



# Cleveland Landmarks Commission

Thursday July 22, 2021

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

Julie Trott, Commission Chair  
Donald Petit, Secretary

# Cleveland Landmarks Commission

## Preamble

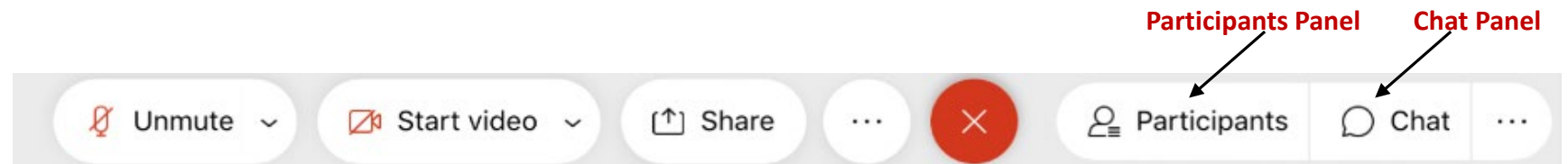
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW, UNDER COVID-19 EMERGENCY DECLARATION, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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



July 22, 2021



# Cleveland Landmarks Commission

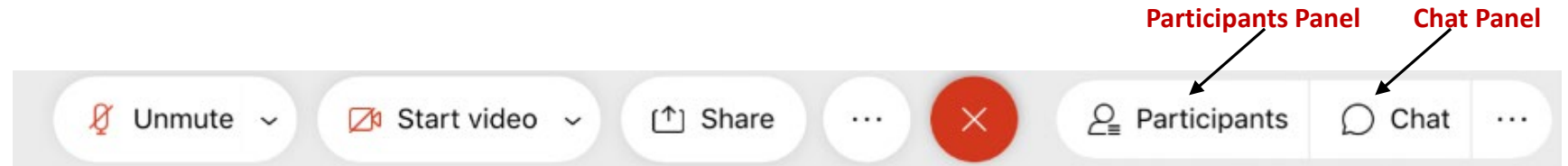
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## Preamble

**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.**



July 22, 2021

# Cleveland Landmarks Commission

## Call to Order & Roll Call

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July 22, 2021

# Cleveland Landmarks Commission

## Public Hearing

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July 22, 2021

July 22, 2021



**NOTHING SCHEDULED TODAY**



# Cleveland Landmarks Commission

## Public Hearing Action

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July 22, 2021

July 22, 2021



**NOTHING SCHEDULED TODAY**

# Cleveland Landmarks Commission

## Certificates of Appropriateness

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July 22, 2021



**Case 21-059:** St. Philip Neri Church

**8201-15 St. Clair Avenue**

Church Roof Replacement

Ward 10: Hairston

Project Representatives: William Garvey, Location Manager, Netflix Productions; Jared Ordner, Roofing Contractor; Alfred Roberts, Owner



# St. Philip Neri Church

8215 St. Clair Avenue

Roof Replacement

# St. Philip Neri Church

- Designated Cleveland Landmark, October 9, 2017. Ord. 959-17
- Church dedicated June 24, 1950
- School built in 1915
- Rectory built 1917
- All three designed by architect William Koehl
- Bob Nance Basketball Academy 2013-2020
- Current Owner Strategic Structure Foundation, Inc.
- Proposal for the Church structure only
  - Existing roof is Clay Tile

# Present Conditions



# Context





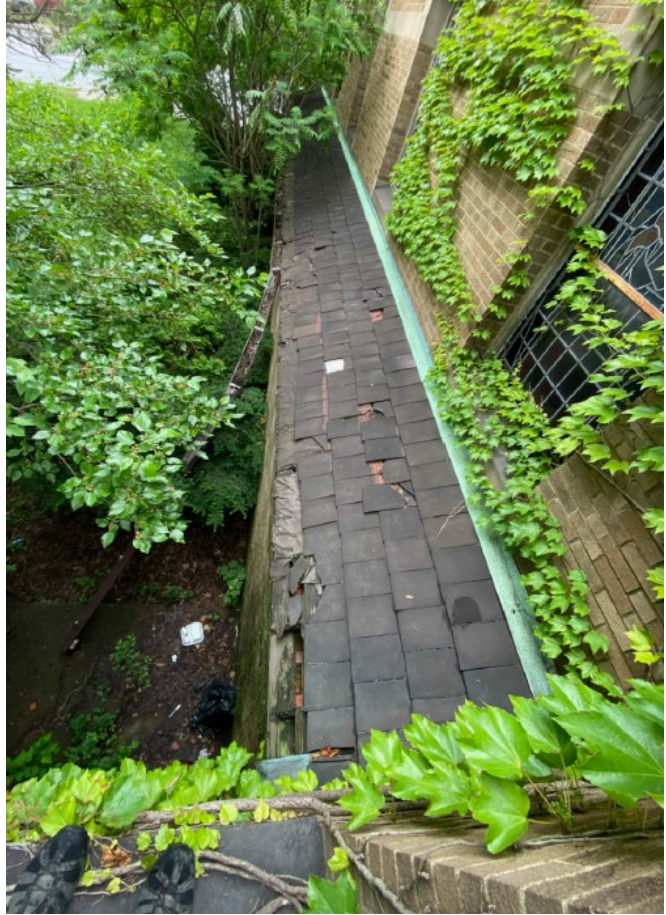
# Current Conditions





































# Don










# Materials

- Consideration for replacement clay tile
  - Real Clay Tile
  - Synthetic Clay Tile
  - Synthetic Slate
  - Brava products
- Cost and Timeline Concerns
  - Too close to filming date

## Unparalleled Performance

		<b>Description</b>	<b>Weight</b>	<b>Dimensions</b>
Onyx	Green	Spanish Field Tile	2.85 lbs.	13"x 16"; 13 1/2" Exposure
		Eave Starter	0.6 lbs.	11 3/4" x 3"
		Ridge Closure	0.6 lbs.	11 3/4" x 2 1/4"
		Hip/Ridge	3.6 lbs.	8 1/2" x 9" x 17 1/2"
		Top Ridge	4 lbs.	10" x 10 3/4" x 17"
		Bull Nose	3.7 lbs.	7 3/4" x 8 3/4" x 17 1/2"
		Rake	2.8 lbs.	5 1/2" x 6 1/2" x 16"
		<b>Aesthetics</b>	<b>Brava Spanish Barrel Tile</b>	<b>Clay / Concrete Spanish Tile</b>
Terra Cotta	French Clay	Authentic Look	✓	✓
		Multi-Colored Variegated	✓	
		<b>Performance</b>	<b>Brava Spanish Barrel Tile</b>	<b>Clay / Concrete Spanish Tile</b>
Tuscan Clay	Antigua	Fire Retardant: Class A or Class C	✓	✓
		Wind Resistance 110+ mph	✓	✓
		Impact Resistance: Class 4	✓	Varies by manufacturer
Autumn		Freeze/Thaw Resistant	✓	✓
		Maintenance Free	✓	Requires repair throughout life cycle
		Color-Fast	✓	Varies; concrete may develop efflorescence (powdery appearance)
		Hall Warrantied	✓	Varies by manufacturer
		<b>Installation</b>	<b>Brava Spanish Barrel Tile</b>	<b>Clay / Concrete Spanish Tile</b>
		Lightweight	✓	
		Estimated Waste Factor	Low	High; tiles with hairline cracks or broken during install will be discarded
		Gun Nailed in Cold Weather	✓	

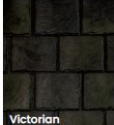
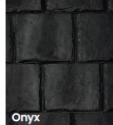






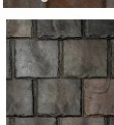

Tolerances +or- 1/2". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile Installation manuals at [www.BravaRoofTile.com](http://www.BravaRoofTile.com) for more details.

© Brava 2021 SBT.SS.V1.421 [bravarootile.com](http://bravarootile.com) • (844) 290-4196 • [info@bravarootile.com](mailto:info@bravarootile.com)

## Unparalleled Performance




	
Victorian	Onyx
	
Deep Green	Atlantic
	
Arendale	Light Arendale
	
Cottage	Washington
	
Welsh	Gray

Description	Weight	Dimensions
Slate Field Tile	2.9 lbs.	12"x 23"; 10" Exposure
Starter	2.25 lbs.	12" x 14"
Hip/Ridge	2.1 lbs.	5 1/8" x 6" x 16"
Solid Slate Accessory	4.5 lbs.	12" x 23"

Aesthetics	Brava Old World Slate	Natural slate
Authentic Look	✓	✓
1" Thickness	✓	✓
Multi-Colored Variegated	✓	Only the most expensive
Solid Accessories for Realistic Installation	✓	✓

Performance	Brava Old World Slate	Natural slate
Fire Retardant: Class A or Class C	✓	✓
Wind Resistance 110+ mph	✓	✓
Impact Resistance: Class 4	✓	Varies by product
Freeze/Thaw Resistant	✓	May spall in alpine regions
Maintenance Free	✓	Requires inspection and repair throughout the life cycle
Color-Fast	✓	Only some varieties
Hall Warrantied	✓	

Installation	Brava Old World Slate	Natural slate
Lightweight	✓	
Estimated Waste Factor	Low	High; slates with hairline cracks or broken during install will be discarded
Gun Nailed in Cold Weather	✓	

Tolerances +or- 1/2". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

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# Proposed Replacement Material

- Complete roof tear off and replacement with Owens Corning Asphalt Shingles
- Rino synthetic felt w/ plastic cap nails
- Install Henry's I&W around the perimeter.
- Install OC Ridge Vents
- Install 1.5" drip edge.
- Work performed by CMR Construction & Roofing



TOTAL PROTECTION. TOTAL CONFIDENCE.  
SEAL. DEFEND. BREATHE.









Amber<sup>†</sup>



Brownwood<sup>†</sup>



Chateau Green<sup>†</sup>



Colonial Slate<sup>†</sup>



Desert Tan<sup>†</sup>



Driftwood<sup>†</sup>



Estate Gray<sup>†</sup>



Harbor Blue<sup>†</sup>



Onyx Black<sup>†</sup>



Quarry Gray<sup>†</sup>



Shasta White<sup>†</sup>



Sierra Gray<sup>†</sup>



Slatestone Gray<sup>†</sup>



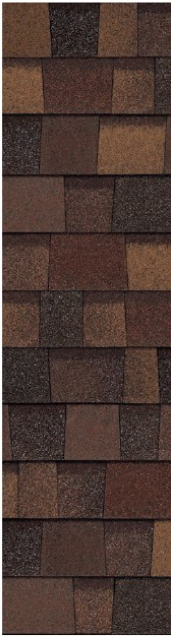
Teak<sup>†</sup>



Terra Cotta<sup>†</sup>



Sand Dune<sup>†</sup>



Sedona Canyon<sup>†</sup>



Storm Cloud<sup>†</sup>

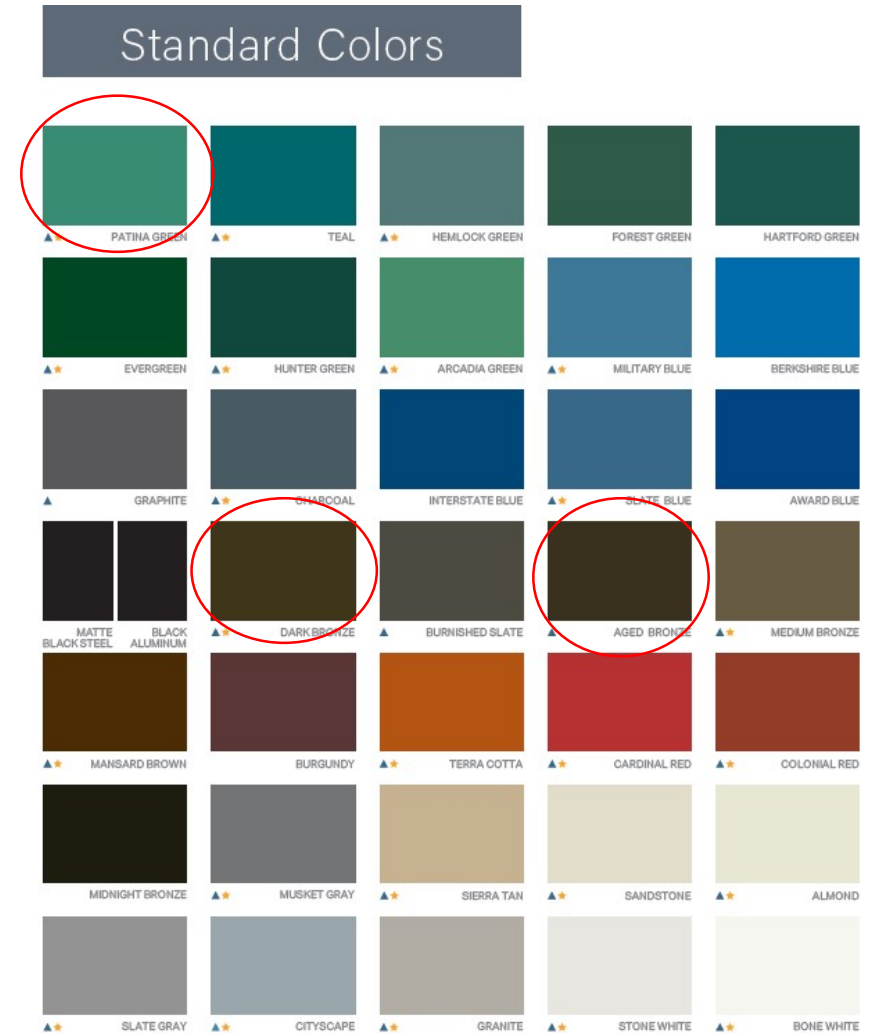


Summer Harvest<sup>†</sup>

# Drip Edge/ Flashing

- Potential choices for colors

- Patina Green
- Dark Bronze
- Aged Bronze



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AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025



# Certificates of Appropriateness

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July 22, 2021



**Case 21-058:** Clifton-West Boulevard Historic District

Mooney Residence 3402 West Boulevard

Roof Replacement

Ward 11: Mooney

Project Representatives: Brian Mooney, Property Owner; Tony Semidey, Sure Roof, Inc.

