



Cleveland Landmarks Commission

Thursday, September 9, 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 AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

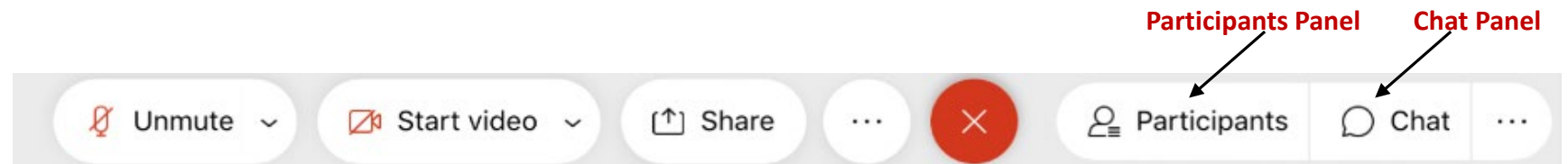
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS 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



September 9, 2021

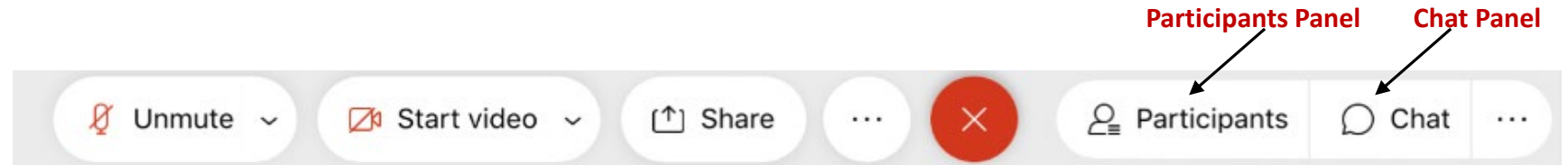
Cleveland Landmarks Commission

Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.**

**ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER VIA OUR WEBSITE AND EMAIL
HAVE BEEN CONSIDERED.**

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



September 9, 2021

Cleveland Landmarks Commission

Call to Order & Roll Call



September 9, 2021

Cleveland Landmarks Commission

Public Hearing



September 9, 2021

September 9, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Public Hearing Action



September 9, 2021

September 9, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Certificates of Appropriateness



September 9, 2021



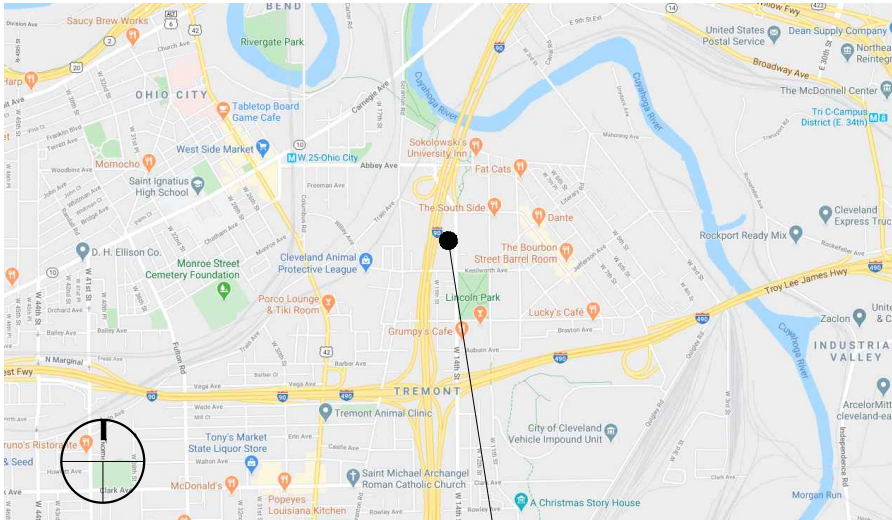
Case 21-066: Tremont Historic District (Concept Plan 8/12/2021)

Tremont Oaks Phase 2 West 14th Street

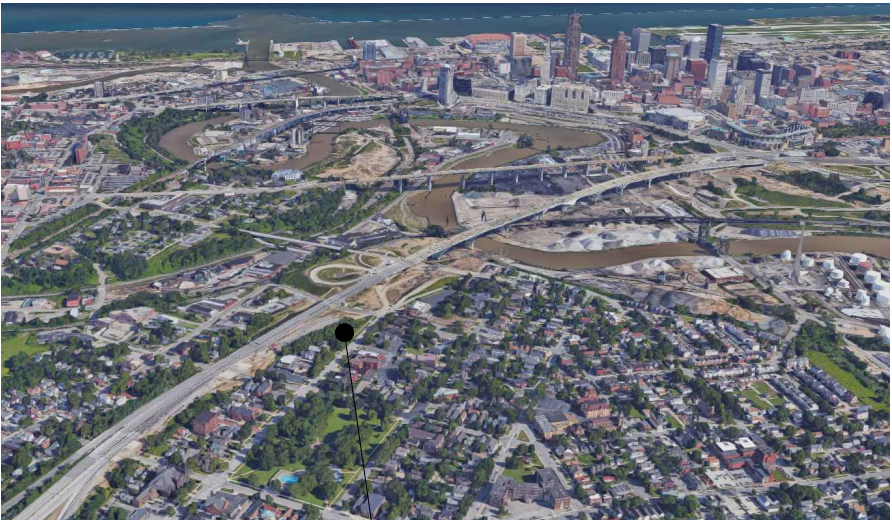
New Construction

Ward 3: McCormack

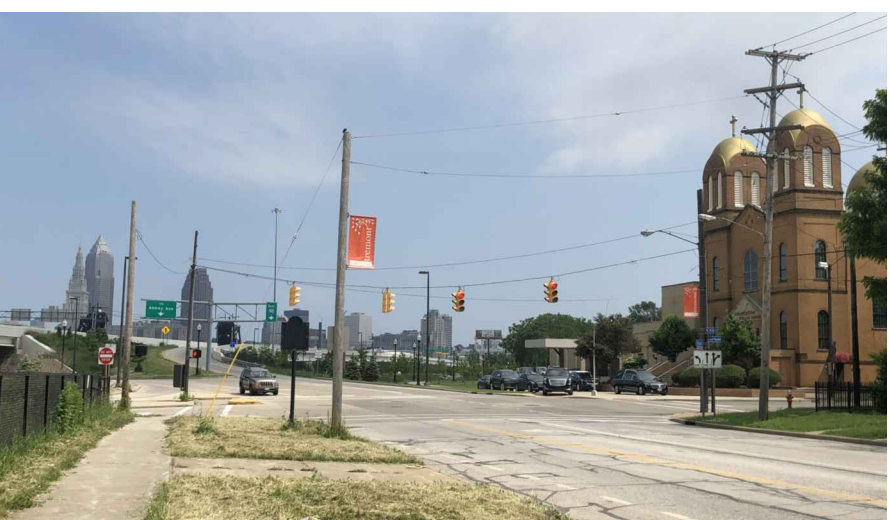
Project Representatives: Richard Maron, Developer; Daniel Sirk (SA Group, Architects)



Project location
West 14th Street



Project location
West 14th Street



View 1
14th Street looking North



View 2
Adjacent Property to the South



View 3
Project Location



View 4
Property across the street



Property across the street
(looking East)



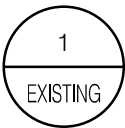
Property across the street
(going North)



Property across the street
(going North)



14th Street
Examples of Neighboring Buildings



WEST 14TH PHASE II
EXISTING CONTEXTUAL PHOTOS
SCALE: N.T.S.



