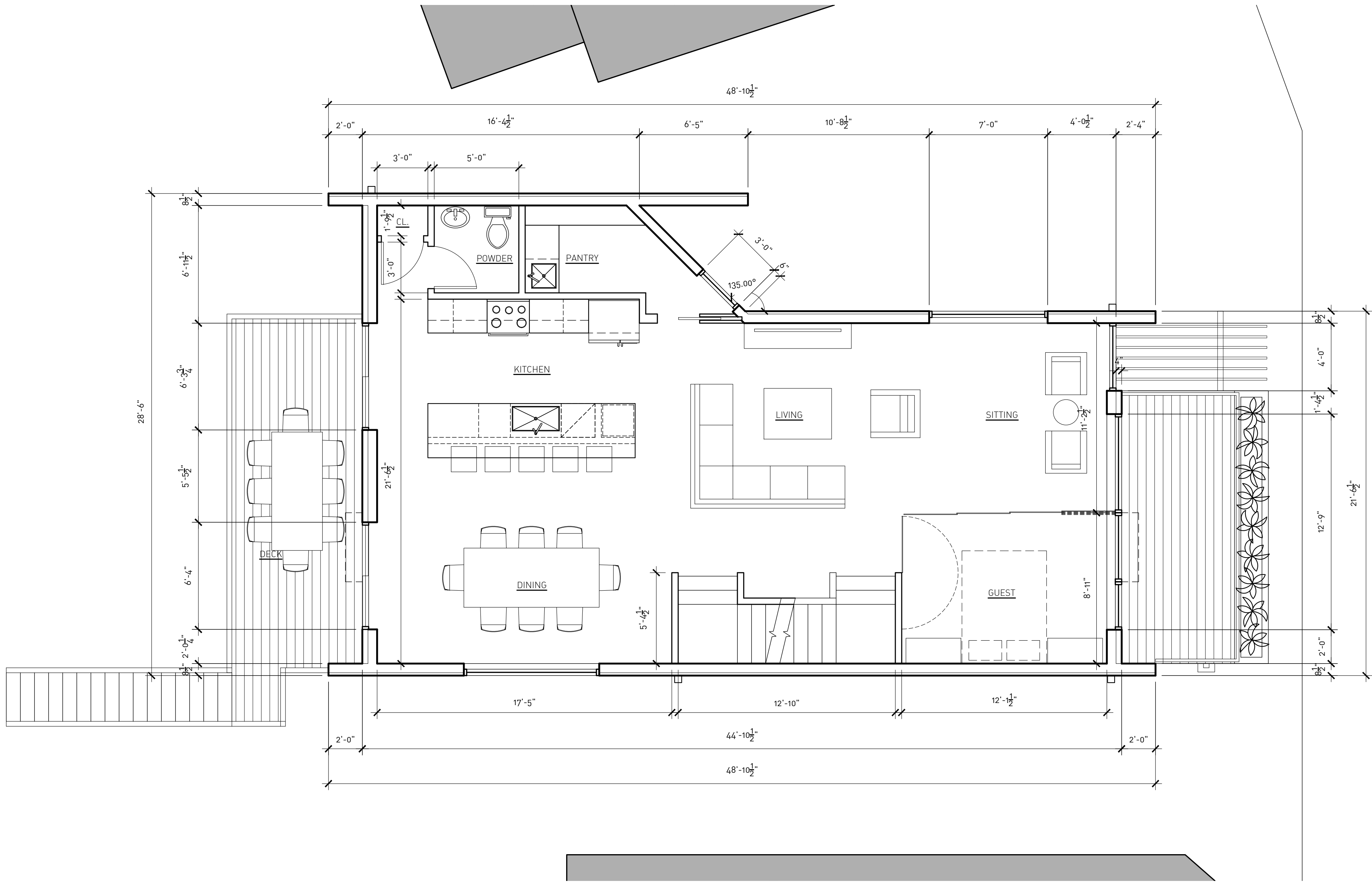
0'200

0'300

0'400

0'500

0'600



1

2.2

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

LIVING SPACE: 1,006 S.F.

NORTH

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MSH 2020-05

SECOND FLOOR PLAN

a2.2

addk

MSH
MODERN SMART HOMES

PRELIMINARY
NOT FOR CONSTRUCTION

000'0"

000'0"

000'0"

000'0"

0.100'

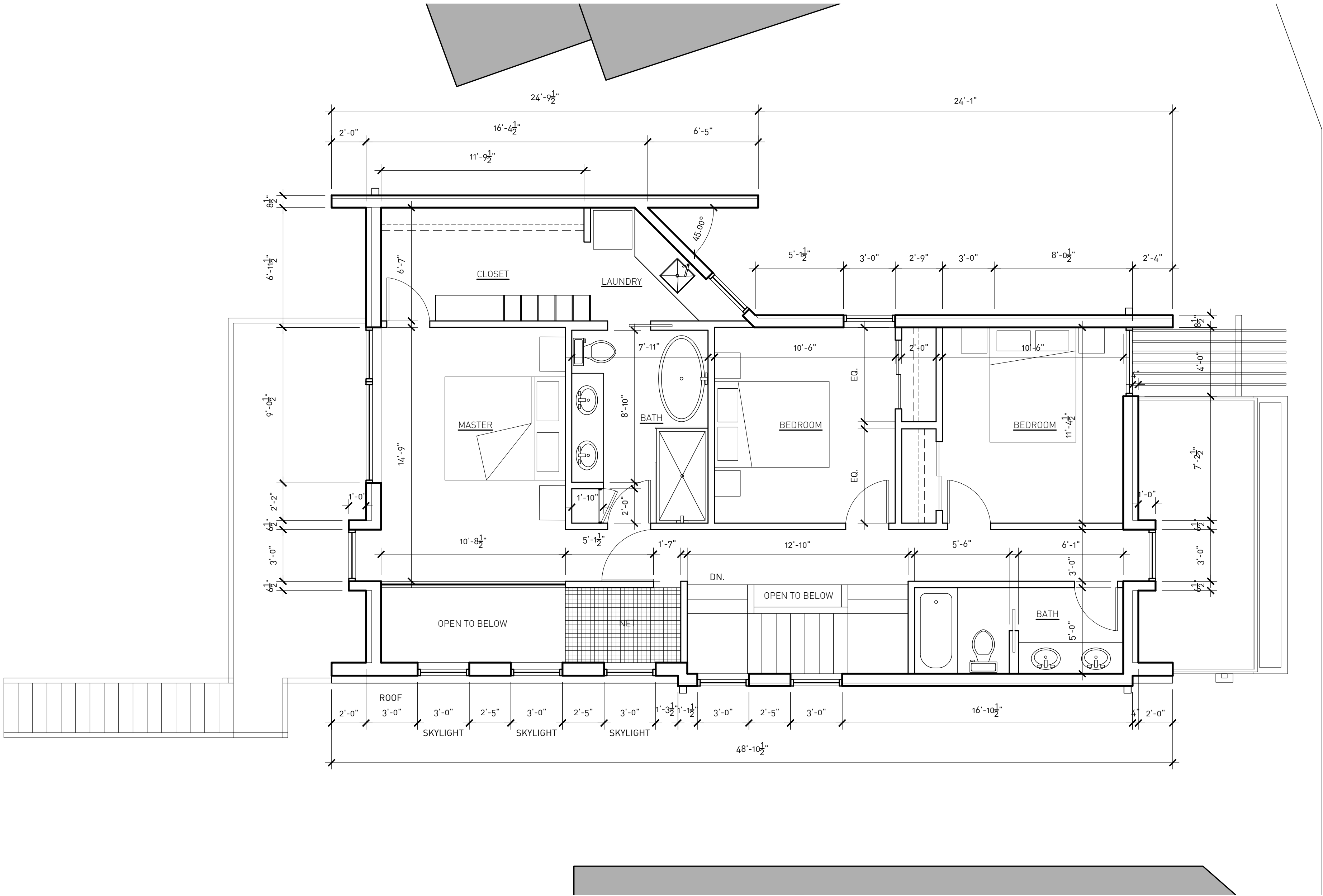
0.200'

0.300'

0.400'

0.500'

0.600'



1
a2.3

THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

LIVING SPACE: 907 S.F.