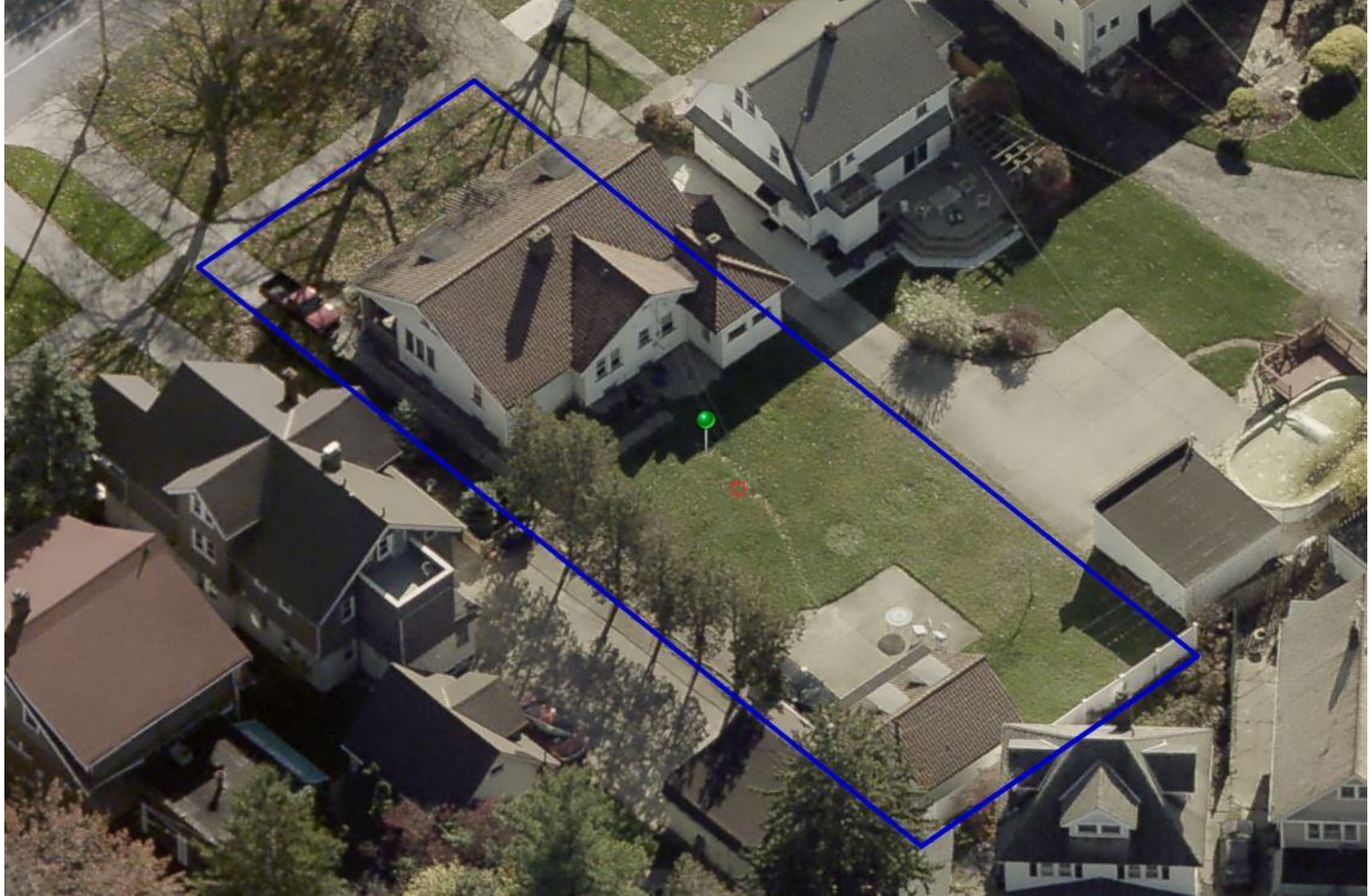
# 3402 West Boulevard

Roof Replacement











# Existing Conditions











# Proposal



6629 Engle Road, Suite 106 • Middleburg Heights, Ohio 44130 • (216) 233-8191 • Fax (844) 273-7123 • [www.sureroofinc.com](http://www.sureroofinc.com)

## RESIDENTIAL ROOFING CONTRACT

I (we) hereby contract with SureRoof Total Construction Company for the following work to furnish all necessary materials, labor and workmanship to install and place the improvements according to the following specifications, terms and conditions, on the premises below described;

**Purchaser's Name:** Brian Mooney  
**Job Address:** 3402 West Blvd  
**City/State/Zip:** Cleveland, OH 44111

**E-Mail:** [brianpmooney@att.net](mailto:brianpmooney@att.net)  
**Home Phone:**  
**Cell Phone:** (216) 235-4539

## SPECIFICATIONS OF GOODS AND SERVICES TO BE PERFORMED

**Project Type:** House Roof Tear-off & Replacement

- Grind and tuck point one chimney with new crown.
- Install 1 x 6 wood planks to cover opening.
- Repair rake board as needed.
- Tear off existing one layer (s) roof to sheathing (Spanish clay tile).
- Replace any deteriorated planks as needed - cost @ \$375.00/LF
- Install ice and water guard to valleys, chimney area and eaves 6ft and up.
- Felt with GAF Premium grade synthetic underlayment; Install drip edge.
- Install brown aluminum valleys to all valleys; Install wall tins and new flashing pipe jack.
- Install asphalt starters.
- Install 30yr GAF Timberline HDZ (LIFETIME) Dimensional Shingle - color: Hickory.
- Install ridge vent (shingle vent 2) with ridge cap (Composition Shingle).
- Install new seamless gutters and downspouts - color: white.
- Clean up and haul away construction debris.

### Ten Year Guarantee On All Workmanship

The undersigned purchaser(s) represent(s) that he is (they are) owners of the above-mentioned premises and that the legal title thereto stands of record in his or her or their names. Any controversy or claims arising out of or relating to this contract, or breach thereof, shall be settled in the court of: Cleveland, Ohio in accordance with Ohio law and judgment upon the award rendered may be entered in any court having jurisdiction thereof.

### ***Buyer's Right to Cancel***

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. The undersigned acknowledge(s) that he (she, they) read and know the contents of this contract and that he (she, they) understand that no other agreements, verbal or otherwise are binding on the parties hereto, and that the same contains the entire contract.







# 3205 West Blvd





# Brava Proposal

<b>Proposal</b> <b>WEST SIDE ROOFING CO., INC.</b> 5360 West 130 <sup>th</sup> Street Brookpark, Ohio 44142 (216) 898-1900 FAX (216) 898-1320			
NAME Mr. Brian Mooney		PHONE 216-235-4539	DATE 11/1/19
STREET 3402 West Boulevard		JOB NAME Tear-off / Re-roof New Brava tiles	
CITY, STATE and ZIP CODE Cleveland, Ohio 44111		JOB LOCATION Same	
CONTACT 	DATE OF PLANS 	PAID 	SALES REP Brad Hutcherson
<b>We shall furnish and supply all necessary labor, materials and equipment to perform the following scope of work:</b> <b>West Side Roofing Co., Inc. to obtain all needed permits.</b>			
<ol style="list-style-type: none"><li>1. Tear- off all old existing roofing material down to wood deck on entire house.</li><li>2. Pull all nails. Replace any damaged wood (cost of wood used will be additional) *.</li><li>3. Cover all sloped areas (including up exposed walls) using high temperature ice guard protection.</li><li>4. Mechanically fasten ½" high density isocyanurate insulation over saddle and flat roof sections.</li><li>5. Fabricate and install copper drip edge around perimeter of flat sections.</li><li>6. Adhere .060 EPDM rubber roof system over flat areas.</li><li>7. Fabricate and install new copper valley flashing.</li><li>8. Install new roof on sloped areas using Brava Spanish (barrel) class C- roof tile, with all accessories and trim pieces, fastened using copper 3/8" head nails - as per the manufacturer's specifications.</li><li>9. Install new soil stack flashings. Re-flash chimneys using new copper flashing material.</li><li>10. Re-flash vertical walls as needed</li><li>11. Clean up and haul away all debris.</li></ol>			
<p style="text-align: center;"><b>Workmanship Guaranteed against leaks for ten years.</b> Materials will be covered by manufacturer's limited 50 yr. Warranty.</p>			
Options: a.) Install soldered copper flat panel on flat areas adds \$5,200.00			
<b>We Propose</b> hereby to furnish material and labor – complete in accordance with above specifications, for the sum of: <b>Forty-Seven Thousand Five Hundred and 00/100 Dollars</b> <span style="float: right;"><b>\$47,500.00</b></span>			
Payment to be made as follows:		Dollars	
Upon completion			
<small>* Wood is an additional cost. Decking at \$3.50 + 2 Plywood will be an additional \$55.00 a sheet. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.</small>			
Authorized Signature		<i>Brad Hutcherson</i>	
Note: This proposal may be withdrawn by us if not accepted within <u>30</u> Days			
<b>Acceptance of Proposal</b> — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.			
Date of Acceptance: _____		Signature _____	
<b>TERMS: PAYMENT DUE UPON RECEIPT AFTER 30 DAYS 1 ½% PER MONTH ON UNPAID BALANCE</b>			



**Petit, Donald**

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**From:** Brian Mooney <brianpmooney@att.net>  
**Sent:** Friday, June 18, 2021 3:01 PM  
**To:** Petit, Donald  
**Subject:** [WARNING: UNSCANNABLE EXTRACTION FAILED]3402 west blvd  
**Attachments:** brad.pdf

**CAUTION:** This email originated from outside of the City of Cleveland. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@clevelandohio.gov](mailto:phishing@clevelandohio.gov).

I purchased 3402 West Blvd in July 2018. I thought there was a roof problem, and bought the home as-is. The owner would not let me inspect the roof so I could get a head start scheduling a repair until she moved out in October, 2018. I called and spoke to Runyon Roofing, and received a verbal estimate of \$70,000 for a metal roof, and over \$100,000 for a new clay roof. I had used Runyon and Sons before, and trust their work. However, they were not overly enthusiastic about doing my job because it was involved. At that point I approached Landmarks, who visited my house. Landmarks Staff indicated they did not like the metal roof, but instead preferred a Brava product that looks like the red clay roof I already have. In the summer of 2019 then I called West Side Roofing, as they are the only certified contractor in Cuyahoga County for the Brava product landmarks recommended to me. After many emails and phone calls, I received a first estimate (attached) of \$47,000. However, that estimate was not accurate. In that estimate he failed to include new gutters, new downspouts, replace fascia board and water damaged decorative wood around my porch, as well as some other work on the roof/porch that I had asked for, but he failed to include in his estimate he created driving past my house and never knocking on my door. The final estimate he told me verbally was about \$65,000. He promised me over time it would be done in July or August of 2020. After many phone calls and excuses, he stopped responding to me in March of 2021. At that point Sure Roof did my neighbors house, so I asked them if they could do a dimensional tile roof, as they did other similar jobs on other houses on West Blvd in the past few years that also had the same clay tile roof as I have.

My roof leaks when it rains. I have one bedroom where the plaster walls are water damaged and water leaks into areas of my attic and main floor. It has been 3 years that I have attempted to get a new roof without any luck. I at first wanted the metal roof, but was directed to the composite roof. It became obvious to me West side roofing just didn't want the job. Runyon was not thrilled to do my job, but I had hired them twice before for total new roofs so they were courteous to me, but did not really want to do it.

I wish I could repair my clay tile roof, but it is not possible. Both roofers told me they would break too many tiles trying to repair it, and that there were so many bad repairs made to areas of the roof that it would not make sense cost wise to try to correct all that was wrong. Several areas that should have metal flashing look like home repair jobs from previous owners where they just rolled asphalt over areas. In addition I do not have ice guard or proper backing in many areas. To correct it would involve a total tear off, which would cost me over \$100,000 just for my house, not the garage.

I can't afford at this point to spend from 70-100,000 for a new roof. I bought it for \$118,000 and afterwards resanded all my floors of this 1200 sq foot ranch, and painted all rooms, installed six new windows, repaired damaged plaster, new electrical lines throughout most of the house, gutted a bathroom for \$48,000; replaced drain and sewer tile around my house for a cost of \$43,000; had an environmental company remove the broken asbestos tile in my basement and paint it for about \$7,000; replaced all plumbing lines and a few radiators for a cost of about \$15,000; and many more projects such as a new hot water tank, new sinks in the basement, new light fixtures in all rooms. I have spent about \$135,000 on my house, in addition to buying it for \$118,000. My appraisal last year was for \$134,000. It does not make financial sense to spend another \$200,000 on this house to raise it in value maybe 50,000.