PROJECT:	RICK MARON - RESIDENTIAL CONCEPT PHASE II
LOCATION:	WEST 14TH STREET TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
<input checked="" type="checkbox"/> SCHEMATIC DESIGN
<input type="checkbox"/> DESIGN DEVELOPMENT
<input type="checkbox"/> PROGRESS
<input type="checkbox"/> BIDDING
<input type="checkbox"/> BUILDING PERMIT
<input type="checkbox"/> CONSTRUCTION
<input type="checkbox"/> REFERENCE / LOD
<input type="checkbox"/> RECORD

SCALE:	N.T.S.
DATE:	08-19-21
JOB NUMBER:	20-814
REFERENCE:	
SHEET REF.:	

DRAWN BY:	ES
CHECKED BY:	DJS
EXISTING	
SKETCH NUMBER:	

INTERSTATE 90
INTERBELT HIGHWAY
(VOLUME 371, PAGES
14-18 OF C.C.M.R.)
A PUBLIC RIGHT-OF-WAY

EXISTING
PARKING LOT



EXISTING 2-STORY
APARTMENT BUILDING

PROPOSED 2-STORY
APARTMENT BUILDING

PROPERTY LINE 119'-11 1/2"

IN-OPERATING (FIXED) WINDOWS
ON NORTH ELEVATION

PROPOSED
PARKING LOT

(3) ORNAMENTAL TREES
CRABAPPLES

PROPERTY LINE
PROPERTY LINE

EXISTING
SIDEWALK

ENTRY

PROPERTY LINE 180'-2"

EXISTING
SIDEWALK

PROPOSED DECORATIVE METAL FENCE, 42" HIGH.
STYLE AND FINISH TO MATCH BALCONY RAILING

WEST 14TH STREET 100'
FORMERLY JENNINGS AVENUE
A PUBLIC RIGHT-OF-WAY

SITE PLAN SUMMARY

6 TOTAL PARKING SPACES -
(INCLUDING 1 ADA PARKING SPACE)

RESIDENTIAL UNITS: (8) TOTAL
4 x 436 SF = 1,744 SF
2 x 557 SF = 1,114 SF
2 x 501 SF = 1,002 SF

TOTAL 1ST FLOOR UNITS AREA: 1,930 SF
TOTAL 2ND FLOOR UNITS AREA: 1,930 SF
TOTAL: 3,860 SF



WEST 14TH PHASE II
PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



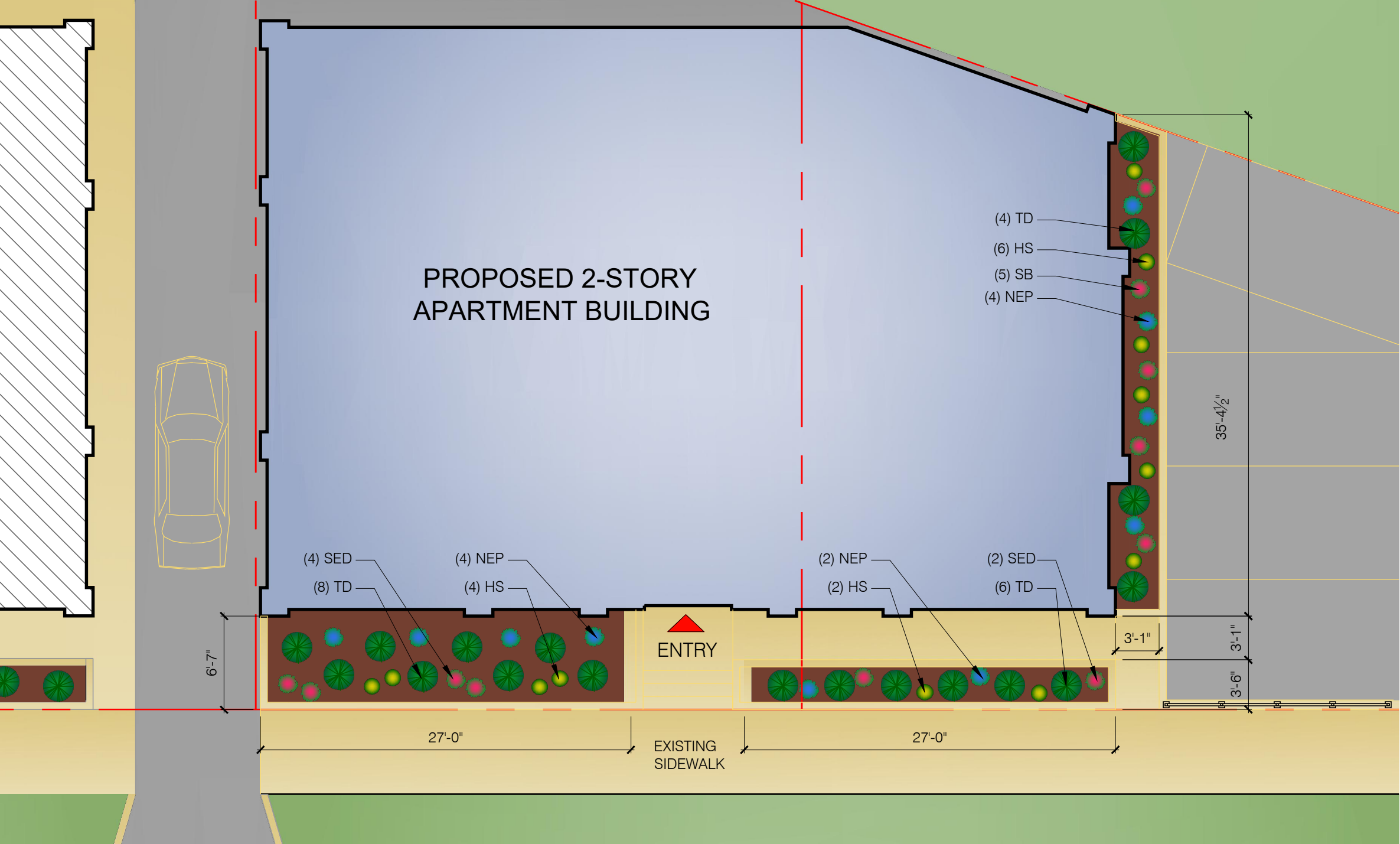
PROJECT:
RICK MARON -
RESIDENTIAL CONCEPT PHASE II
LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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☐ BIDDING
☐ BUILDING PERMIT
☐ CONSTRUCTION
☐ REFERENCE 1 LOD
☐ RECORD

SCALE: 1/16"=1'-0"
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REFERENCE:
SHEET REF.:

DRAWN BY: ES
CHECKED BY: DJS
SITE PLAN
SKETCH NUMBER:

INTERSTATE 90



PLANTING MATERIAL
IMAGES

SHRUB



(TD)
DENSIFORMIS
ANGLOJAP YEW
TAXUS X MEDIA, No. 5

SHRUB



(SB)
SPIRAEA X BUMALDA
'ANTHONY WATERER'

PERENNIAL



(HS)
HEMEROCALLIS
STELLA-D-ORO-
YELLOW, No. 2

PERENNIAL



(SED)
SEDUM SPECTABILE
'AUTUMN FIRE'

PERENNIAL



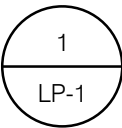
(NEP)
NEPETA FAASSENII
'WALKER'S LOW'
CATMINT

MULCH

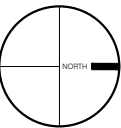


MALUS 'PRARIEFIRE'
CRABAPPLE

WEST 14TH STREET



WEST 14TH PHASE II
PROPOSED LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



PROJECT:
RICK MARON -
RESIDENTIAL CONCEPT PHASE II
LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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☐ PROGRESS
☐ BIDDING
☐ BUILDING PERMIT
☐ CONSTRUCTION
☐ REFERENCE 1 LOD
☐ RECORD

SCALE: 1/8" = 1'-0"
DATE: 08-19-21
JOB NUMBER: 20-814
REFERENCE:
SHEET REF.:

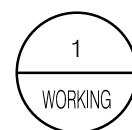
DRAWN BY: ES
CHECKED BY: DJS
LP-1
SKETCH NUMBER:



WORKING - DESK



WORKING - OVERALL



WEST 14TH PHASE II
UNIT LAYOUT OPTION - WORKING
 SCALE: 1/4" = 1'-0"



PROJECT:
RICK MARON -
RESIDENTIAL CONCEPT PHASE II
 LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
☒ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ PROGRESS
☐ BIDDING
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☐ REFERENCE / LOD
☐ RECORD

SCALE: **N.T.S.**
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 REFERENCE:
 SHEET REF.:

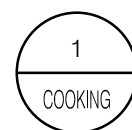
DRAWN BY: **ES**
 CHECKED BY: **DJS**
WORKING
 SKETCH NUMBER:



COOKING - LIVING



COOKING - OVERALL



WEST 14TH PHASE II
UNIT LAYOUT OPTION - COOKING
 SCALE: 1/4" = 1'-0"

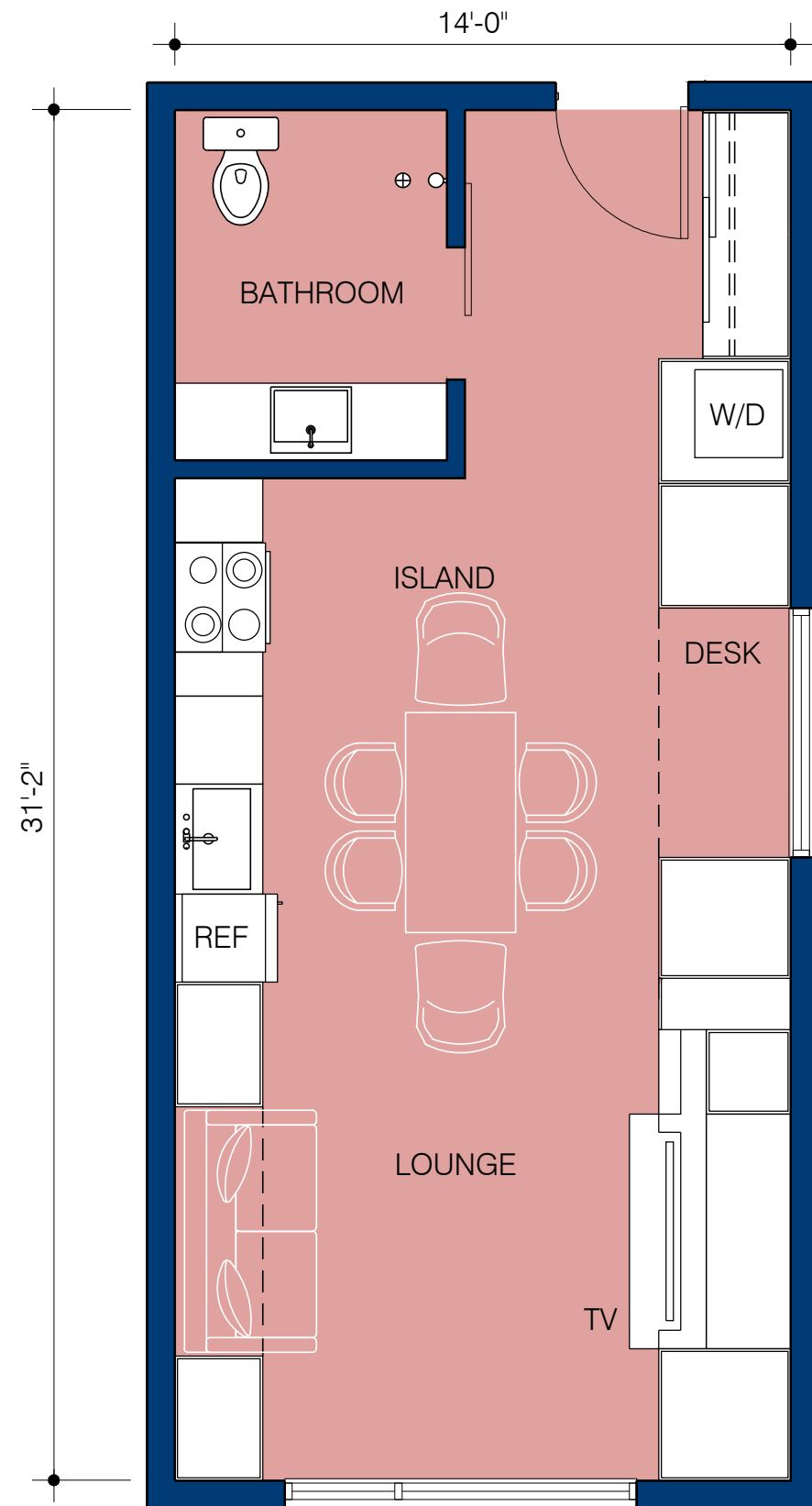


PROJECT:
RICK MARON -
RESIDENTIAL CONCEPT PHASE II
 LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
☒ SCHEMATIC DESIGN
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☐ PROGRESS
☐ BIDDING
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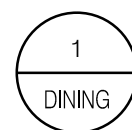
DRAWN BY: ES
 CHECKED BY: DJS
COOKING
 SKETCH NUMBER:



DINING - LIVING



DINING - OVERALL



WEST 14TH PHASE II
UNIT LAYOUT OPTION - DINING
 SCALE: 1/4" = 1'-0"