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ARCHITECTURE OFFICE - DAVID KREBS

PROJECT TITLE:

PROJECT:

YASAKI RESIDENCE
1768 W. 38TH STREET
CLEVELAND, OH 44113

PRICING 08.14.2020
PRICING REVISION 11.06.2020

ISSUE/DATE:

AUTHORIZATION:

JOB NO.:

SHEET TITLE:

THIRD FLOOR PLAN

SHEET NO.:

a2.3

YASAKI RESIDENCE

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CLEVELAND, OH 44113

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THIRD FLOOR PLAN

a2.3

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PRELIMINARY
NOT FOR CONSTRUCTION

100'0"

100'0"

100'0"

100'0"

0'100'

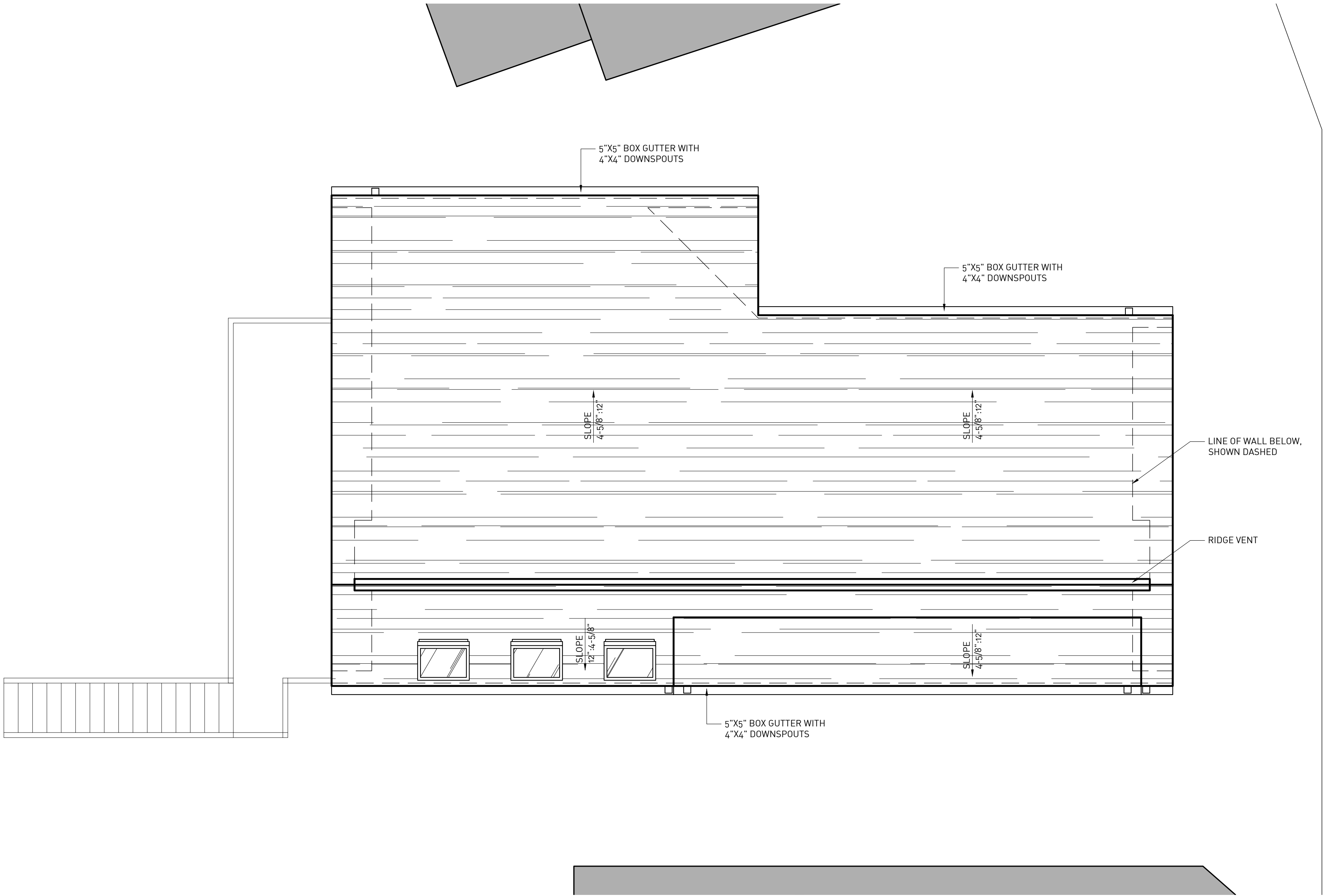
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0'300'

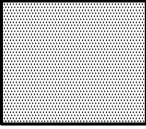
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0'500'

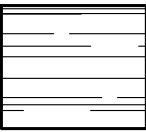
0'600'



ROOFING LEGEND:



RUBBER ROOFING
FULLY ADHERED EPDM ROOF MEMBRANE OVER MIN. 1" ISOPOLY INSULATION MECHANICALLY FASTENED TO MIN. 3/4" T&G PLYWOOD WITH FASTENERS IN COMPLIANCE WITH FM4470 FOR CORROSION RESISTANCE. USE METAL PLATES PROFILED TO ALLOW FASTENERS TO BE RECESSED. FOLLOW MANUFACTURER'S SPECS AND RECOMMENDATIONS.



ARCHITECTURAL ASPHALT SHINGLES
COLOR: BLACK

1
22.4

ROOF PLAN

SCALE: 1/4" = 1'-0"