I will install a new driveway, and submit plans to build a new garage, a back patio, and other projects. My driveway is half gravel, because it makes no sense to install a new driveway until the roof is done. This roof is holding up my life, causing damage to my house from leaks, and prevents me from doing many planned projects from three years ago. The only sensible solution is to let me install a dimensional tile roof, with new gutters, new downspouts, tuck pointing of the chimneys etc....Sure Roof's estimate is just under \$30,000.







**Case 21-060:** Franklin-West Clinton Historic District

**McPartland Residence 5602 Franklin Boulevard**

Driveway and Curb Cut

Ward 15: Spencer

Project Representative: Garrett and Caitlin McPartland, Property Owners



# 5602 Franklin Blvd Driveway Proposal

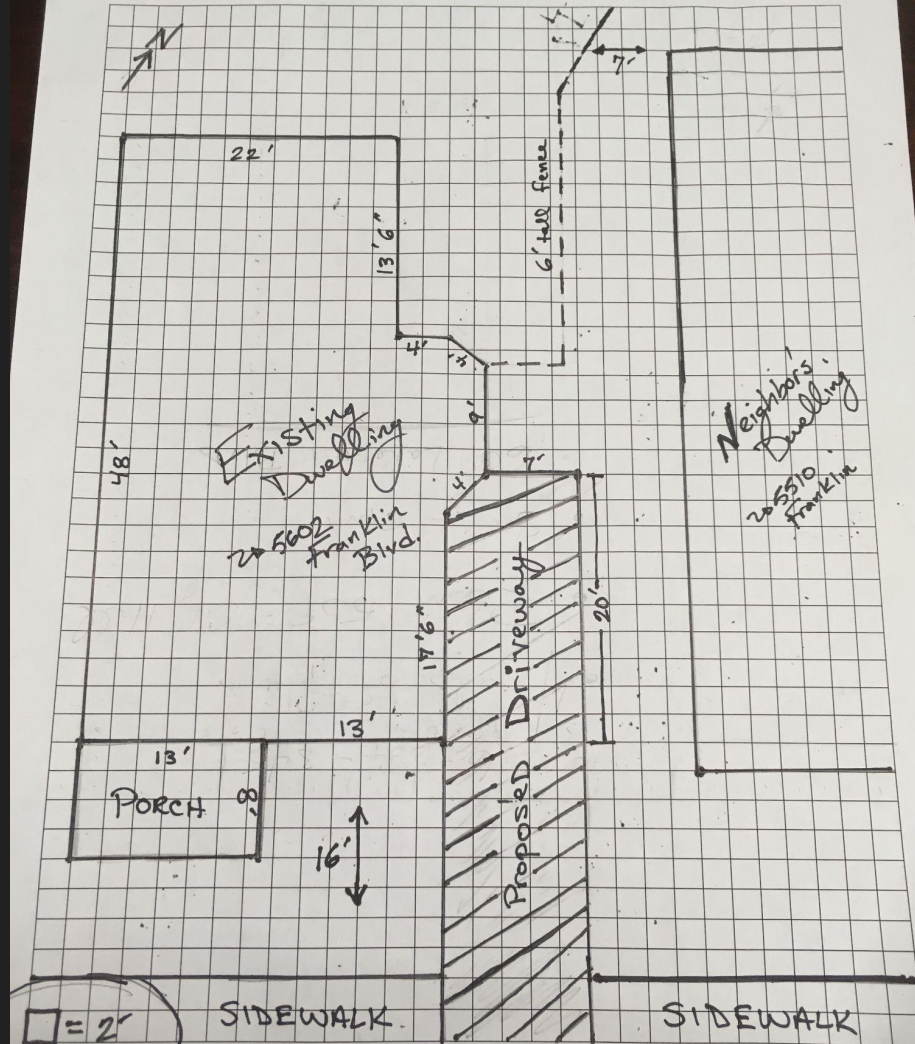
Design Review Committee  
Meeting - 7/7/21

- \*Proposed driveway stems from dangers of street parking, experienced for 7+ years
- \*Hope is to advance 2019 conversation undertaken with City Planning & DSCDO



# Proposal

- 9' x 20' space next to the house
- Requires New Curb Cut
- Maintain standard of vehicles being parked beyond house line





# De Facto Variances on Franklin

\*Looked into by City Planning





# Variances on West Clinton





# Other Variances in Ohio City





# Common Usage of Driveways on Franklin

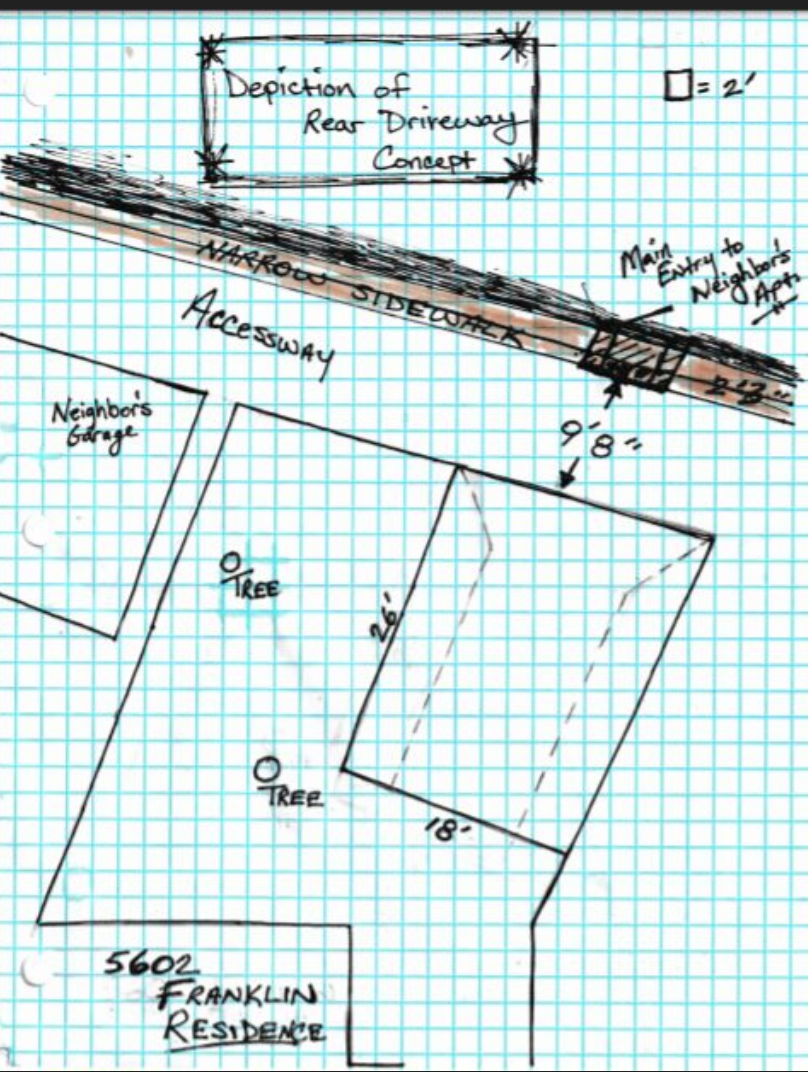




# Common Usage of Driveways on West Clinton







Basic representation of property  
& accessway (9'8" at stoop)



# Cleveland Landmarks Commission

## Design Review

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July 22, 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-2021-06.1 **Committee Meeting Date:** July 7, 2021

**Project Name:** Proposed Off Street Parking Pad

**Project Address:** 5602 Franklin Blvd **Landmark Status:** \_\_\_\_\_

**Project Representative(s) Attending:** Garrett McPartland

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

The homeowner would like to put an off-street parking space next to east side of the house with a new curb cut off Franklin Boulevard. The proposal would require the removal of a tree and a fence. The Proposal is for a 9' wide drive back to a bay window on the side of 5602. This would create a 20' deep parking space past the house's setback. The curb cut would be between two utility poles on the tree lawn off Franklin Blvd. The proposal calls for no incursion on the neighboring property to the east. They are asking for this parking pad in the front of the house because of the inaccessibility of parking in rear due to the narrowness of the alley, proximity of the west neighbor's garage to the alley and the entrance door of the house on the other side of the alley. Safety is the main reason for this request.

**Committee Member Discussion:**  
(additional notes available upon request)

This is a continuation of a tabled discussion that we had at a meeting on May 5, 2021. We offered again a suggestion that a solution could be had by parking in the rear of the lot off the narrow alley. But, as stated above, it does not seem to be a workable solution. Another suggestion was to use an old garage of the neighbor to the east, but that property is in probate court and does not seem like a possibility. In the end a majority of the Committee present agreed that this seemed to be an option we would support.

**Motion by Design Review Committee:**

**A motion was made to approve a 9 ft wide drive with a new curb cut off Franklin Blvd. that would extend back to the bay window on the house, creating a 20 ft deep parking spot on the east side of the property. The motion was approved by a vote of 5 to 1**

- ☒ 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)

<b>McCrickard</b> (Chair) <input checked="" type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	<b>Noye</b> <input type="checkbox"/> App <input checked="" type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
<b>Wunzin</b> (V. Chair) <b>1</b> <input checked="" type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	<b>Polichuk</b> <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
<b>Fishbaugh</b> <input checked="" type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.	<b>Sanbury</b> <input checked="" type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" type="checkbox"/> Pres.
<b>Hopcian</b> <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.	<b>Talley</b> <input type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input type="checkbox"/> Pres.
<b>Matisak</b> <b>2</b> <input checked="" type="checkbox"/> App <input type="checkbox"/> Disapp <input type="checkbox"/> Abst. <input checked="" 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:**  July 8, 2021

# Cleveland Landmarks Commission

## Concept Plan

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July 22, 2021



July 22, 2021

**Case 21-061:** Brooklyn Centre Historic District

**Brooklyn Masonic Temple 3804 Pearl Road**

Renovation and Adaptive Reuse

Ward 14: Santana

Project Representatives: Jill Brandt, Pasquale Esposito, Brandt Architecture; Kosta Almiroudis,  
Developer





MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio



2004



CURRENT



MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio



2004



EXISTING INTERIOR AUDITORIUM  
2ND FLOOR

CURRENT



MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio



2004

EXISTING INTERIOR AUDITORIUM  
3RD FLOOR



CURRENT



MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio





## MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio



2004



CURRENT



MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

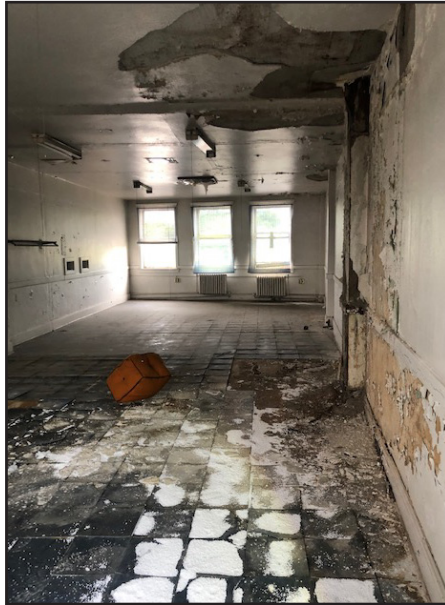
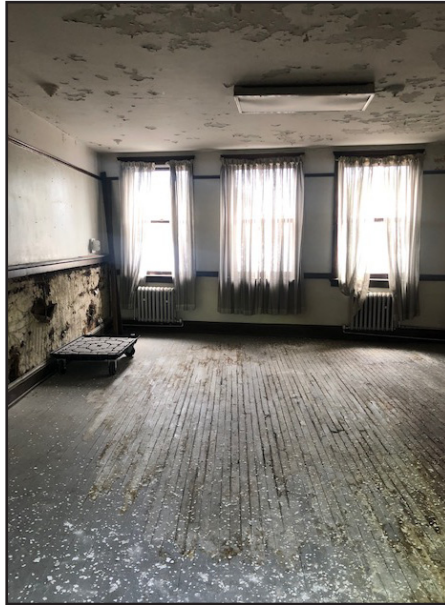
3804 Pearl Road, Cleveland, Ohio