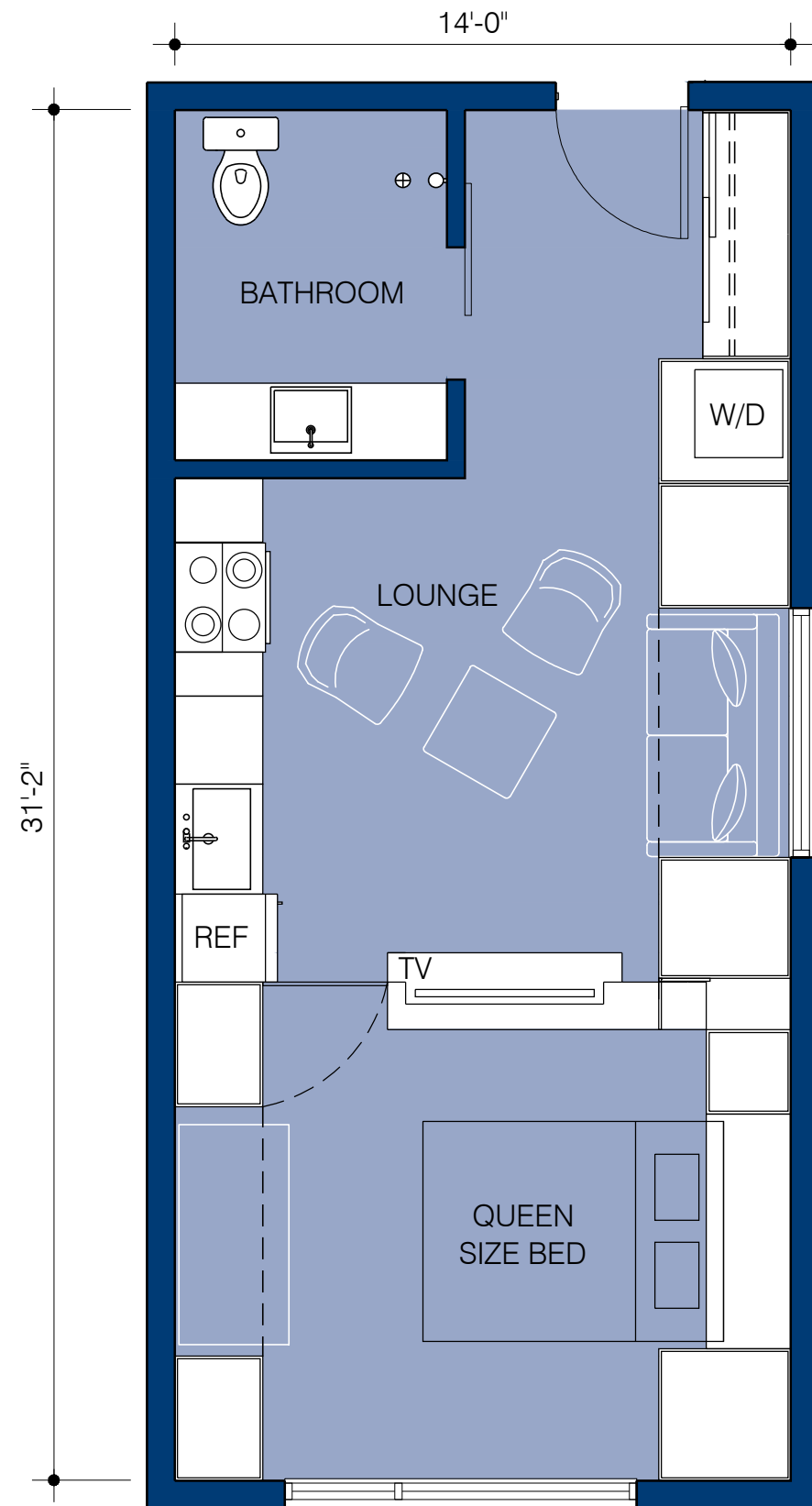


PROJECT:
RICK MARON -
RESIDENTIAL CONCEPT PHASE II
 LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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☐ PROGRESS
☐ BIDDING
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☐ RECORD

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 DATE: 07-29-21
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 REFERENCE:
 SHEET REF.:

DRAWN BY: ES
 CHECKED BY: DJS
DINING
 SKETCH NUMBER:



SLEEPING - LIVING



SLEEPING - OVERALL



WEST 14TH PHASE II
UNIT LAYOUT OPTION - SLEEPING
 SCALE: 1/4" = 1'-0"



PROJECT:
RICK MARON -
RESIDENTIAL CONCEPT PHASE II
 LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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☐ PROGRESS
☐ BIDDING
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☐ CONSTRUCTION
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☐ RECORD

SCALE: N.T.S.
 DATE: 07-29-21
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 REFERENCE:
 SHEET REF.:

DRAWN BY: ES
 CHECKED BY: DJS
SLEEPING
 SKETCH NUMBER:



HOME OFFICE



HOME OFFICE



WEST 14TH PHASE II
UNIT LAYOUT OPTION - HOME OFFICE
 SCALE: 1/4" = 1'-0"