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ROOF PLAN

a2.4

YASAKI RESIDENCE

PRELIMINARY
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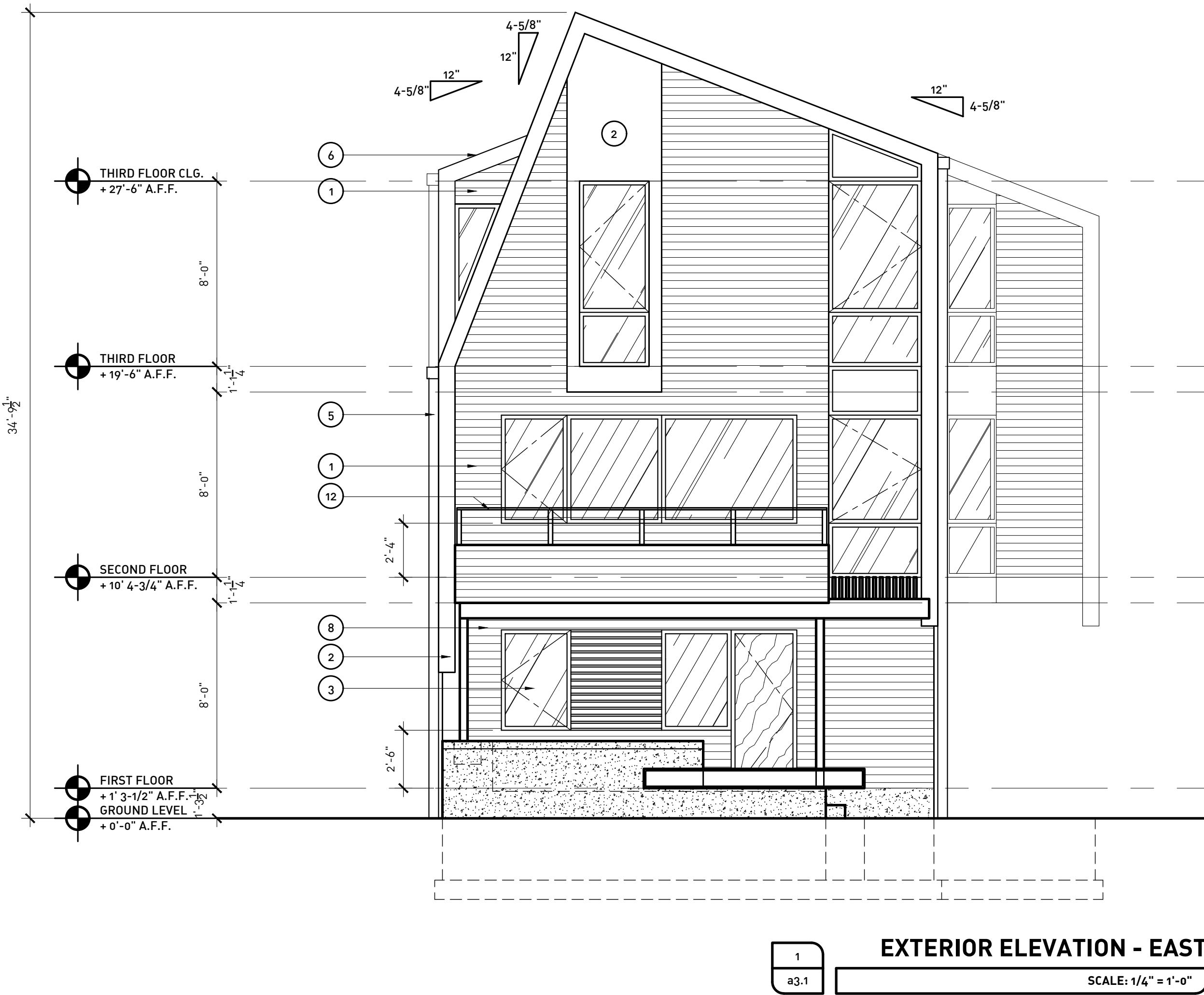
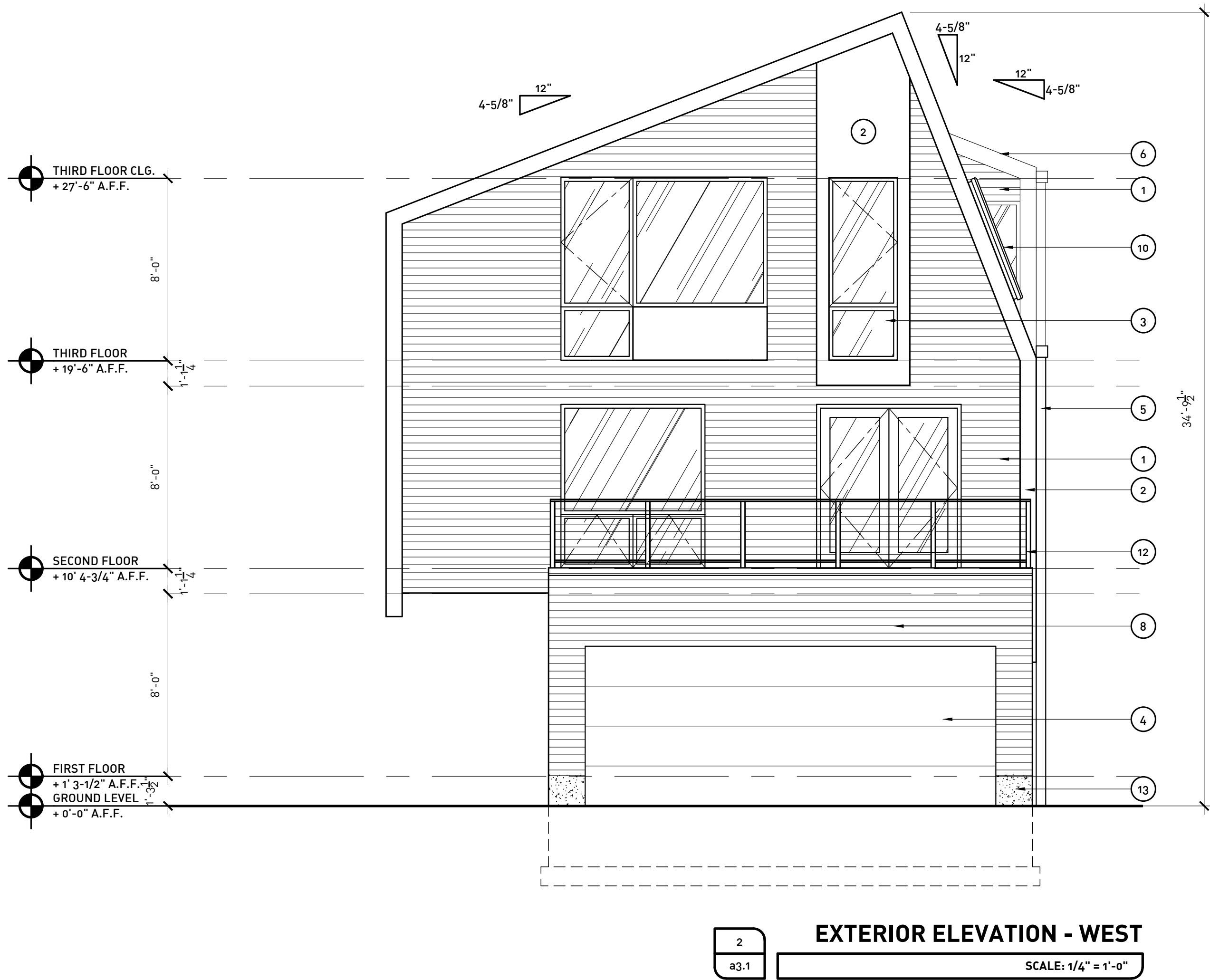
addk

100%

100%

100%

100%



EXTERIOR NOTES:

1. D.S. INDICATES DOWNSPOUT LOCATION
2. E INDICATES "EGRESS" WINDOW FOR GIVEN BEDROOM.
3. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR UNCLEAR ITEMS REGARDING RELATIONSHIP OF EXTERIOR MATERIALS BEFORE INSTALLATION.

EXTERIOR FINISH LEGEND

- 1 HORIZONTAL CLEAR CEDAR PLANK SIDING
1x6 T&G CLEAR FINE LINE CEDAR PLANKS
- 2 BREAK METAL
20 GA BLACK BREAK METAL WITH MINIMAL SEAMS AND
CONCEALED FASTENERS
- 3 "QUAKER" BRIGHTON ALUMINUM CLAD WOOD WINDOW
1" INSULATED LOW-E DOUBLE-PANE GLASS
EXTERIOR: BLACK ALUMINUM CLAD
INTERIOR: STAINED WOOD FINISH (COLOR: TBD)
- 4 GARAGE DOOR
7'-0" HIGH X 18'-0" WIDE GARAGE DOORS w/ BLACK FINISH
- 5 GUTTER & DOWNSPOUT
BLACK BREAK METAL WITH 4"x4" DOWNSPOUTS
- 6 ARCHITECTURAL ASPHALT SHINGLES
COLOR: BLACK
- 7 NOT USED
- 8 SMOOTH HARDIE LAP SIDING
COLOR: GRAY SLATE
- 9 NOT USED
- 10 SKYLIGHT
3'X8' BLACK SKYLIGHT WITH 1" INSULATED LOW-E
DOUBLE-PANE GLASS
- 11 BREAK METAL COPING
20 GA. BLACK BREAK METAL COPING WITH MINIMAL SEAMS AND
CONCEALED FASTENERS
- 12 RAILING
36" H. P.T. WOOD RAILING WITH ALUMINUM PICKETS
- 13 EXPOSED CONCRETE BASE

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ARCHITECTURE OFFICE - DAVID KREES

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PROJECT:

PRICING 08.14.2020
PRICING REVISION 11.06.2020

ISSUE/DATE:

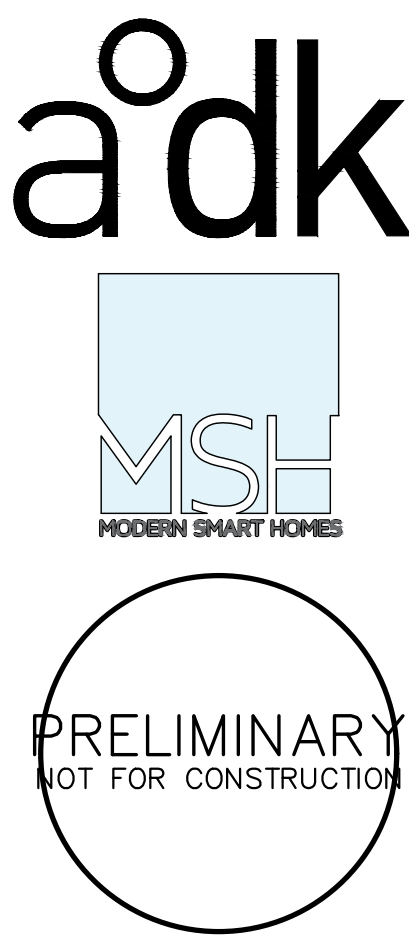
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EXTERIOR ELEVATIONS

SHEET NO.:

100%



YASAKI RESIDENCE

YASAKI RESIDENCE
1768 W. 38TH STREET
CLEVELAND, OH 44113

a3.1













Certificates of Appropriateness

May 27, 2021



Case 21-043: Taylor Emerson House

LIMNIS Theatre 2438 Scranton Road

Murals for Convergence Continuum

Ward 3: McCormack

Project Representatives: Jean Leathers, Convergence Continuum; Stamy Paul, Graffiti HeArt



Convergence Continuum Theater Mural Project

2438 Scranton Road
Cleveland, Ohio 44103

Cross the threshold to Cleveland's up-close, personal and intimate theatre.