2004



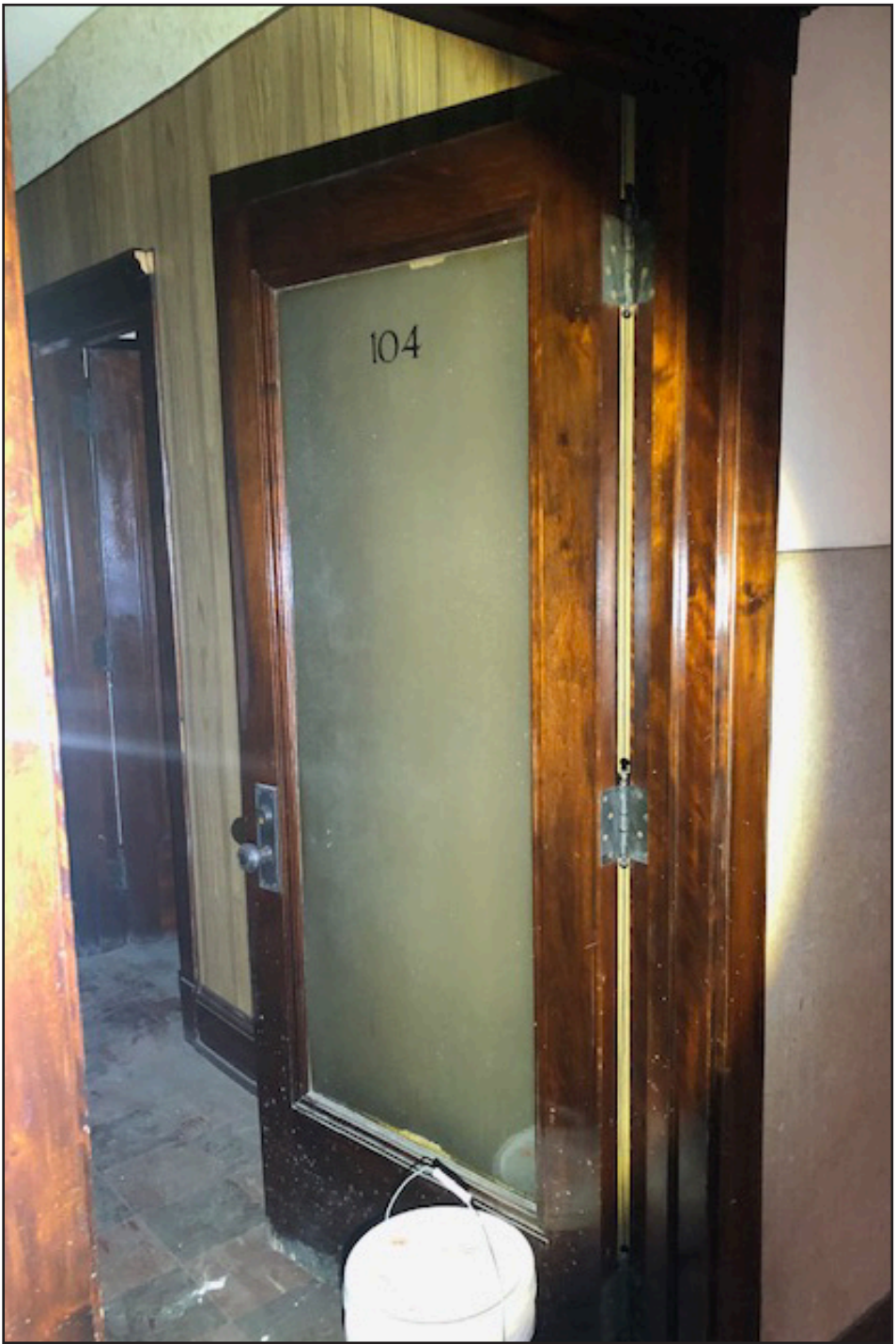
CURRENT



MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio





**MASONIC LODGE PROPOSED ADAPTIVE MIX-USE**

3804 Pearl Road, Cleveland, Ohio



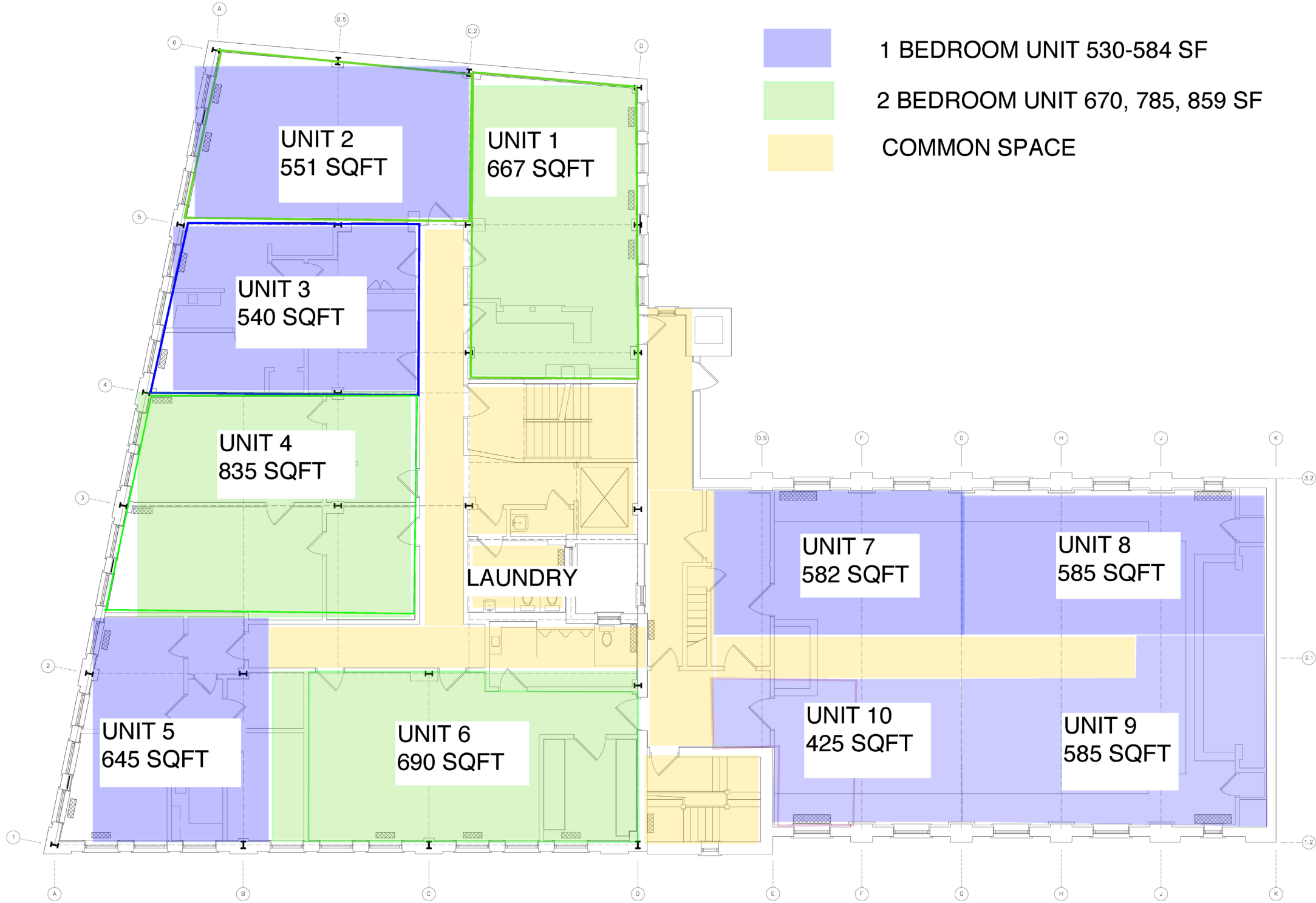
## EXISTING STOREFRONT AND WINDOWS



## MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

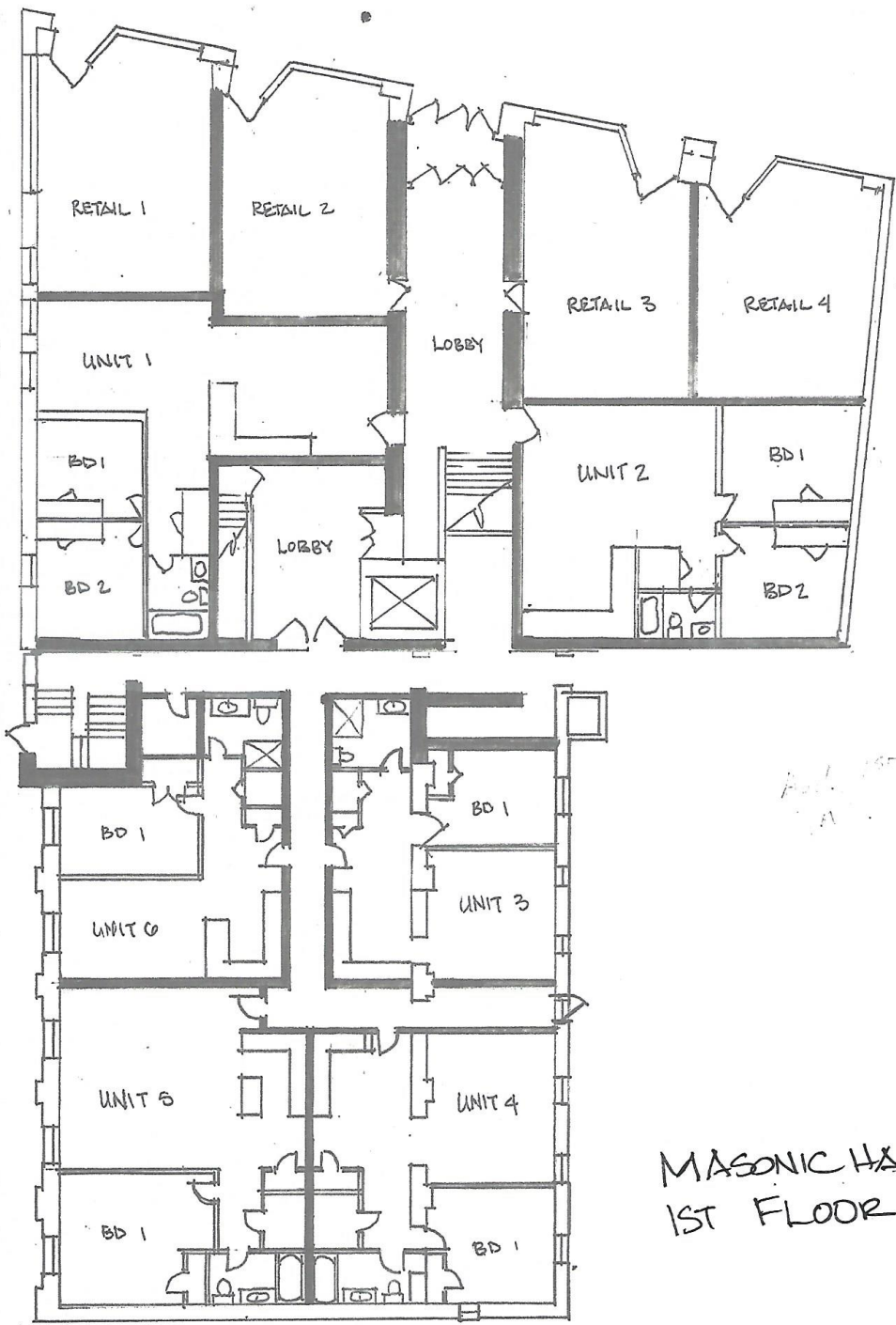
3804 Pearl Road, Cleveland, Ohio



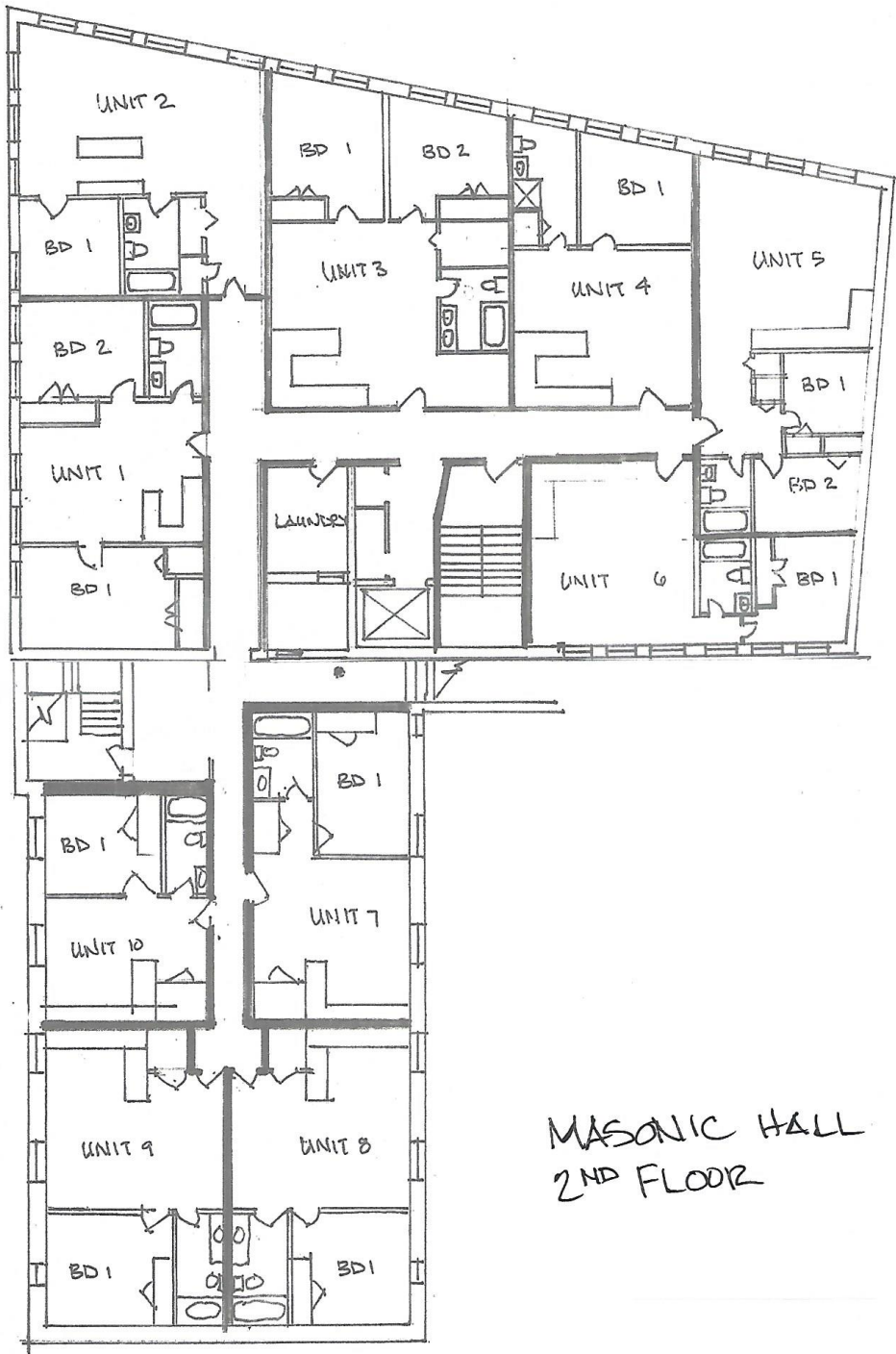


MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

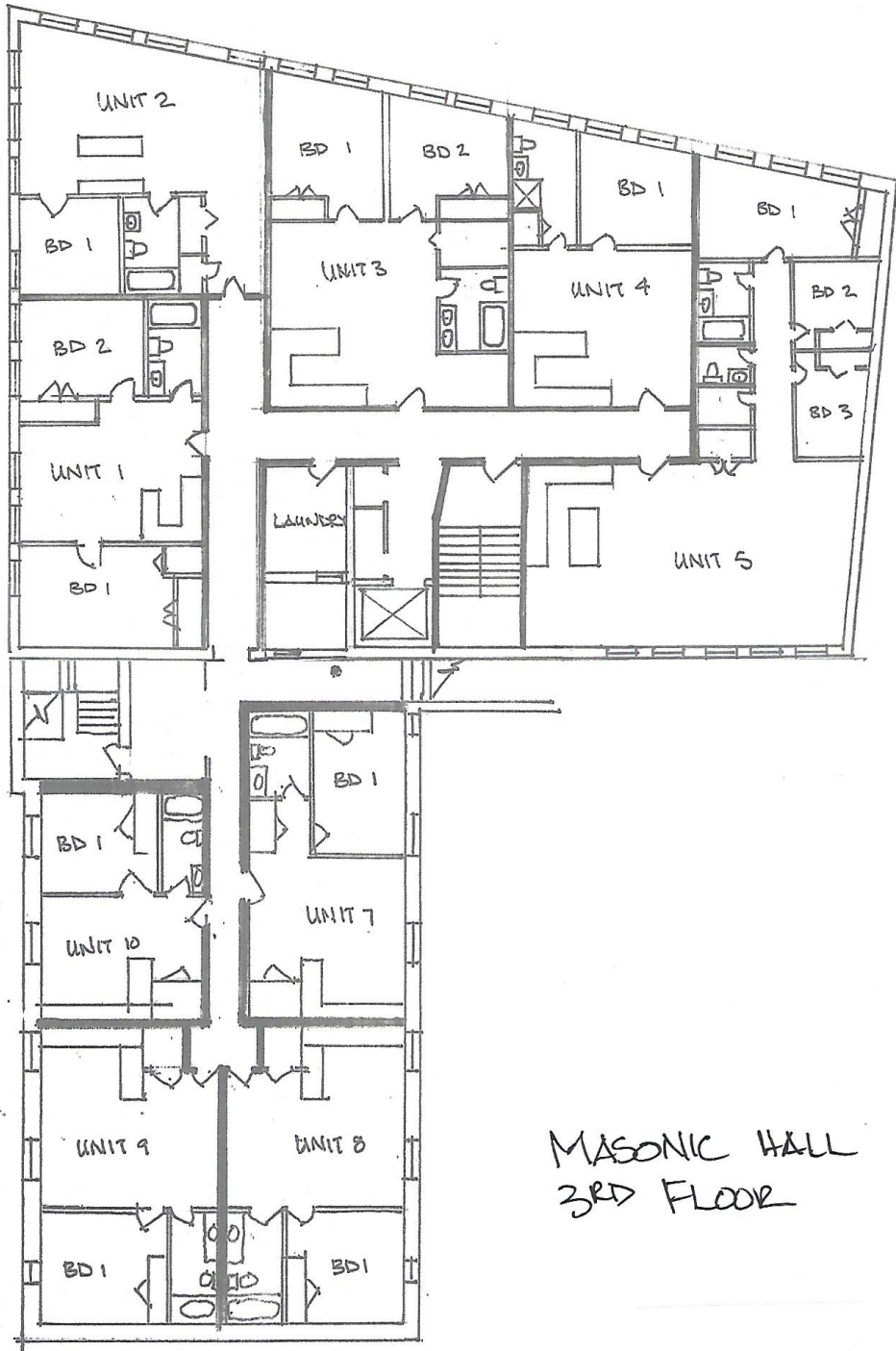
3804 Pearl Road, Cleveland, Ohio



MASONIC HALL  
1ST FLOOR



MASONIC HALL  
2ND FLOOR



MASONIC HALL  
3RD FLOOR

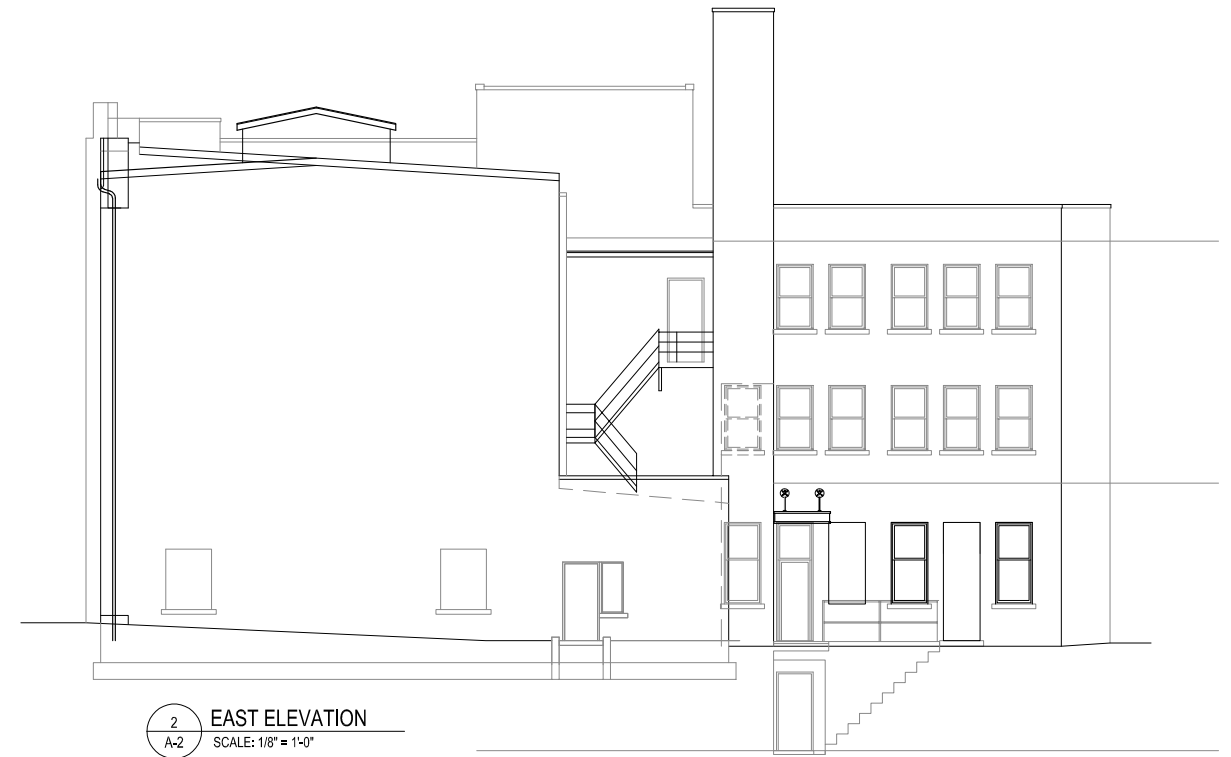
MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio