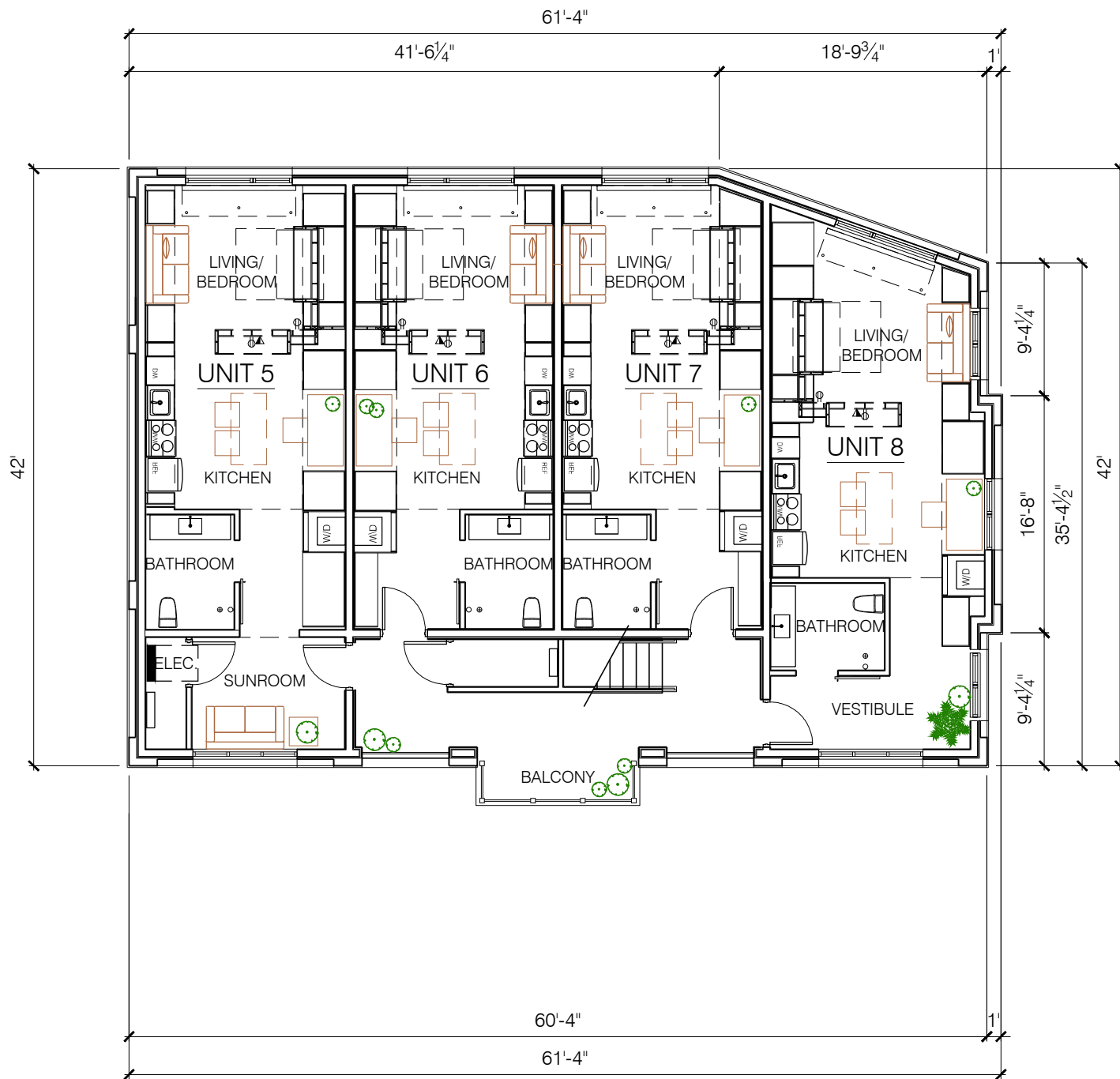


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RICK MARON -
RESIDENTIAL CONCEPT PHASE II
 LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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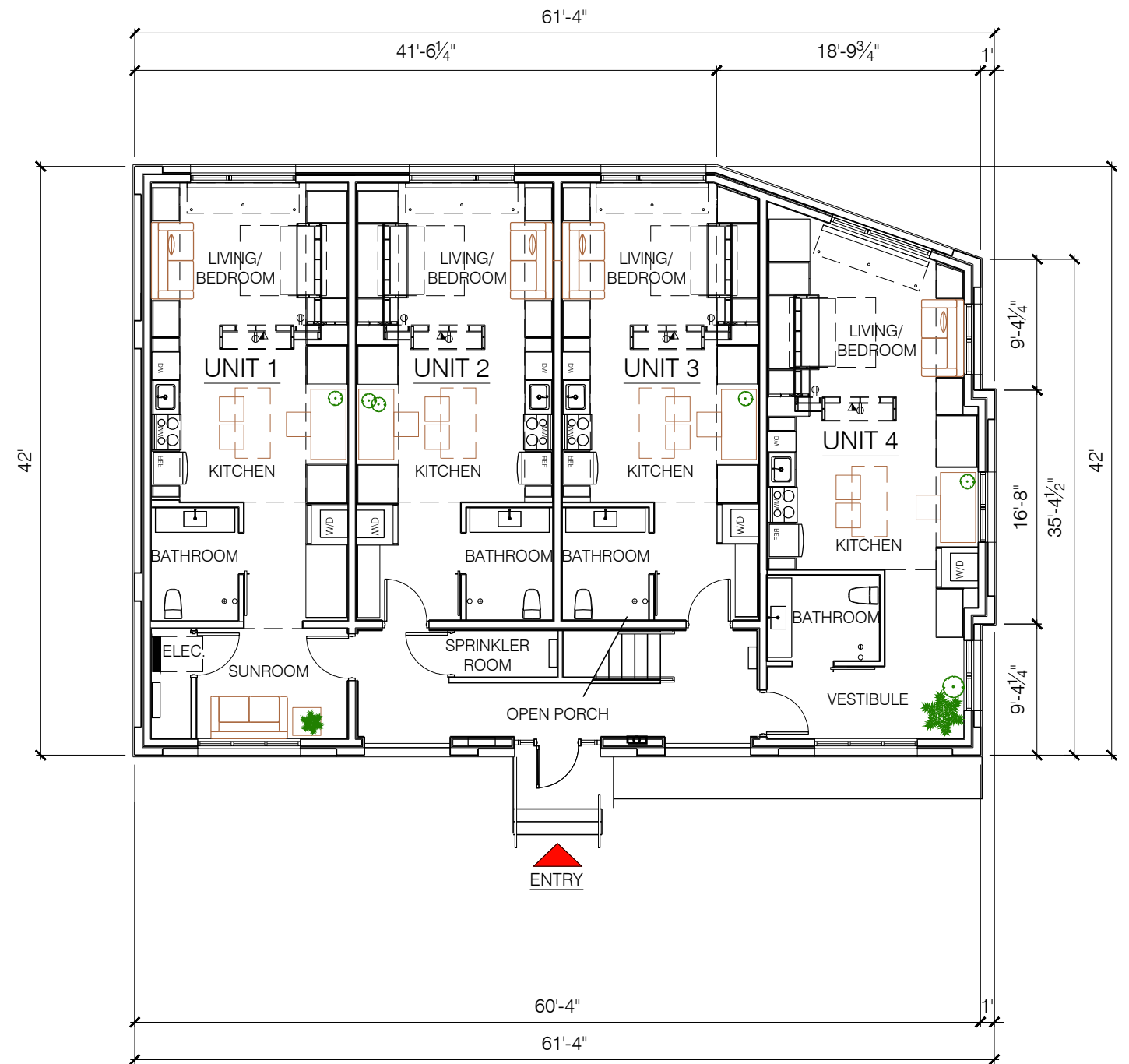
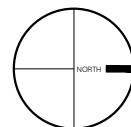
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 SHEET REF.:

DRAWN BY: **ES**
 CHECKED BY: **DJS**
OFFICE
 SKETCH NUMBER:



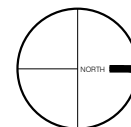
2
PLANS

WEST 14TH PHASE II
PROPOSED 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"



1
PLANS

WEST 14TH PHASE II
PROPOSED 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

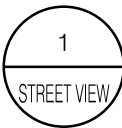


PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**
LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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☐ RECORD

SCALE: 3/32" = 1'-0"
DATE: 08-19-21
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REFERENCE:
SHEET REF.:

DRAWN BY: ES
CHECKED BY: DJS
PLANS
SKETCH NUMBER:



WEST 14TH PHASE II
CONTEXTUAL STREET VIEW
SCALE: N.T.S.

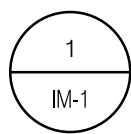


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	RESIDENTIAL CONCEPT PHASE II
LOCATION:	WEST 14TH STREET
	TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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<input type="checkbox"/> RECORD

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REFERENCE:	
SHEET REF.:	

DRAWN BY:	ES
CHECKED BY:	DJS
STREET VIEW	
SKETCH NUMBER:	



WEST 14TH PHASE II
PROPOSED FRONT ELEVATION (EAST)
SCALE: N/A



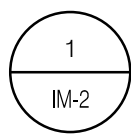
PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**

LOCATION:
**WEST 14TH STREET
TREMONT - CLEVELAND OHIO**

AUTHORIZED USE:
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DRAWN BY: **ES**
CHECKED BY: **DJS**
IM-1
SKETCH NUMBER:



WEST 14TH PHASE II
PROPOSED SIDE ELEVATION (SOUTH)
SCALE: N/A



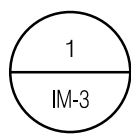
PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**

LOCATION:
**WEST 14TH STREET
TREMONT - CLEVELAND OHIO**

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SHEET REF.:

DRAWN BY: **ES**
CHECKED BY: **DJS**
IM-2
SKETCH NUMBER:



WEST 14TH PHASE II
PROPOSED SIDE ELEVATION (NORTH)
SCALE: N/A

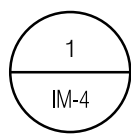


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RESIDENTIAL CONCEPT PHASE II**
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TREMONT - CLEVELAND OHIO**

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DATE: **08-19-21**
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REFERENCE:
SHEET REF.:

DRAWN BY: **ES**
CHECKED BY: **DJS**
IM-3
SKETCH NUMBER:



WEST 14TH PHASE II
PROPOSED SIDE ELEVATION (EAST)
SCALE: N/A



PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**

LOCATION:
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TREMONT - CLEVELAND OHIO**

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REFERENCE:
SHEET REF.:

DRAWN BY: **ES**
CHECKED BY: **DJS**
IM-4
SKETCH NUMBER:

EXTERIOR MATERIALS



PT-1
6" HARDIE PLANK LAP SIDING,
STATEMENT COLLECTION, KHAKI BROWN
MATCHES SHERWIN WILLIAMS COLOR:
SW 2827 "COLONIAL REVIVAL STONE"



PT-3
(METAL COPING, CORNICE, TRIMS)
HARDIE BOARD/ TRIM, MONTEREY TAUPE
MATCHES SHERWIN WILLIAMS COLOR:
SW 2821 "DOWNING STONE"



BRICK
BELDEN FULL SIZE BRICK
COLONY RED RANGE
C1088



STONE BAND
CAST STONE
COLOR TO MATCH PT-3

WINDOWS
FIBREX COMPOSITE ANDERSEN WINDOWS,
COLOR: DARK BRONZE

METAL RAILINGS
ALUMINUM, PAINTED, COLOR: DARK BRONZE

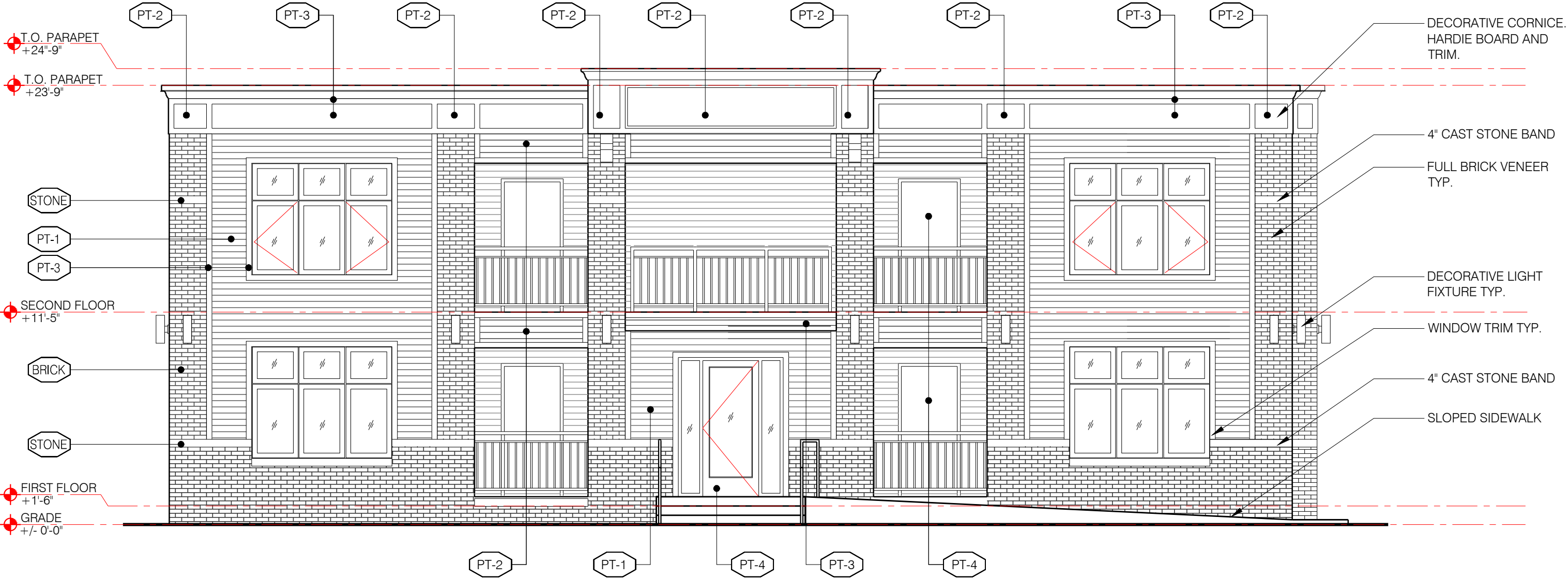
WALL SCONCE LIGHT FIXTURES
WAC LIGHTING, TUBE ARCHITECTURAL
8" DOUBLE WALL MOUNT
LED, 3500K, COLOR: DARK BRONZE