Background



- Convergence Continuum is a 501(c)3 is a theatre that expands the imagination and extends the conventional boundaries of language, structure, space, and performance.
- History of the building/ what did it used to be/ Building has been owned by Convergence Continuum since 2017.
- Convergence Continuum impact to the community, supporters and friends and the wonderful diverse arts and cultural element it has brought to Tremont over the years.

Current State



Current State



Multiple Views



Aerial View



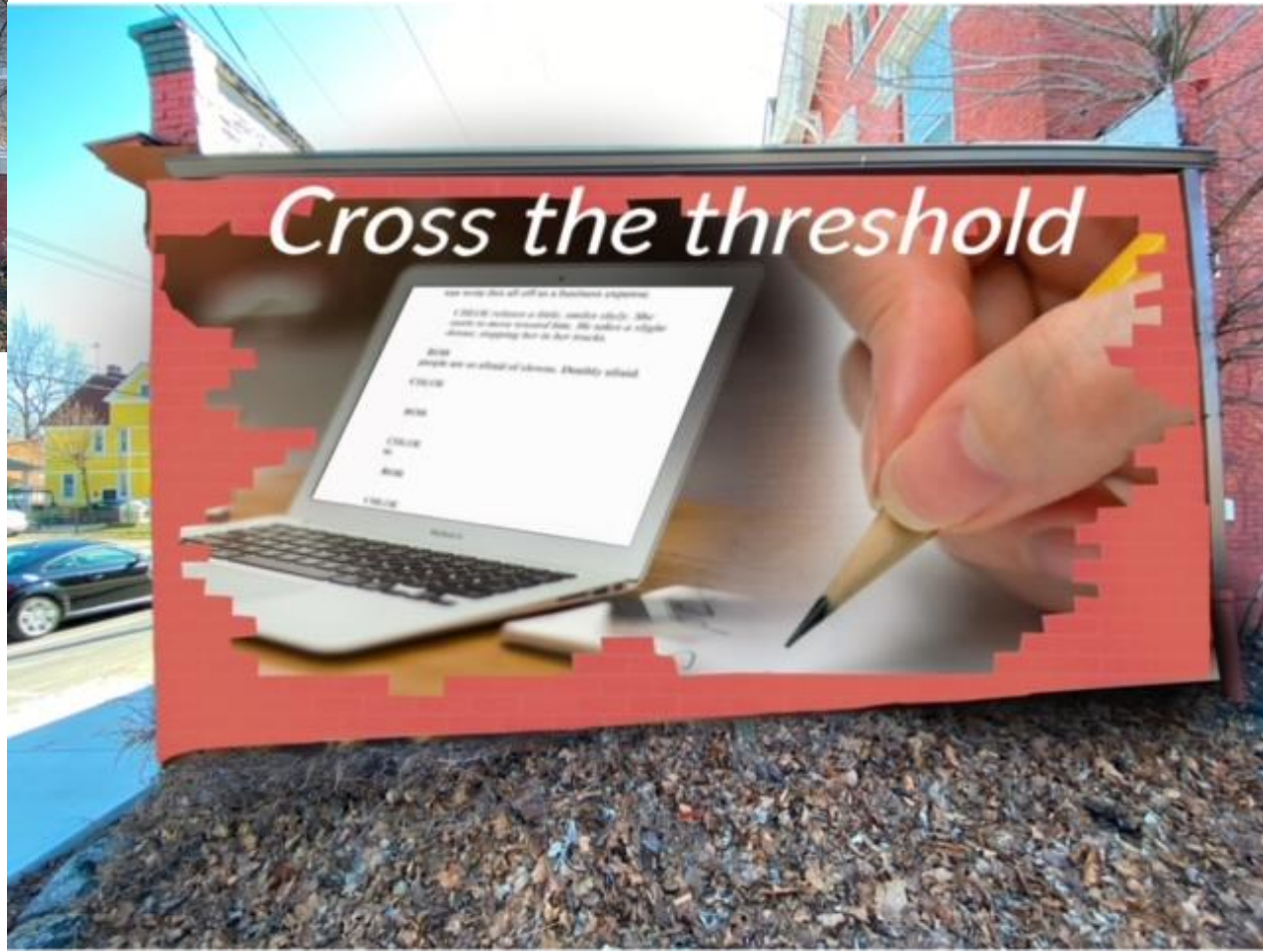
Convergence Continuum Theater Mural Concept



Convergence Continuum Theater Mural Concept



Convergence Continuum Theater Mural Concept



Project Overview



- Project reviewed by the Lincoln Heights block club on 9/14/20. Suggested changes.
- Project presented again and gained approval on 10/12/20.
- Project made possible by Graffiti HeArt 501(c)3
- Convergence Continuum is funding project through existing and raised funds (fundraiser, grants).
- Graffiti HeArt artists are local diverse artists.
- Installation the week of July 14, 2021 .

Graffiti HeArt



- Graffiti HeArt is a 501(c)3 non-profit Organization promoting graffiti art form in permissioned positive ways that beautify communities and grants scholarships for underserved youth
- Over 20 public murals and 50+ interior mural projects
- Over \$80,000 of Pre-College Program scholarships granted to underserved youth since 2015 to the Cleveland Institute of Art

Artist



- Faderesistant Artist: Miguel Garcia
 - Lead artist for project
 - Skilled aerosol and airbrush artist known best for his realistic illustrations on medium large canvas
 - Experienced muralist in CLE (e.g. C-Town in the Flats; Gundham in Midtow/ Asia Town)



Project by GraffitiHeArt.org

Inspiring health and art in the community

A_{rtists}

W_{alls}

e_{ducation}

S_{erving}

O_{ur}

m_{ission}

e_{verywhere}

#graffitiheart

Cleveland Landmarks Commission

Concept Plan



May 27, 2021

May 27, 2021

Case 21-044: Little Italy Historic District

1934 East 123rd Street

New Construction of Townhouses

Ward 6: Griffin

Project Representatives: Andrew Kalnitsky, Gold Key Builders; Ryan Grass, Grass Roots Architecture



May 27, 2021

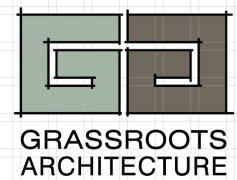
Case 21-045: Little Italy Historic District

1934 East 123rd Street

Demolition

Ward 6: Griffin

Project Representatives: Andrew Kalnitsky, Gold Key Builders; Ryan Grass, Grass Roots Architecture



**1934 EAST 123RD STREET PROPOSED TOWNHOME DEVELOPMENT
LITTLE ITALY REDEVELOPMENT CORPORATION
DESIGN REVIEW NARRATIVE/APPLICATION**

May 7, 2021

Mr. Raymond Kristosik,

Grassroots Architecture is working with Goldkey Builders to investigate promising improvements to the above noted address. After much consideration, we have arrived at a scenario that we believe is appropriate for both the site and the historic neighborhood of Little Italy. We are excited at the prospect of working with you and the Little Italy Redevelopment Corporation in realizing the site future potential.

We respectfully submit this letter and the associated documents, emailed to you on May 7, 2021, as a representation of our intentions and the results of our efforts. We have organized this correspondence to coordinate with the LIRC Design Review Committee Guidelines and are number accordingly.

Property owner (pending sale):

Goldkey Builders
Andrew Kalnistky
440.318.5785

Contact Person:
Grassroots Architecture, LLC
Ryan Grass
330.618.9190

Location/Address of Project:
1934 East 123rd Street
Cleveland, Ohio

Brief overview:

Scope of Project: The project consists of six residential townhomes configured in a single 3-story structure. Each unit comes complete with indoor parking, individual entrance, exterior balcony, two bedrooms, 2.5 baths and associated site work, including vehicular drives, landscaping and necessary utilities.

Use of the property: The units are to be for sale upon completion of construction as residential homes.

Adherence to City of Cleveland Zoning Regulations: The property is currently zoned as Multi-Family 1 (MF-1). We are proposing an approved use.