1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

# MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Rd. Cleveland, Ohio

# SCHEMATIC ELEVATIONS B



## MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Rd. Cleveland, Ohio





BUILDERS™ VINYL

Durable, UV stabilized vinyl with a narrow frame and sash profile for a streamlined appearance.

- Class R, 1-3 stories
- Rated up to PG35
- Proven performance with AAMA 450 rated options



BRICKMOULD VINYL

Energy efficient, strong, and lasting, with the look of Georgian-style wood windows.

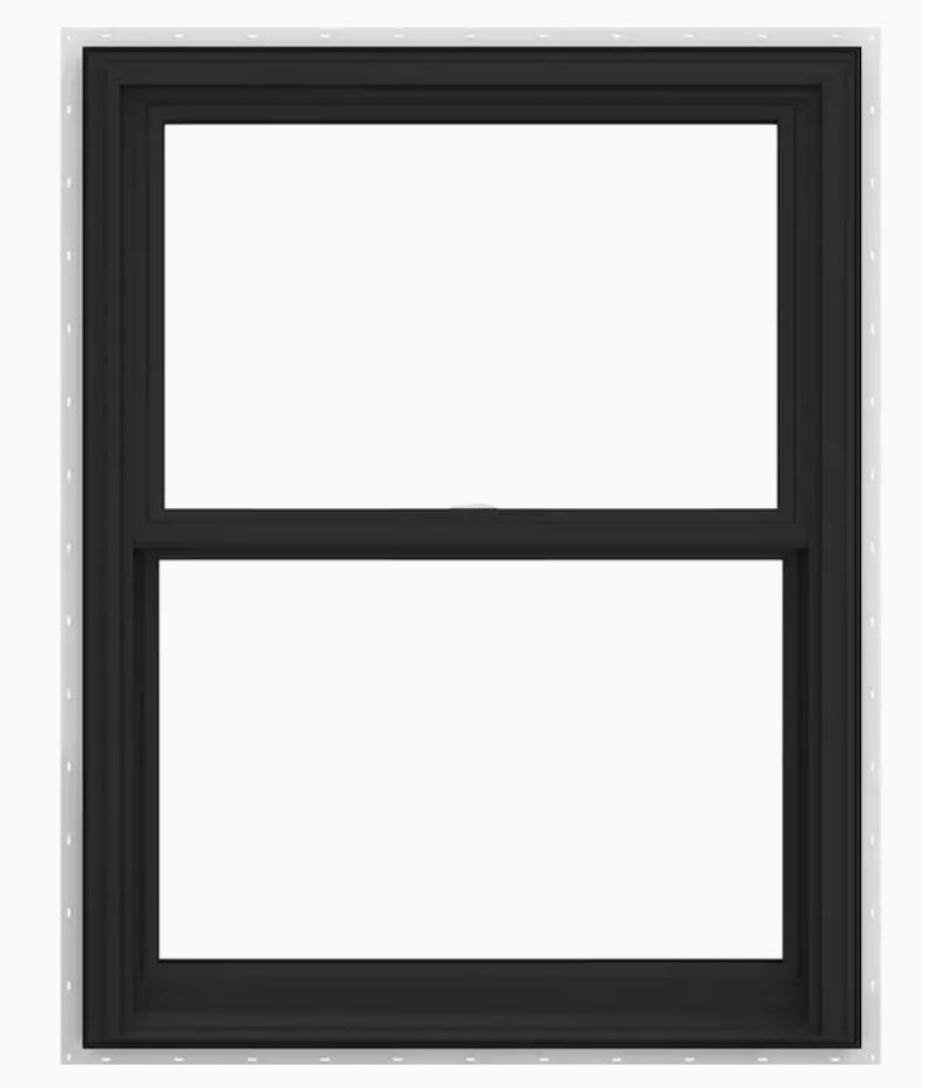
- Class R, 1-3 stories
- Rated up to PG35
- Proven performance with AAMA 450 rated options



W-2500™

Aesthetically versatile, budget friendly, energy efficient, and built to last.