PT-2
6" HARDIE PLANK LAP SIDING,
STATEMENT COLLECTION, TIMBER BARK
MATCHES SHERWIN WILLIAMS COLOR:
SW 0038 "LIBRARY PEWTER"



PT-4
(BUILDING DOOR, UNIT DOORS)
SW 0041 DARK HUNTER GREEN



1
ELEV-1

WEST 14TH PHASE II
PROPOSED FRONT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**
LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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DRAWN BY: ES
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ELEV-1
SKETCH NUMBER:

EXTERIOR MATERIALS



PT-1
6" HARDIE PLANK LAP SIDING,
STATEMENT COLLECTION, KHAKI BROWN
MATCHES SHERWIN WILLIAMS COLOR:
SW 2827 "COLONIAL REVIVAL STONE"



PT-3
(METAL COPING, CORNICE, TRIMS)
HARDIE BOARD/ TRIM, MONTEREY TAUPE
MATCHES SHERWIN WILLIAMS COLOR:
SW 2821 "DOWNING STONE"



BRICK
BELDEN FULL SIZE BRICK
COLONY RED RANGE
C1088



STONE BAND
CAST STONE
COLOR TO MATCH PT-3

WINDOWS
FIBREX COMPOSITE ANDERSEN WINDOWS,
COLOR: DARK BRONZE

METAL RAILINGS
ALUMINUM, PAINTED, COLOR: DARK BRONZE

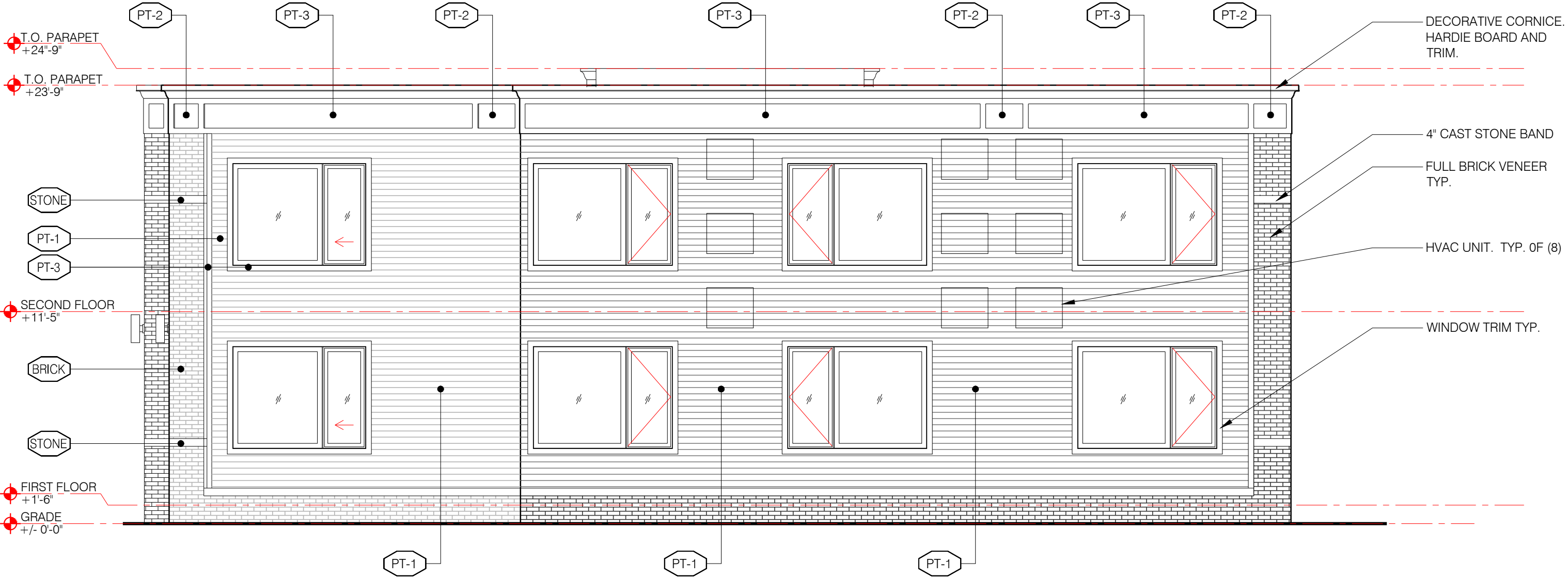
WALL SCONCE LIGHT FIXTURES
WAC LIGHTING, TUBE ARCHITECTURAL
8" DOUBLE WALL MOUNT
LED, 3500K, COLOR: DARK BRONZE



PT-2
6" HARDIE PLANK LAP SIDING,
STATEMENT COLLECTION, TIMBER BARK
MATCHES SHERWIN WILLIAMS COLOR:
SW 0038 "LIBRARY PEWTER"



PT-4
(BUILDING DOOR, UNIT DOORS)
SW 0041 DARK HUNTER GREEN



1
ELEV-2

WEST 14TH PHASE II
PROPOSED REAR (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**
LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
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☐ PROGRESS
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☐ BUILDING PERMIT
☐ CONSTRUCTION
☐ REFERENCE / LOD
☐ RECORD

SCALE: 3/16" = 1'-0"
DATE: 08-19-21
JOB NUMBER: 20-814
REFERENCE:
SHEET REF.:

DRAWN BY: ES
CHECKED BY: DJS
ELEV-2
SKETCH NUMBER:

EXTERIOR MATERIALS



PT-1
6" HARDIE PLANK LAP SIDING,
STATEMENT COLLECTION, KHAKI BROWN
MATCHES SHERWIN WILLIAMS COLOR:
SW 2827 "COLONIAL REVIVAL STONE"



PT-3
(METAL COPING, CORNICE, TRIMS)
HARDIE BOARD/ TRIM, MONTEREY TAUPE
MATCHES SHERWIN WILLIAMS COLOR:
SW 2821 "DOWNING STONE"



BRICK
BELDEN FULL SIZE BRICK
COLONY RED RANGE
C1088

WINDOWS
FIBREX COMPOSITE ANDERSEN WINDOWS,
COLOR: DARK BRONZE



PT-2
6" HARDIE PLANK LAP SIDING,
STATEMENT COLLECTION, TIMBER BARK
MATCHES SHERWIN WILLIAMS COLOR:
SW 0038 "LIBRARY PEWTER"