Impact on neighborhood and/or residence: Currently the property stands in disrepair. The roofing was previously removed in some sections with, what we assume, was the beginnings of re-roofing. However, the work was left unfinished and the home's interior has been exposed to the elements in several locations for quite some time. The result is a structure that is quickly deteriorating and, in our opinion, is beyond saving. Firstly, our proposed development will remove

the existing home and associated structures making an immediate positive impact. Furthermore, we are confident that our proposed development is sensitive to the existing context relative to siting, scale, and proportions. We have positioned and sized the structure with consideration to the adjacent properties and the homes/apartments in the immediate vicinity. Additionally, we have taken measures to address the City of Cleveland's zoning criteria set forth for townhomes in the form of porches, outdoor features and architectural components intended to activate the façade of homes and support a more urban-centric lifestyle.

Scheduled appointment date and time for review by Landmarks Commission: We are tentatively scheduled for the May 27th Landmark's meeting.

Timeframe for Project: It is our intention to begin construction as soon as we have secured the necessary approvals and organized contractors, possibly this fall.

I trust the above information is helpful. If you have any questions, or require any additional information, please do not hesitate to contact us at your earliest convenience.

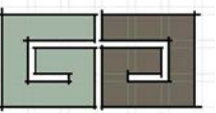
Regards,

Grassroots Architecture
Ryan Grass, R.A., NCARB
330.618.9190

Copy: Andrew Kalnitsky



1934 EAST
123RD STREET
CLEVELAND
LITTLE ITALY
TOWNHOME
DEVELOPMENT



GRASSROOTS
ARCHITECTURE

CONCEPTUAL
DESIGN
05.07.2021

CONTEXT
IMAGERY

S0.1

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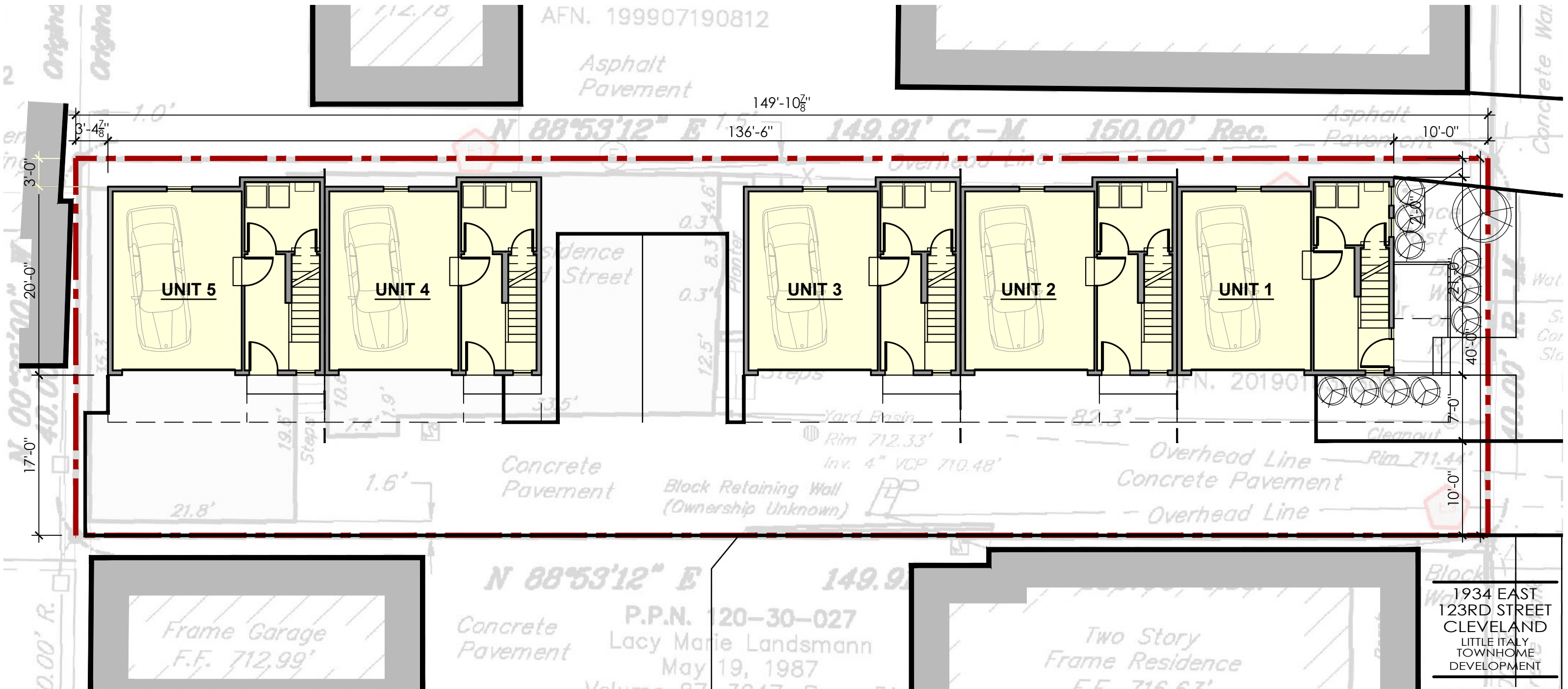










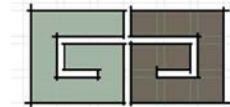
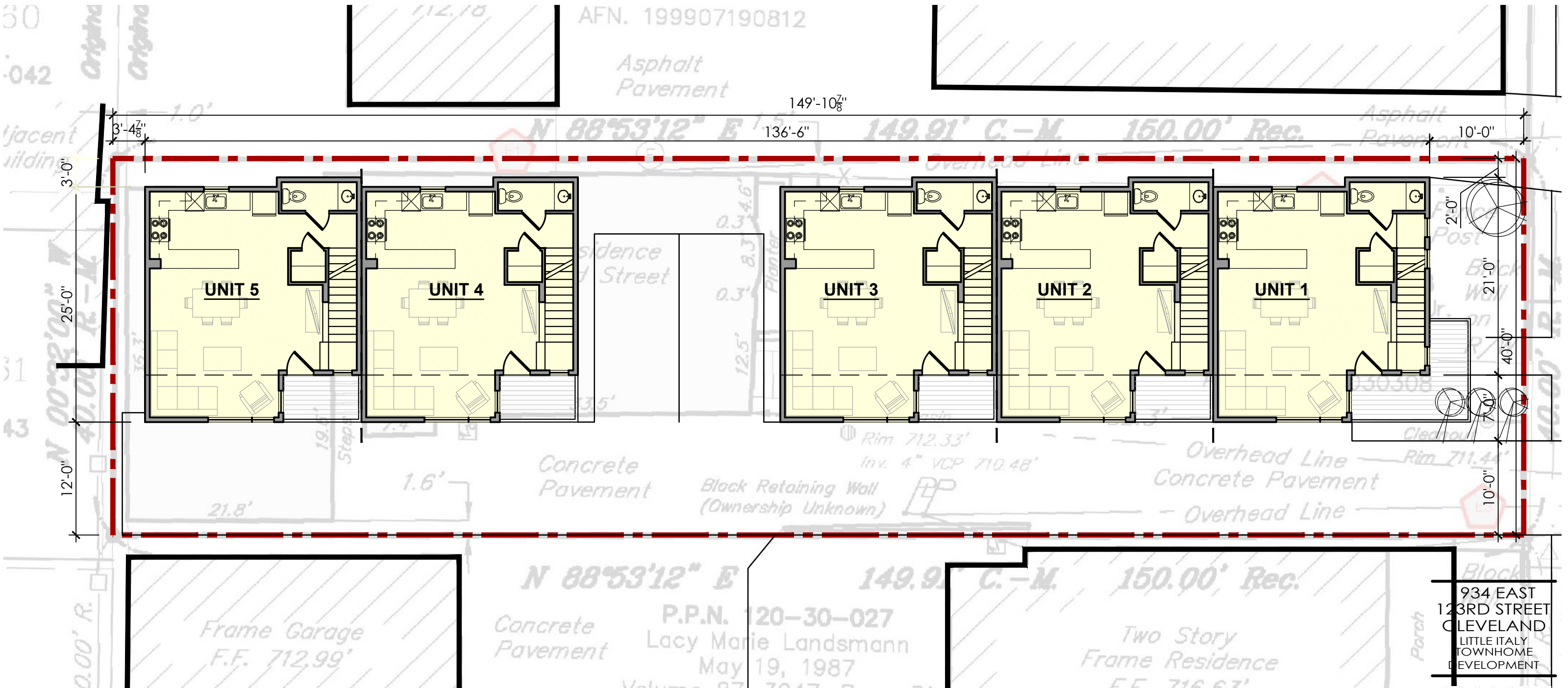