- Aluminum-Clad Wood
- Class R, 1-3 stories
- Rated up to PG50
- Proven performance with AAMA 450 rated options



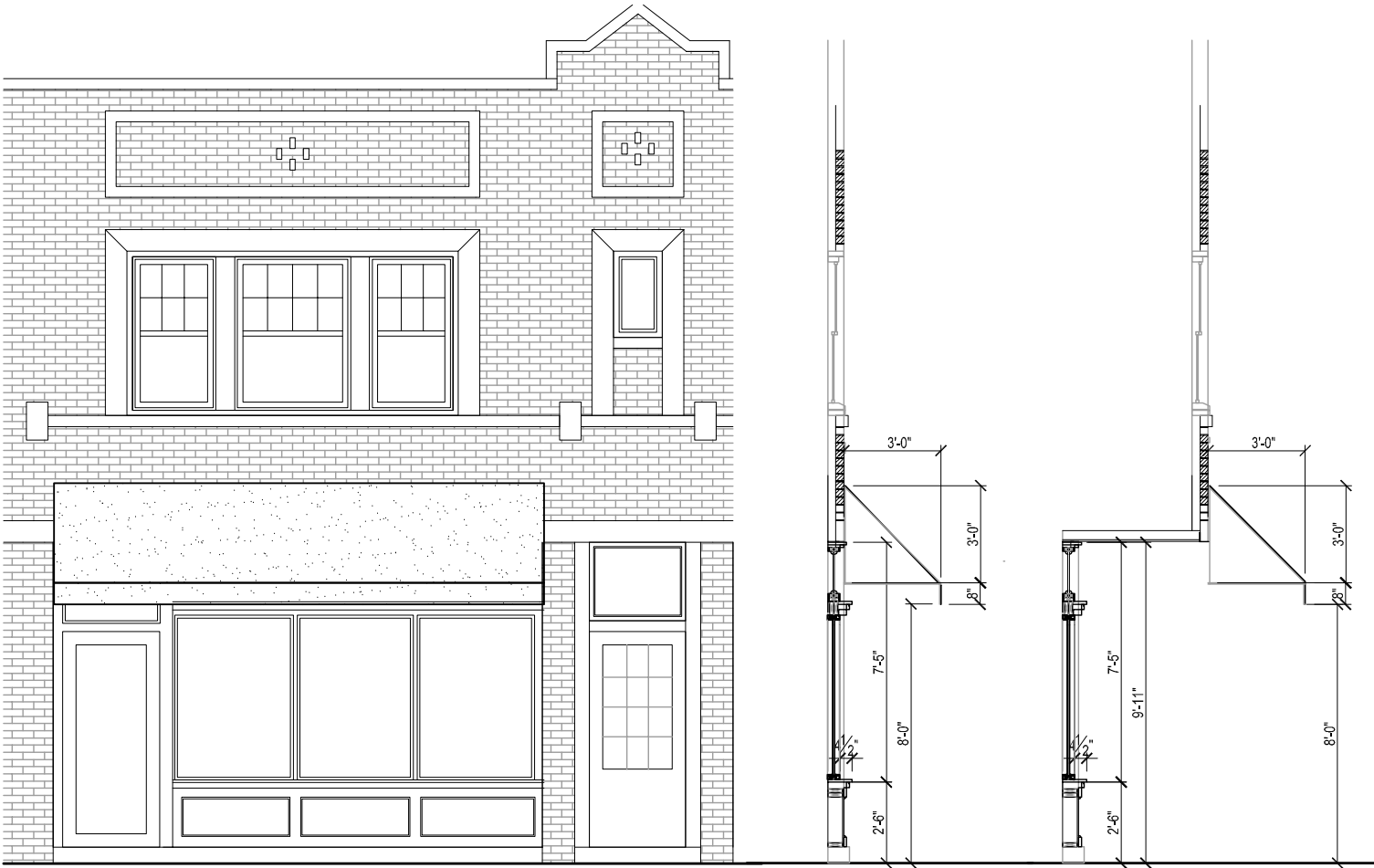
JELD WEN  
BUILDERS VINYL  
DOUBLE-HUNG

MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio



STOREFRONT RESTORATION PRECEDENT



MADISON AVE & W 117TH STREET

MASONIC LODGE PROPOSED ADAPTIVE MIX-USE

3804 Pearl Road, Cleveland, Ohio



# Cleveland Landmarks Commission

## Landmark Nomination

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July 22, 2021

# SLOVENIAN WORKMEN'S HOME AND MEMORIAL

CLEVELAND LANDMARK NOMINATION

15333 - 15405 WATERLOO ROAD



# Slovenians to America

- Slovene settlement in Cleveland beginning in the 1880s
- Immigration heaviest in 1890-1914, 1919-1924 and 1949-60
- 1910 Census – 14,332 in Cleveland
- 1970 Census – 46,000 foreign born or mixed parentage Slovenes in Cleveland



# Slovenes to America

- Original settlement in the Newburgh area
- By late 1880s – early 1890s a large community was settling along St. Clair Avenue
- Early 1900s saw another sizable community appear in the Collinwood area and into Euclid
  - Many worked at places like the Kuhlman Car Company, New York Central Railroad and the Collinwood Brick Yards.
  - Settled on Ivanhoe Road, East 152<sup>nd</sup> Street, Waterloo Road, and Holmes Avenue



# Slovenes in Cleveland

- In the late 1890s and early 1900s, those who had come to America realized they would likely not return to Slovenia
- A rise in formation of national parishes, mutual insurance companies, singing and drama clubs, and businesses
- 1899 - First Slovene-language newspaper in Cleveland
- Increase in U.S. Citizenship
  - Large surge during World War I
- Held cultural events at local halls that were eventually deemed too small

# Slovenian Workmen's Home

- First meetings for the establishment of the hall were in 1914
- Building was delayed as there was no agreement as to the location
  - Holmes Avenue
  - Waterloo Road
- May 3, 1916 – formation of the committee to create the new home
- November 1916 – delegates from the different lodges and clubs meet
- August 1917 – first step to build the home was to raise \$10,000



- 1917 – Committee organized a daily Slovenian newspaper, *Enakopravnost*, to help promote the building on national homes
  - *Favored the Waterloo site*
- January 26, 1919 – Singing Society SOCA held a meeting and announced they preferred the Holmes Avenue site
  - Split of the two sides and each would build their own hall
- 1920 – Lodges formed the Waterloo Club and began raising money for construction

- August 5, 1925 – Plans to start building
  - Total Cost - \$86,700 (\$1.35 million in 2021)
- Architect Alexander C. Wolf
  - Active from 1911 – 1954
  - Member of the City Planning Commission 1922-1927
  - Architect with Cleveland Transit System during WWII
- May 31, 1926 – Groundbreaking
- July 25, 1926 – Laying of cornerstone
- January 1, 1927 – Grand Opening

## ***SLOVENIAN HALL TO COST \$76,000***

### ***Eighteen Societies Will Lay Stone July 25.***

Eighteen Slovenian fraternal societies will unite in building a \$76,000 hall at Waterloo and Shiloh roads N. E., two stories high. It will be financed by a bond issue.

Lodge rooms will occupy the 60 by 150-foot basement, with an auditorium seating 400 on the first floor. Offices, janitor's suite and two lodge rooms will occupy the second floor.

Slovenian organizations from other cities have been invited to the cornerstone laying July 25. Several bands will be present.

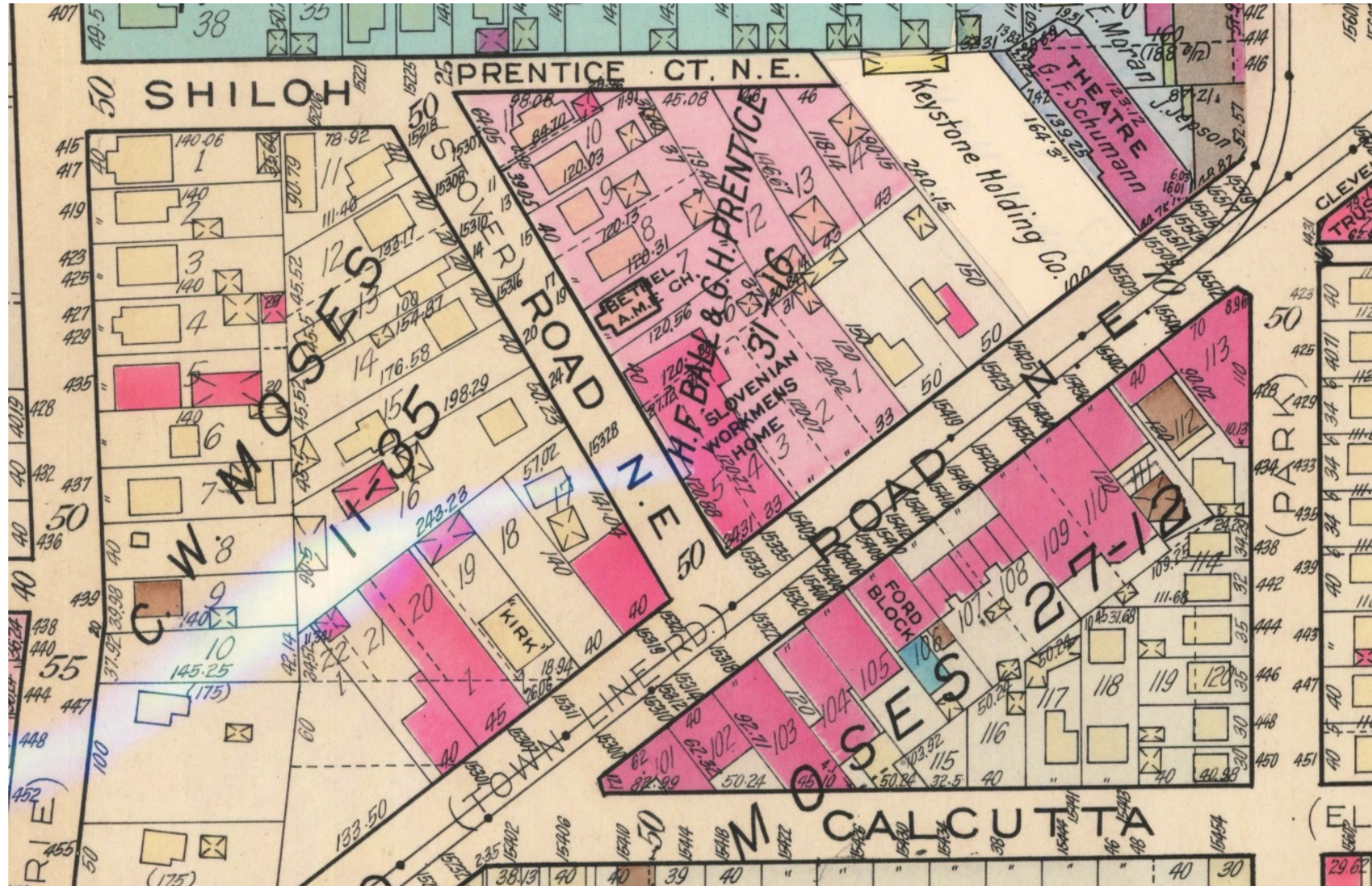
John Rozence, 15721 Waterloo road N. E., is president of the representatives of the fraternal organizations.

**Warren Iron & Steel Sold**



- 1935 – Addition of Public Bar Room
  - R.P. Brosch (?)
- 1939 – Addition of Bowling Alleys
  - Architect Harry B. Hoener
  - Dedicated September 16-17, 1939
- 1945 – Ladies of the Progressive Slovene Women of America Circle No. 1 helped with the installation of the monument honoring the deceased war veterans
- 1973 – Purchased the property next door to tear down the house for parking

# Map 1927





MARCH 3, NORTHWESTERN AT EVANSTON.

## AMATEUR STARS ON MITT CARD

Morse Oppen, chairman of the committee of the boxing show to be staged by the Collinwood Hebrew Unity Club at the Slovenian Hall, 15333 Waterloo Road, Wednesday night, has four claimants of city titles carded in the eight bouts.

In the 100-pound feature Poe Polumbo of the Knights of Columbus clashes with Joe Dienes of the Wargo A. C. Polumbo is a newcomer. However, he has been winning the majority of his bouts lately and at the present time is considered being one of the best boys in his class in the simon-pure ranks.

The best bout of the evening should be furnished by Nick Martin and Jack Sharky, both 160-pounders. Martin is the heavier hitter of the two.

Some of the other star bouts bring together Frank Chatterton, Preston A. C., and Tony Marcellino, Avon A. C., 135-pounders; Joe Botta and Vito Mazio, 112 pounds; Harry Thomas and Santa Wargo, 125 pounds.



Practice at the Geauga Bowmen's indoor range, a converted bowling alley at the Slovenian Workmen's Hall, 15333 Waterloo Road.

6 THE PLAIN DEALER SUNDAY MAGAZINE

## Razprodaja čevljev

S posebnim dovoljenjem OPA bomo razprodali gotove odstotke moških, ženskih in otroških čevljev iz naše zaloge in to

### BREZ POINTOV ZA RACIONIRANJE

Prodajali jih bomo po posebno znižani ceni in samo gotovo številu. Zato pridite zgodaj, da boste dobili boljšo izbiro.

ŽENSKI ČEVLJI

\$1 par

ČEVLJI ZA OTROKE IN  
DEKLETA

\$1 par

MOSKI ČEVLJI VSEH  
VRST

\$2.91 par

KUPITE ZDAJ — PRIHRANITE POINTE — PRIHRANITE DENAR

### Mandel's Dept. Store

(Prej Anton Ogrinc Department Store)

15333 Waterloo Rd. Poleg Slovenskega del. doma

Odrpito vsak večer razen v arado zapremo opoldne

## Waterloo Style Shoppe

15333 WATERLOO RD.

v Slov. del. domu

### OBLEKE ZA DEKLETA IN ŽENE DO MERE 52

Izdelujemo obleke po meri ter popravljamo obleke. Govorimo slovensko.