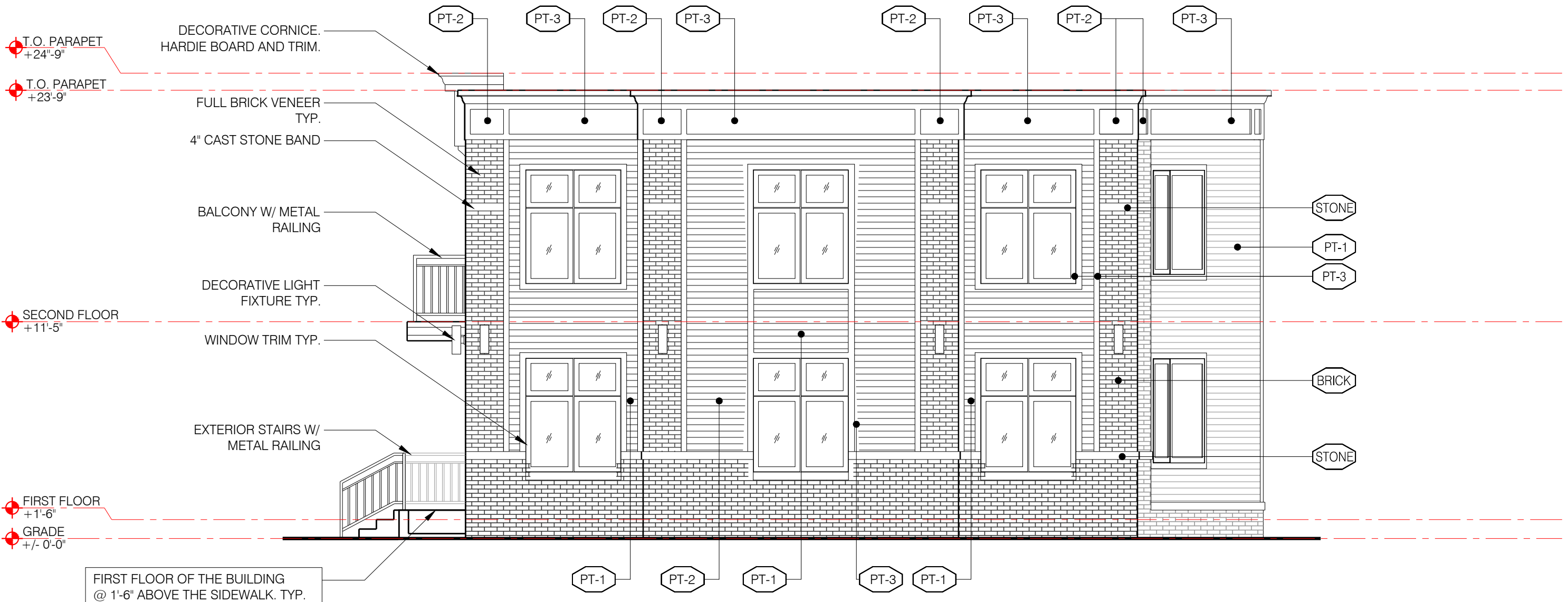
PT-4
(BUILDING DOOR, UNIT DOORS)
SW 0041 DARK HUNTER GREEN



STONE BAND
CAST STONE
COLOR TO MATCH PT-3

METAL RAILINGS
ALUMINUM, PAINTED, COLOR: DARK BRONZE

WALL SCONCE LIGHT FIXTURES
WAC LIGHTING, TUBE ARCHITECTURAL
8" DOUBLE WALL MOUNT
LED, 3500K, COLOR: DARK BRONZE



1
ELEV-3

WEST 14TH PHASE II
PROPOSED SIDE (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**
LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
☒ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ PROGRESS
☐ BIDDING
☐ BUILDING PERMIT
☐ CONSTRUCTION
☐ REFERENCE 1 LOD
☐ RECORD

SCALE: 3/16" = 1'-0"
DATE: 08-19-21
JOB NUMBER: 20-814
REFERENCE:
SHEET REF.:

DRAWN BY: ES
CHECKED BY: DJS
ELEV-3
SKETCH NUMBER:

EXTERIOR MATERIALS



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STATEMENT COLLECTION, KHAKI BROWN
MATCHES SHERWIN WILLIAMS COLOR:
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(METAL COPING, CORNICE, TRIMS)
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PT-2
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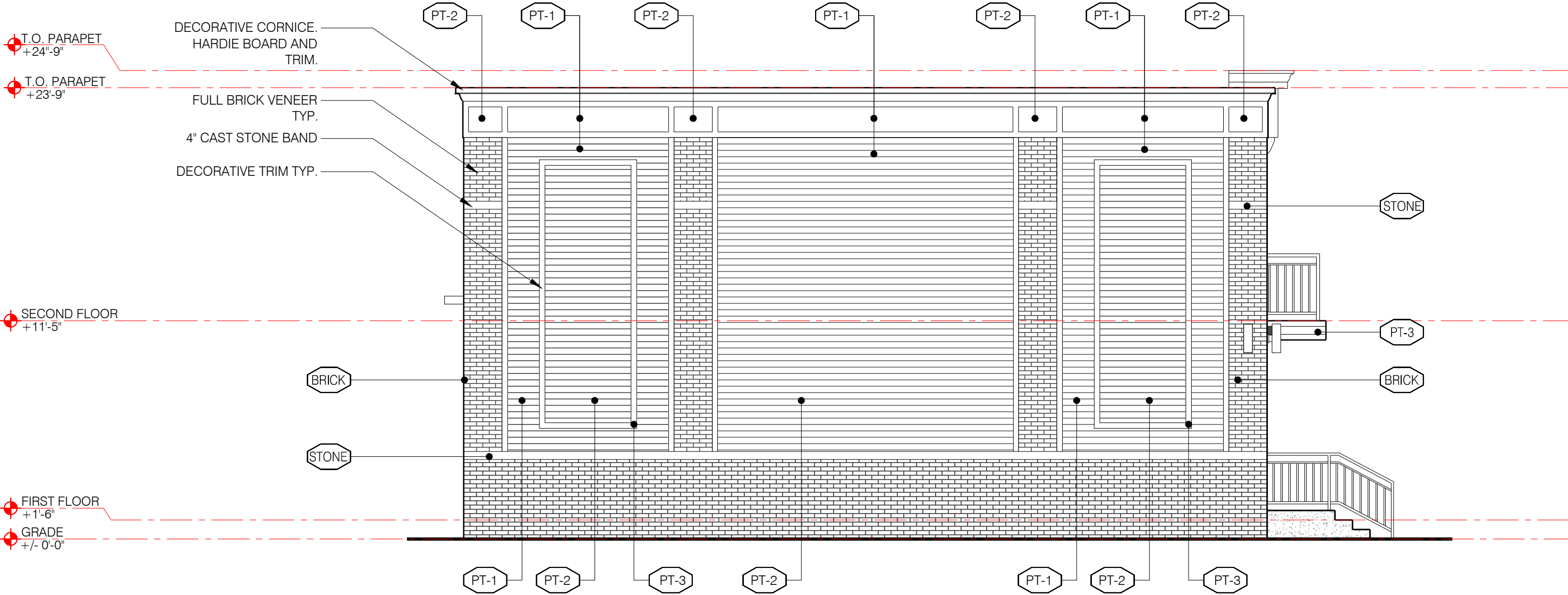
PT-4
(BUILDING DOOR, UNIT DOORS)
SW 0041 DARK HUNTER GREEN



STONE BAND
CAST STONE
COLOR TO MATCH PT-3

METAL RAILINGS
ALUMINUM, PAINTED, COLOR: DARK BRONZE

WALL SCONCE LIGHT FIXTURES
WAC LIGHTING, TUBE ARCHITECTURAL
8" DOUBLE WALL MOUNT
LED, 3500K, COLOR: DARK BRONZE



1
ELEV-4

WEST 14TH PHASE II
PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"