1934 EAST
123RD STREET
CLEVELAND
LITTLE ITALY
TOWNHOME
DEVELOPMENT

GRASSROOTS
ARCHITECTURE
CONCEPTUAL
DESIGN
05.12.2021

PROPOSED SITE
PLAN 1ST FLR
SCALE: 1" = 10'-0"

S1.1
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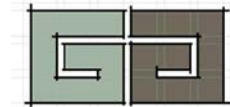
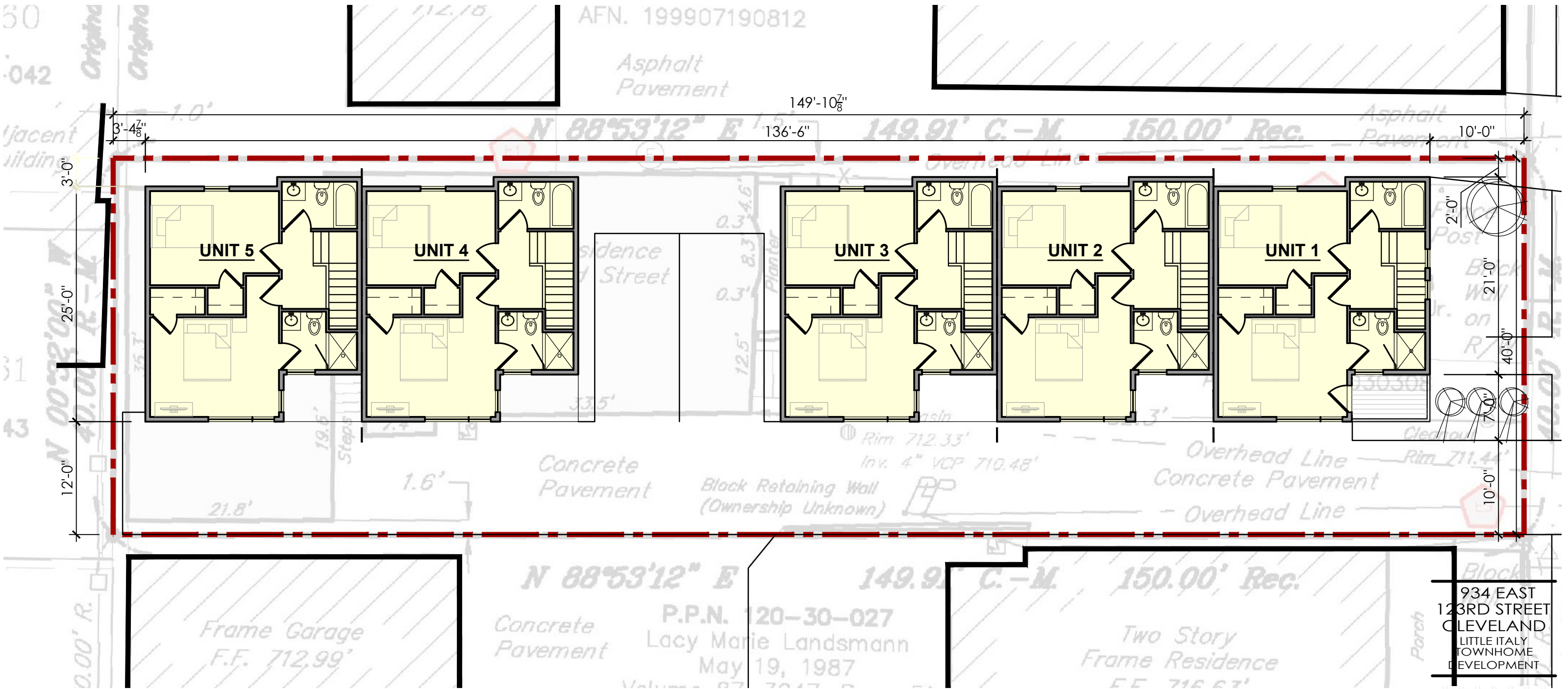
GRASSROOTS
ARCHITECTURE

CONCEPTUAL
DESIGN
05.12.2021

PROPOSED SITE
PLAN 2ND FLR
SCALE: 1" = 10'-0"

S1.2

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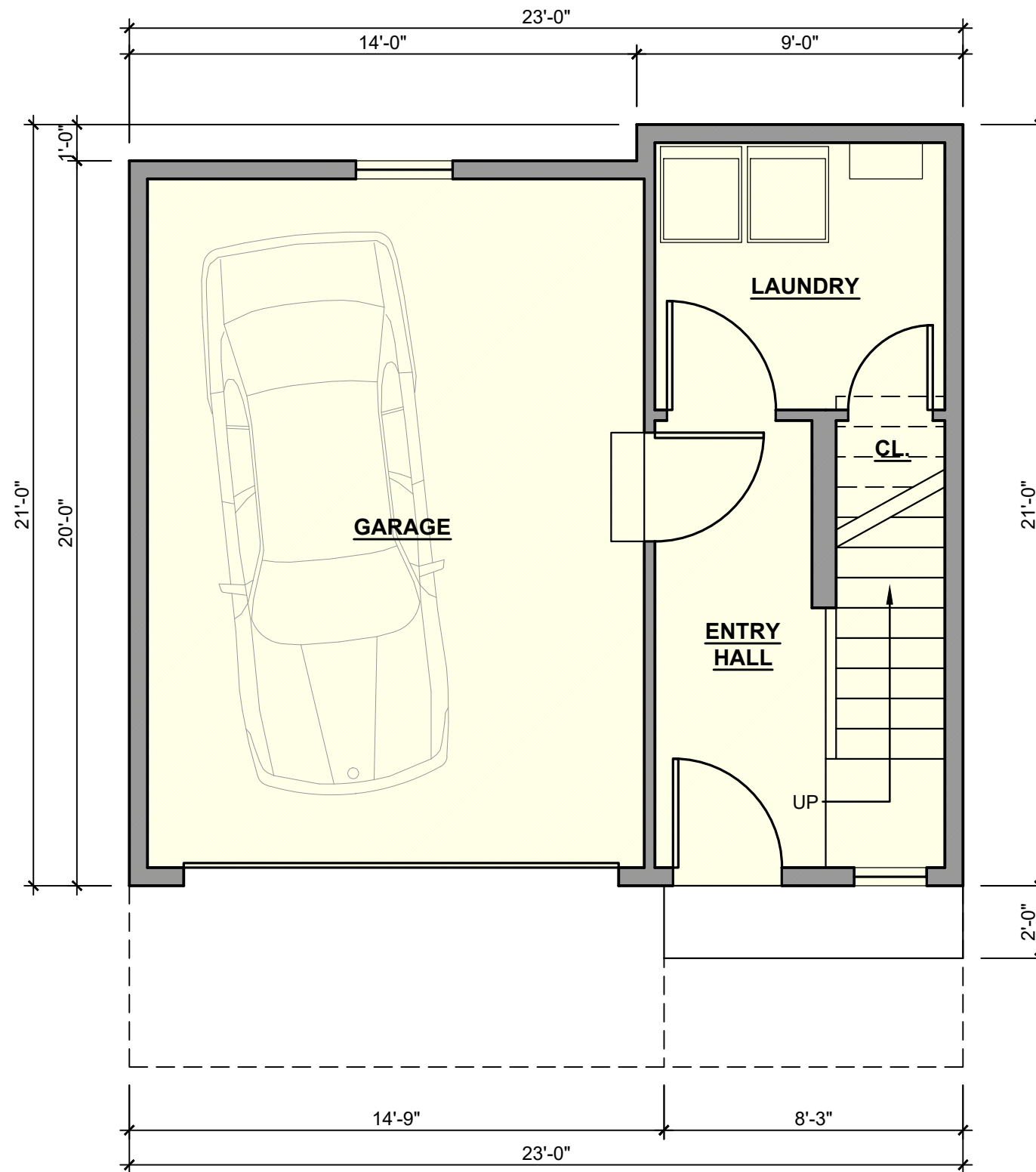
GRASSROOTS
ARCHITECTURE

CONCEPTUAL
DESIGN
05.12.2021

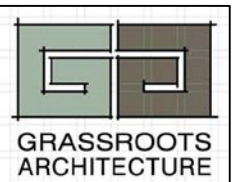
PROPOSED SITE
PLAN 3RD FLR
SCALE: 1" = 10'-0"