## Samuel R. Siegel

Physician and Surgeon

announces

his release from active duty in the Armed Forces  
and his return to private practice

OFFICE: 15335 WATERLOO ROAD  
Slov. Workmen's Home

Hours: 2 to 4 p. m. except Wednesdays;  
7 to 8 p. m. except Wednesdays and Saturdays

Office phone: IV 2119

Res.: YE 1114

This Page Is  
Sponsored By The

## NORTHEAST RECREATION PROPRIETORS

Members of Bowling Proprietors Ass'n of Northern Ohio  
Members of Ohio State Bowling Proprietors Association  
Members of Bowling Proprietors Ass'n of America

with the cooperation of THE COLLINWOOD PUBLISHING COMPANY

For Open or Practice Bowling Call Any of the Following Members for Reservations

<b>SKUFCA LANES</b> 13311 ST. CLAIR AVE. POTOMAC 0824	<b>PLAY-MOR LANES</b> 686 EAST 140th ST. GLENNVILLE 7206	<b>5 POINTS BOWLING CENTER</b> 15107 ST. CLAIR AVE. MULBERRY 9727	<b>WATERLOO RECREATION</b> 15721 WATERLOO RD. IVANHOE 9595	<b>EAST 185th BOWLING CENTER</b> 770 EAST 185th ST. IVANHOE 4664
<b>HAYDEN-WOODWORTH REC.</b> 1270 HAYDEN AVE. MULBERRY 9663	<b>EAST 152nd RECREATION</b> 809 EAST 152nd ST. MULBERRY 9732	<b>SLOVENIAN HOME REC.</b> 15333 WATERLOO RD. IVANHOE 5735	<b>CENTER-MAYFIELD REC.</b> 4105 MAYFIELD RD. EVERGREEN 3030	<b>EUCLID LANES</b> 509 EAST 185th ST. IVANHOE 1136

We Urge Our Secretaries to Avail Themselves of this Space to Report the Progress of Teams as well as Individuals

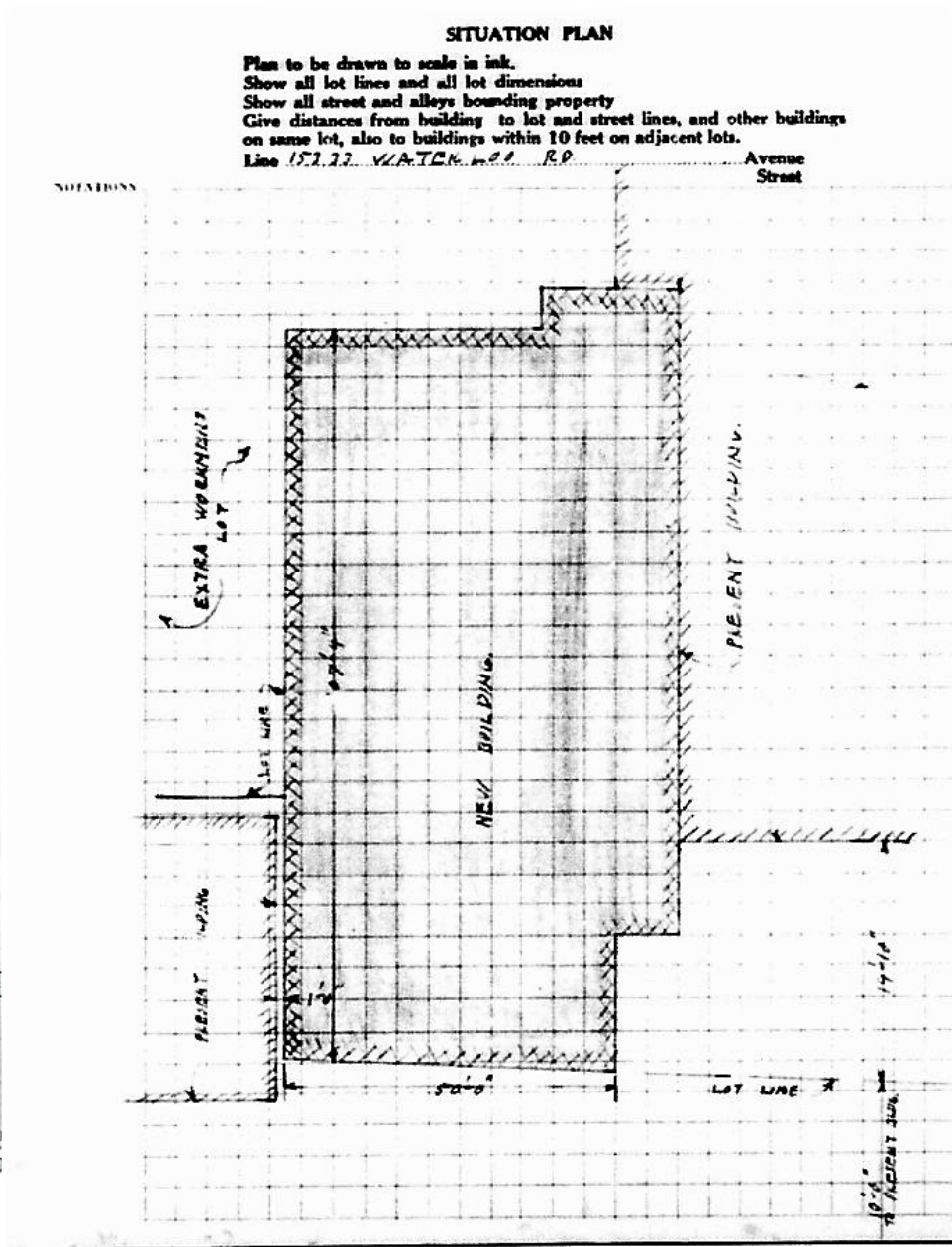
## TRIMZ Ready-Pasted WALLPAPER

## WATERLOO WALLPAPER

15405 Waterloo Rd.

KE. 1-3648

A black and white photograph of a street scene. On the left is a two-story brick building with large windows. A person is standing near the corner of the building. In the center, there is a fenced-in area with several tall, thin trees. The foreground shows a street with a trolley track. Handwritten text at the bottom left reads "15405 Waterloo Rd." and at the bottom right, "S -150 6-14-39".

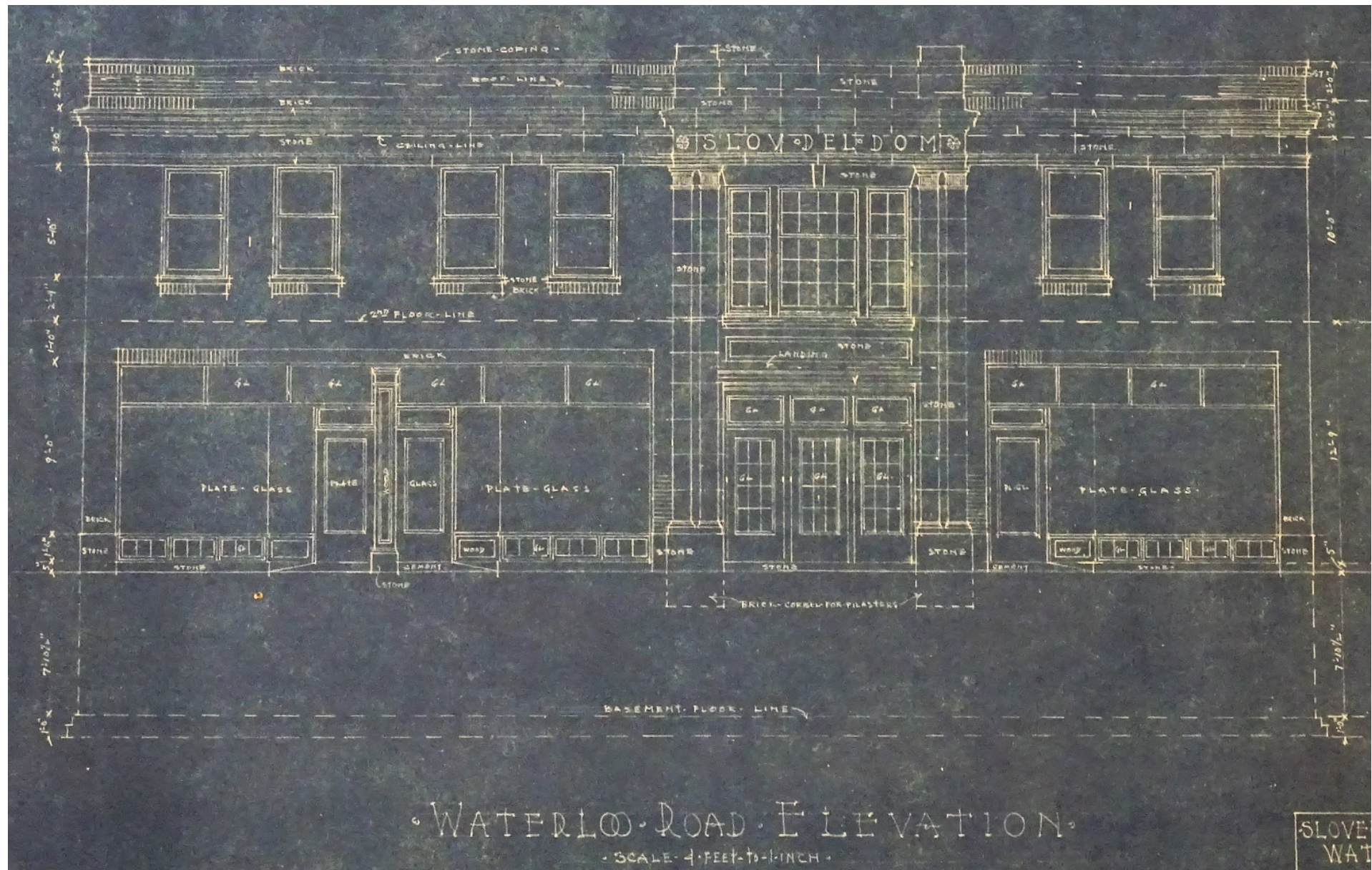




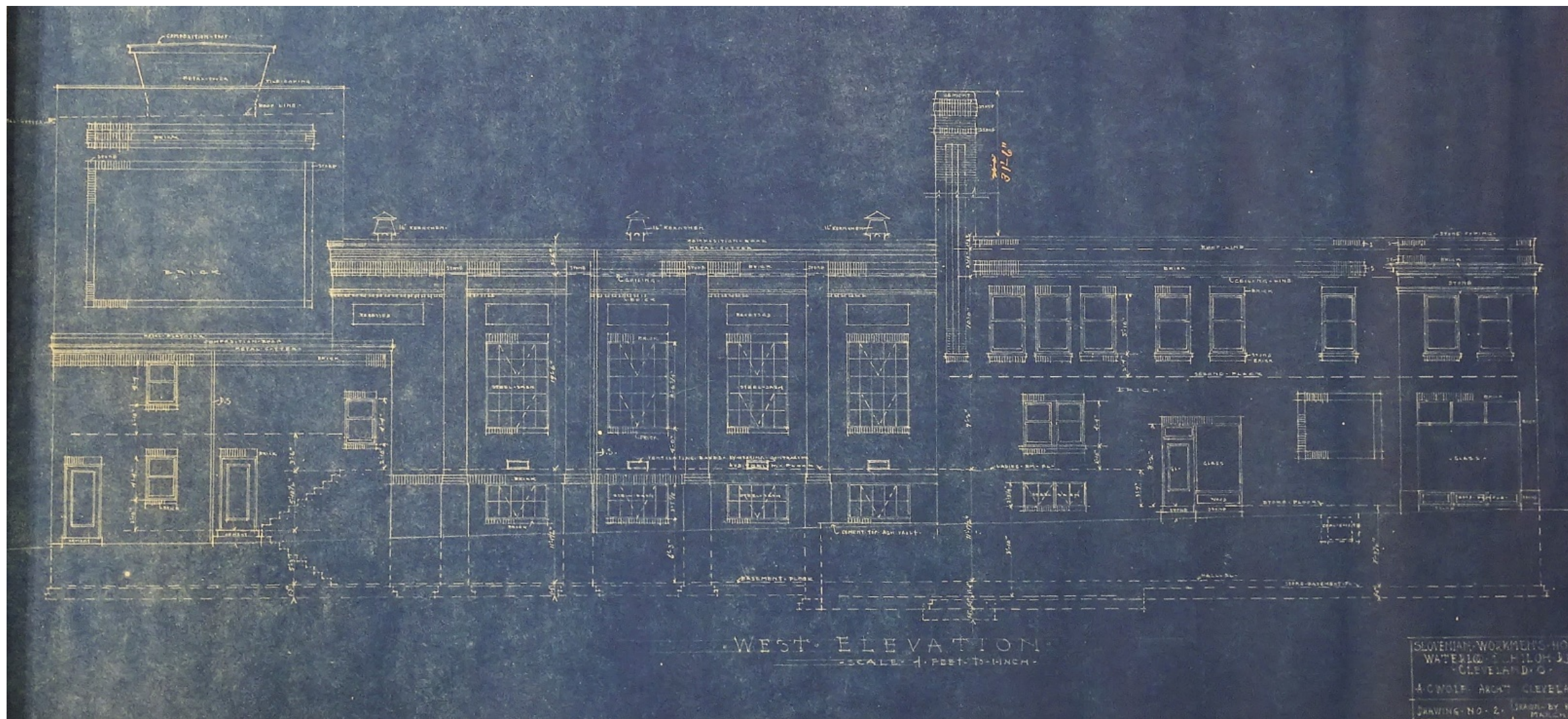
- 1947 – Addition of second story to 1935 addition
  - Architects Paul Matzinger and Rudolph Grosel
  - Croatian Liberty Home (1949)
- 1958 – Storefront plate glass removed and replaced with glass block and brick face in tavern only
- 1977 – Alteration to west storefront to match
- 1980s – Murals in windows added
- 2014 – Removal of glass block for new storefront windows