S1.3

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1934 EAST
123RD STREET
CLEVELAND
LITTLE ITALY
TOWNHOME
DEVELOPMENT

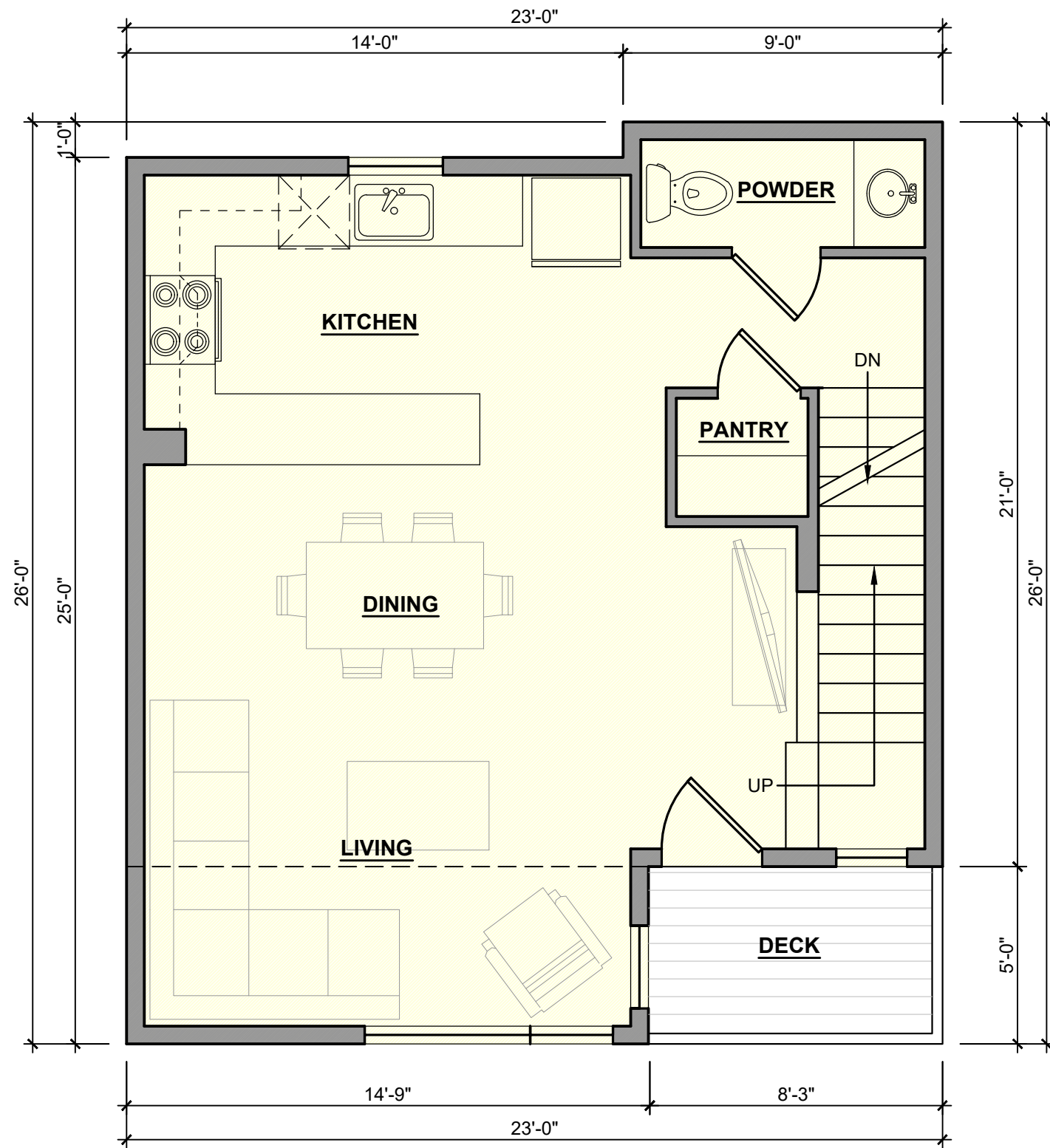


CONCEPTUAL
DESIGN
05.07.2021

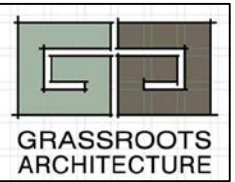
FIRST
FLOOR
PLAN

A1.1

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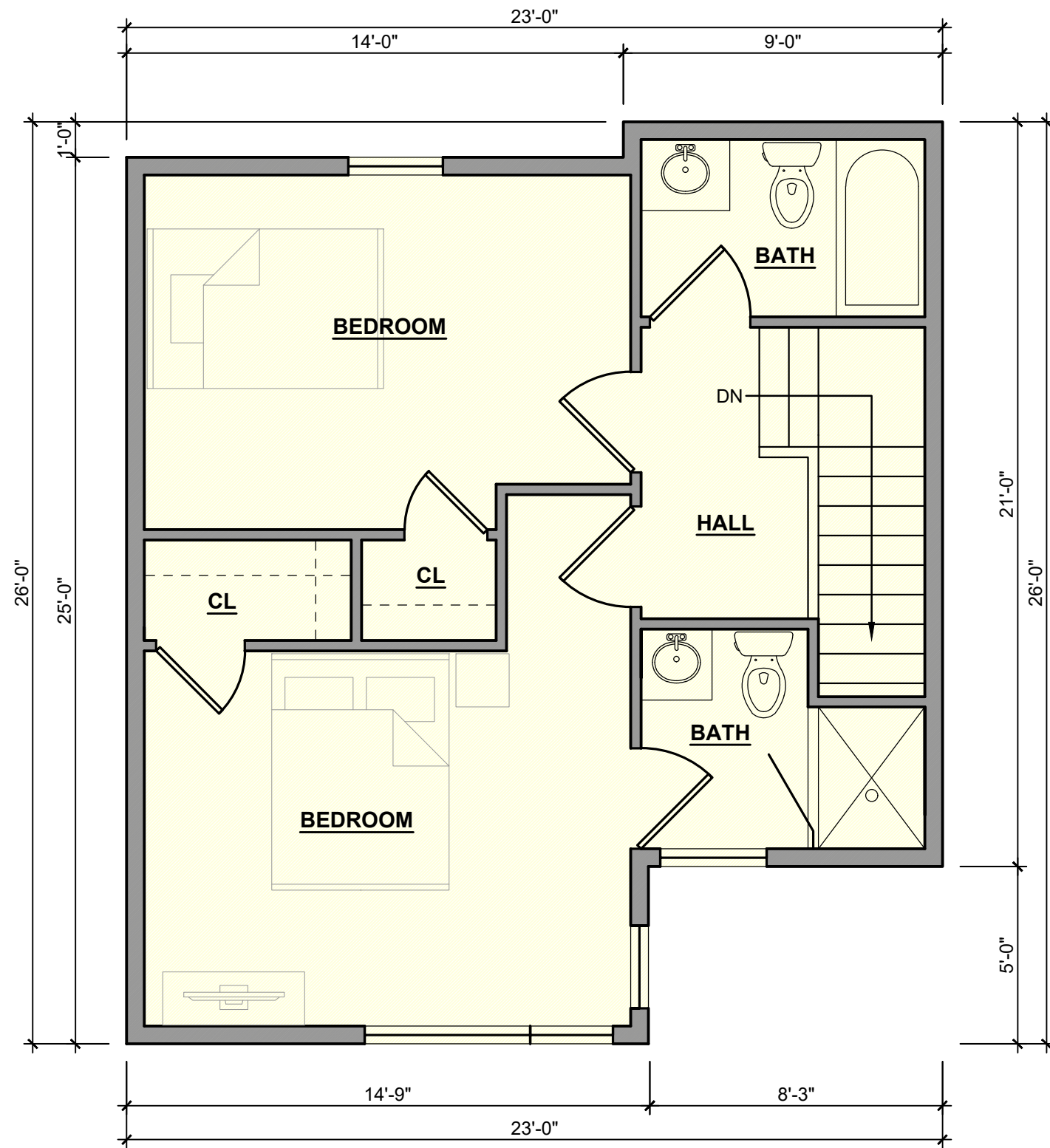
1934 EAST
123RD STREET
CLEVELAND
LITTLE ITALY
TOWNHOME
DEVELOPMENT



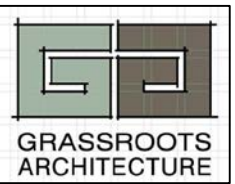
CONCEPTUAL
DESIGN
05.07.2021

SECOND
FLOOR
PLAN

A1.2



1934 EAST
123RD STREET
CLEVELAND
LITTLE ITALY
TOWNHOME
DEVELOPMENT



GRASSROOTS
ARCHITECTURE
CONCEPTUAL
DESIGN
05.07.2021

THIRD
FLOOR
PLAN

A1.3

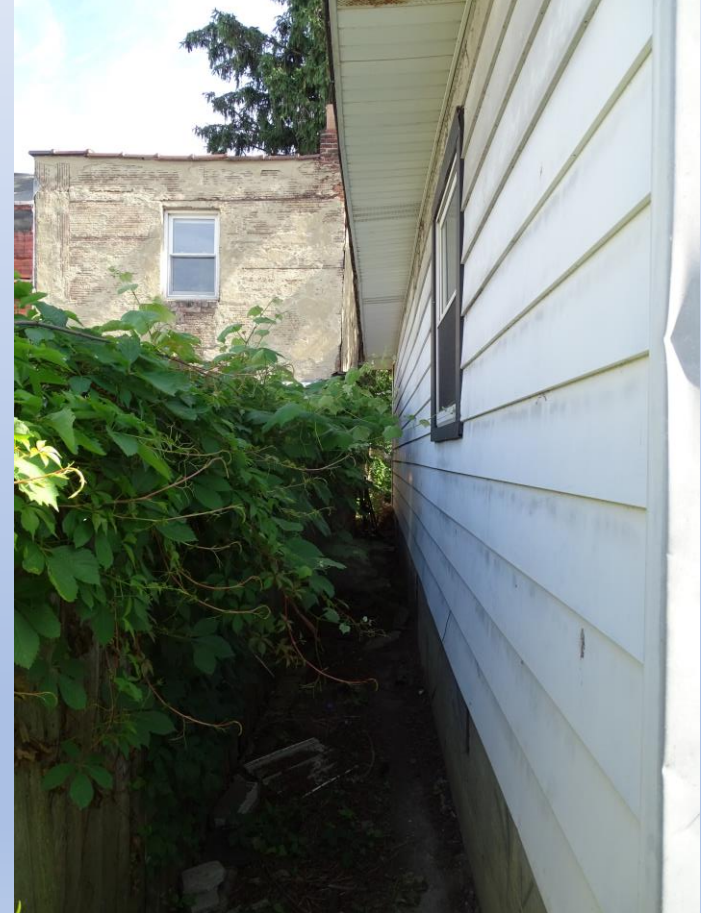
Site Visit

1934 East 123rd Street

June 9, 2020













Interior entrance through rear door



Rear addition two rooms









Now in original house





Front and side addition first floor



Front living room is an addition

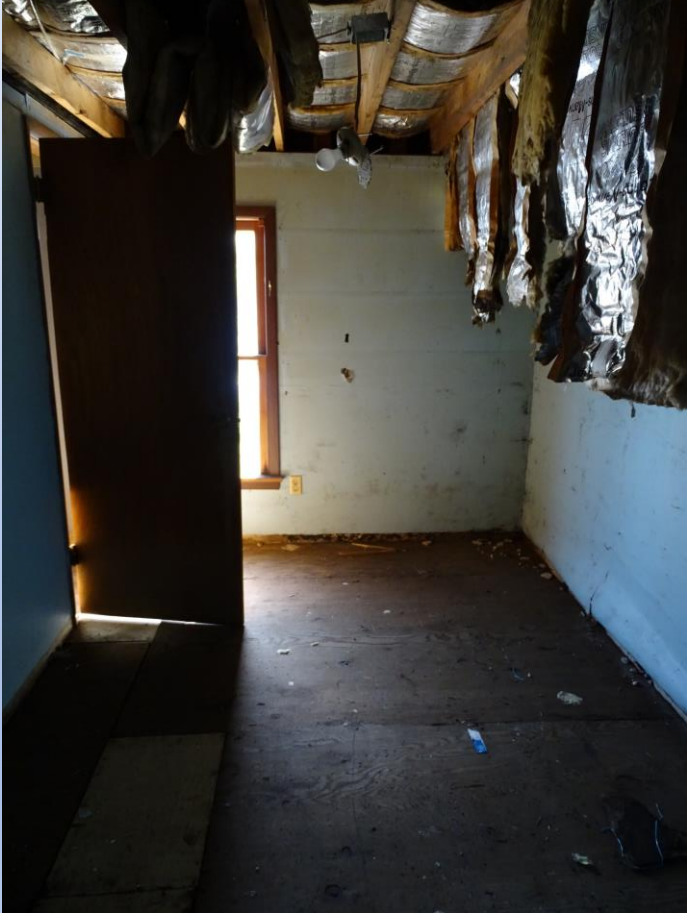


Up stairs and turn left to side addition



Large room leads to a smaller connector room





Froom at front in addition



Original exterior siding visible



Original front room with step up to addition



Landing at top of stairs



Rear bedroom



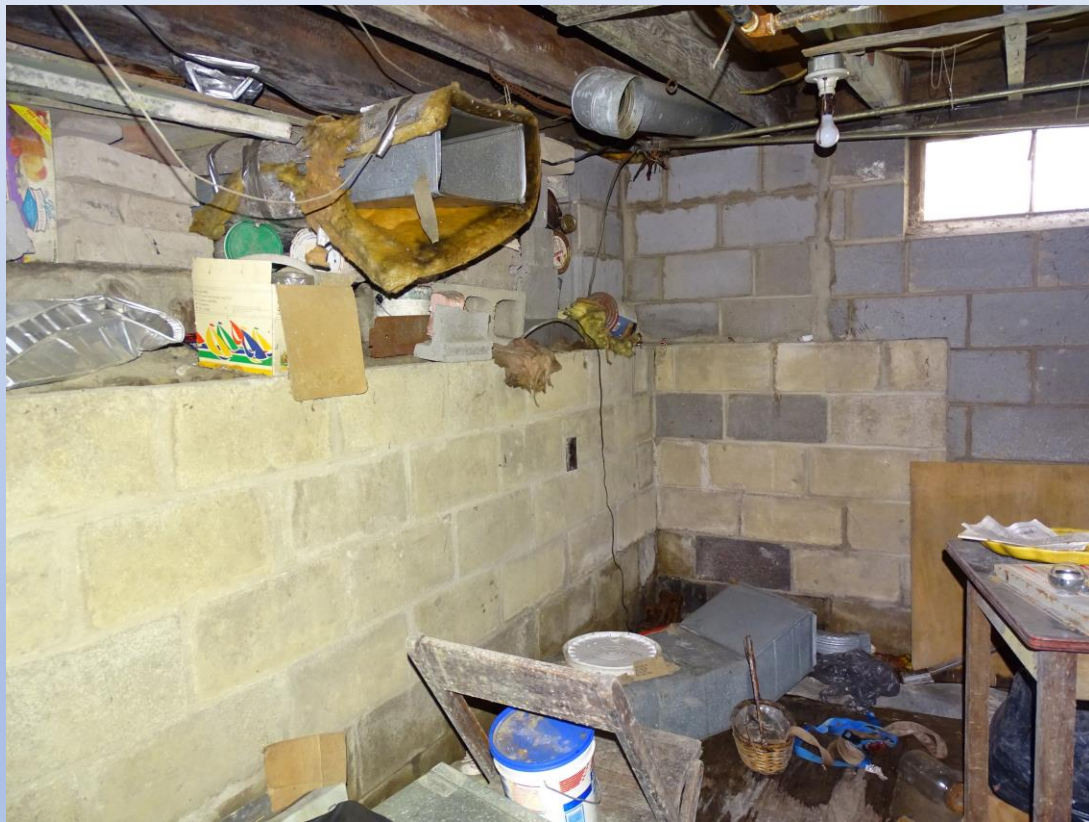
View of roof of rear addition



Basement







Original basement steps location







Thank you

Cleveland Landmarks Commission

Landmark Nomination



May 27, 2021

May 27, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Section 106 Environmental Review



May 27, 2021

May 27, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Meeting Minute Approvals



May 27, 2021

Meeting Minutes Approval

May 27, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Administrative Reports



May 27, 2021

Cleveland Landmarks Commission

Adjournment



May 27, 2021

Cleveland Landmarks Commission



May 27, 2021