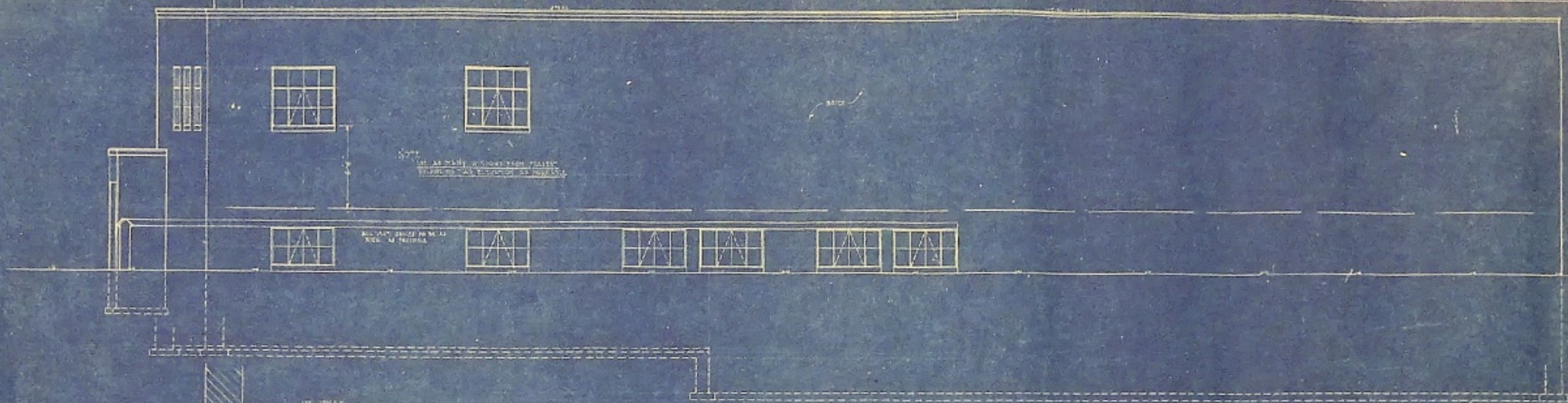




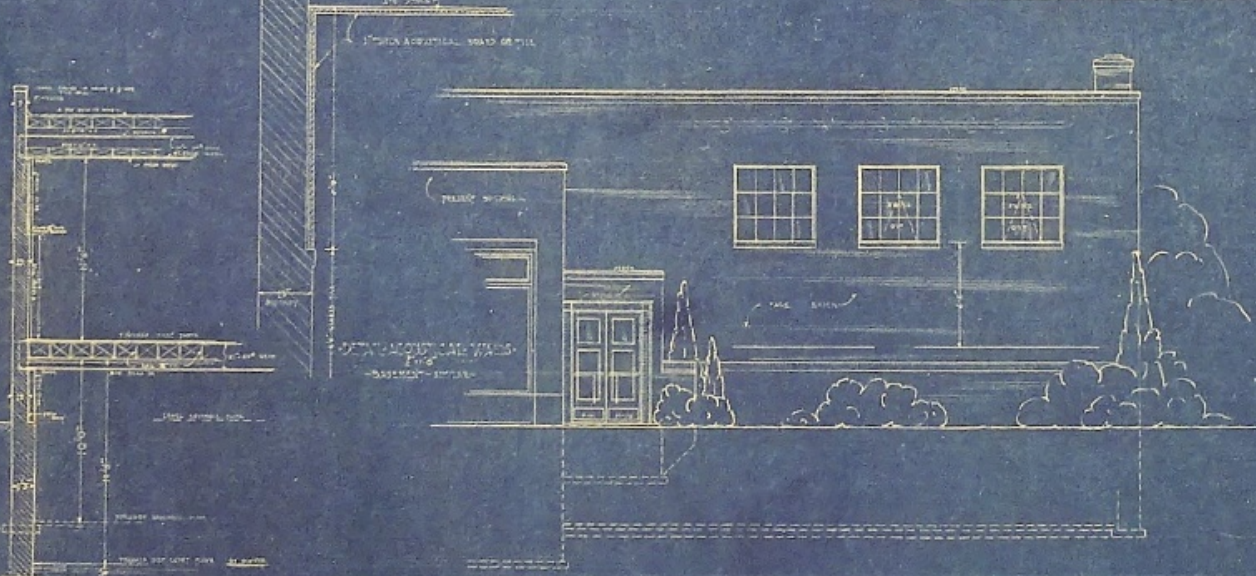




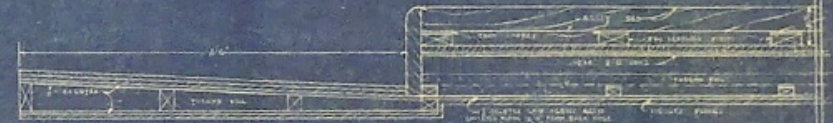




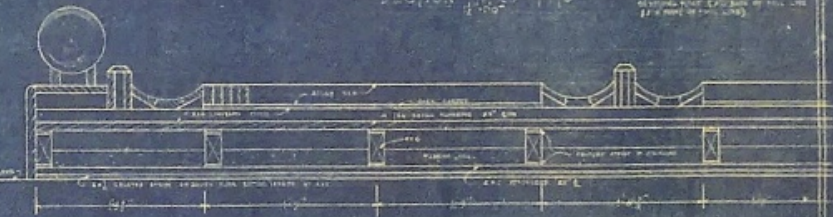
•SIDE ELEVATION•  
17'-0"



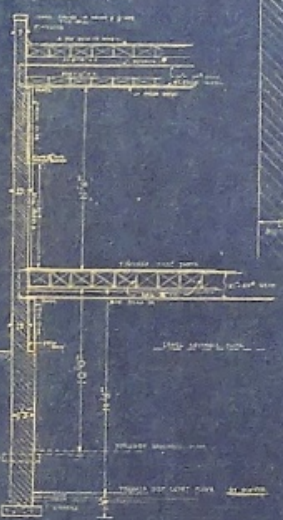
•FRONT ELEVATION•  
17'-0"



•SECTION - THRU PITS•  
17'-0"



•SECTION - THRU BOWLING ALLEY - REAR•  
17'-0"



•SECTION•  
17'-0"

NOTES:  
1. SEE GENERAL NOTES TO CONTRACT  
2. SEE "SPECIFICATIONS" FOR MATERIALS  
3. SEE "DETAILS" FOR CONSTRUCTION  
4. SEE "SCHEDULE" FOR FINISHES



APPROVED BY ARCHITECT	DATE
MAX. HANCOCK	1915
APPROVED BY ENGINEER	DATE
HARRY E. HOENER	1915
REGISTERED PROFESSIONAL ENGINEER	



# Monument

- Gold Star
  - 14 Killed in Action
- 548 Service members from the neighborhood
  - Name on bronze plaques

## Unveil War Memorial Sunday



One of the first monuments to be built in honor of World War II veterans will be dedicated Sunday by Slovene organizations meeting in the Slovene Workman's Home, 15335 Waterloo Rd.

Financed by the combined lodges of the Slovene Workmen's Home, the monument is 13 feet high. A pillar eight feet high contains names of 14 men in the neighborhood who were killed in action. The 15th name is that of President Roosevelt.

The base of the monument contains four bronze plaques with names of 548 men of the neighborhood who served. The monument was built by Frank Kosich of 15425 Waterloo Rd.

Sunday's dedication program will include a parade at 1:30 p. m. and a speaking program in front of the monument at 2 p. m.

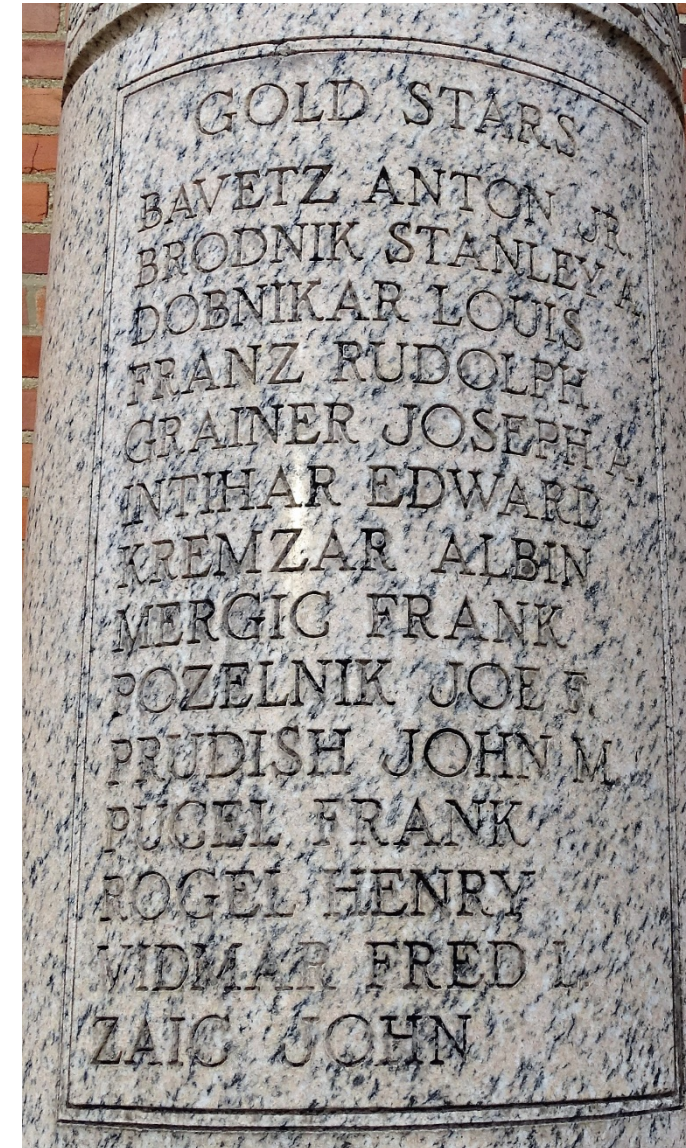
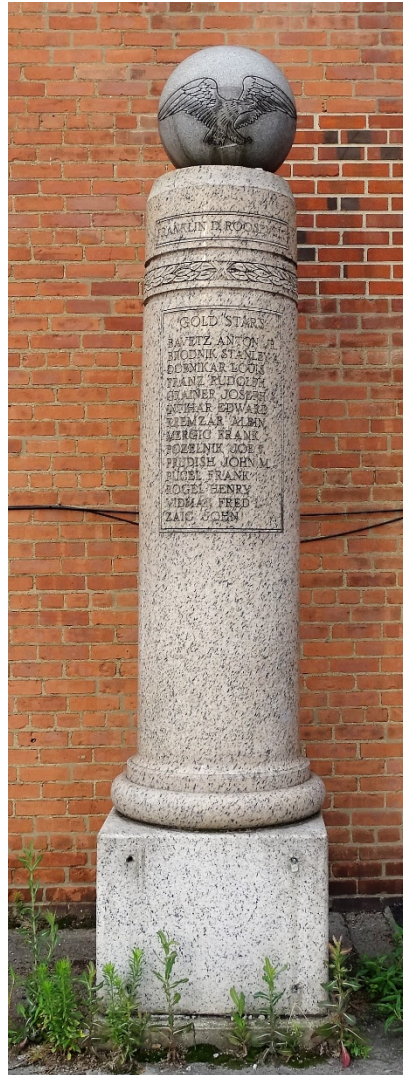
**FRANK KOSICH** stands at the foot of the monument to servicemen to be dedicated by Slovenes Sunday at 15335 Waterloo Rd.



# Monument



# Monument





# Current Conditions







SPEED  
LIMIT  
25

NO  
PARKING  
ANY  
TIME

**AVAILABLE**  
Mixed Use, Historic Re-Development

David Wagner

**216.839.2002**

Shiloh











# Significance

- Its character, interest or value is part of the development, heritage or cultural characteristics of the City, State or the United States.
- The historic property exemplifies the cultural, economic, social or historic heritage of the City.
- The historic property embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
- The historic property relates to other distinctive areas which are eligible for preservation activities, based on a historic, cultural, or architectural motif
- The historic property's location or its singular physical characteristics represent the establishment or are a familiar visual feature of a neighborhood, community or City.

# Sources

- Encyclopedia of Cleveland History
- 50<sup>th</sup> Anniversary Slovene Workmen's Home program (1976)
- Cleveland City Building Permits



# Cleveland Landmarks Commission

## Section 106 Environmental Review

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July 22, 2021

July 22, 2021



**NOTHING SCHEDULED TODAY**



# Cleveland Landmarks Commission

## Meeting Minute Approvals

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July 22, 2021

# Meeting Minutes Approval

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July 22, 2021



**NOTHING SCHEDULED TODAY**



# Cleveland Landmarks Commission

## Administrative Reports

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July 22, 2021

# Cleveland Landmarks Commission

## Adjournment

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July 22, 2021



# Cleveland Landmarks Commission

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July 22, 2021