PROJECT:
**RICK MARON -
RESIDENTIAL CONCEPT PHASE II**
LOCATION:
WEST 14TH STREET
TREMONT - CLEVELAND OHIO

AUTHORIZED USE:
☒ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ PROGRESS
☐ BIDDING
☐ BUILDING PERMIT
☐ CONSTRUCTION
☐ REFERENCE 1 LOD
☐ RECORD

SCALE: 3/16" = 1'-0"
DATE: 08-19-21
JOB NUMBER: 20-814
REFERENCE:
SHEET REF.:

DRAWN BY: ES
CHECKED BY: DJS
ELEV-4
SKETCH NUMBER:

Cleveland Landmarks Commission

Design Review



September 9, 2021

Tremont Local Historic District Committee

Tuesday, July 20, 2021 via Zoom

Committee Members in Attendance: John Rakauskas, Herb Crowther, Sue Reagan, Bob Gardin, Tyler Rice, Suzanne Meltzer

Tremont West Staff: Michelle Davis

Presenting Guests: Rick Maron, Dan Sirk, Bob Bajko, N. Costakis

Landmarks Staff: Karl Brunjes

1. Tremont Oaks Phase II – Rick Maron and Dan Sirk presented conceptual drawings for Tremont Oaks Phase II.

The committee was greatly displeased with the northern elevation and asked the presenters to work on landscaping and parking issues as well. The presenters agreed to adjust the project to incorporate the committees concerns. The presenters plan to return to the committee soon seeking final approval of the project.

2. Stella Maris (2270 Professor Avenue) – presenter Bob Bajko presented the project to the committee.

John Rakauskas motioned to approve the project as submitted with the recommendation of tan instead of white windows and asked that they investigate material other than vinyl.

Sue Reagan seconded.

The committee approved.



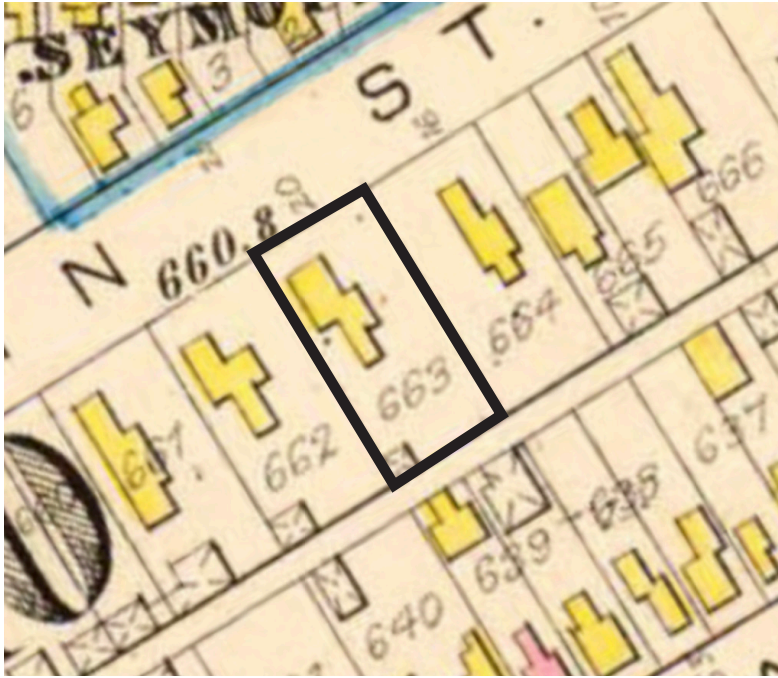
Case 21-073: Ohio City Historic District

3911 John Avenue

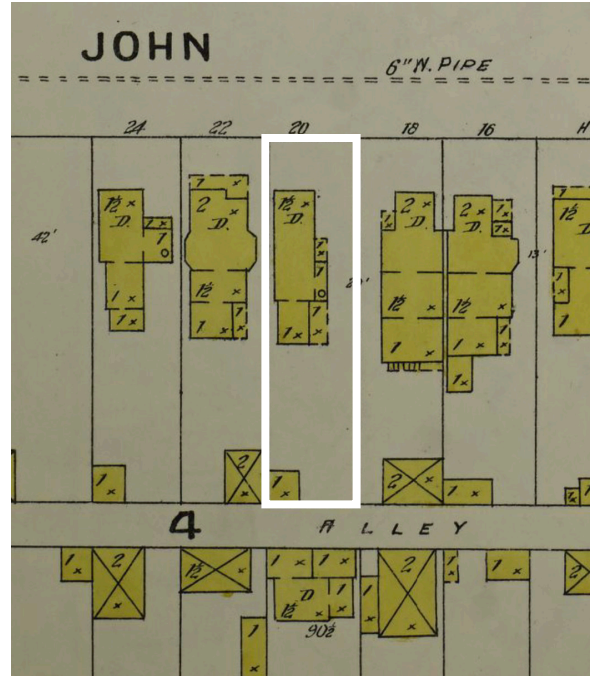
Selective Demolition, Renovation, and Addition

Ward 3: McCormack

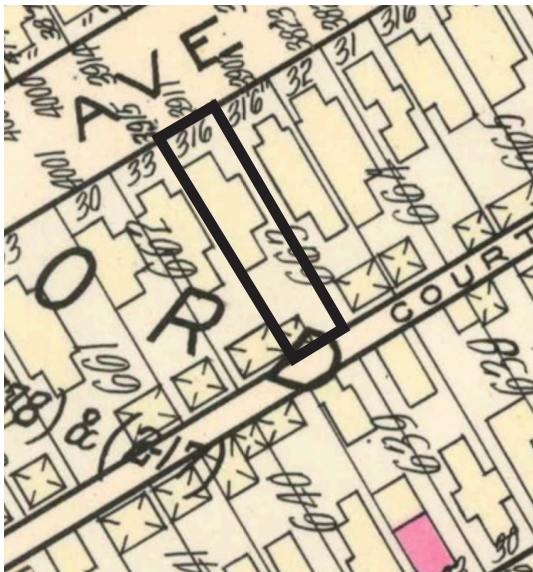
Project Representative: Antonia Marinucci (Architect, Architetta)



1881 663 John St.



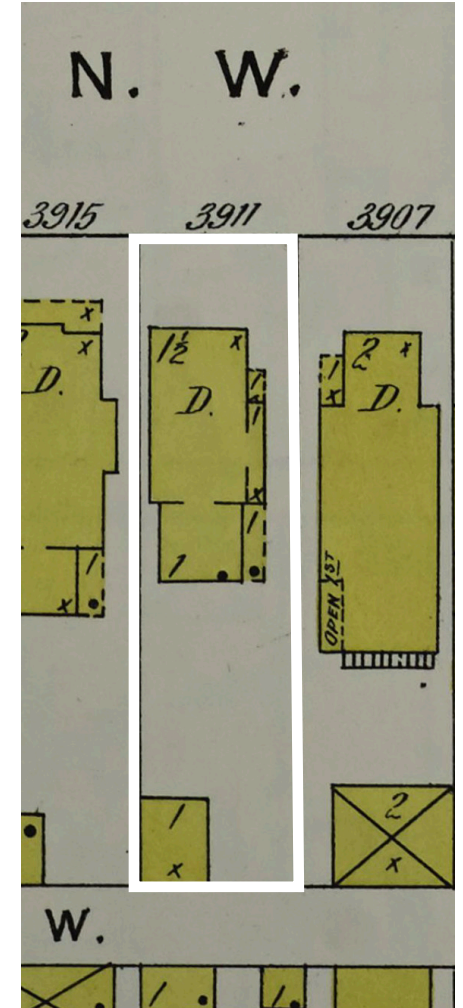
1896 Note: lack of front porch



1927-37

3911 John Avenue

Historic massing



1912-13 Note: lack of front porch



Front (north) entry



Side (east) entry



Rear (south) from alley



Rear (south) from alley



Rear entry

3911 John Avenue

Existing photos



Aesthetic:

- No historic detail, original materials or finishes remain
- Floor plan currently divided into three-units

Structural:

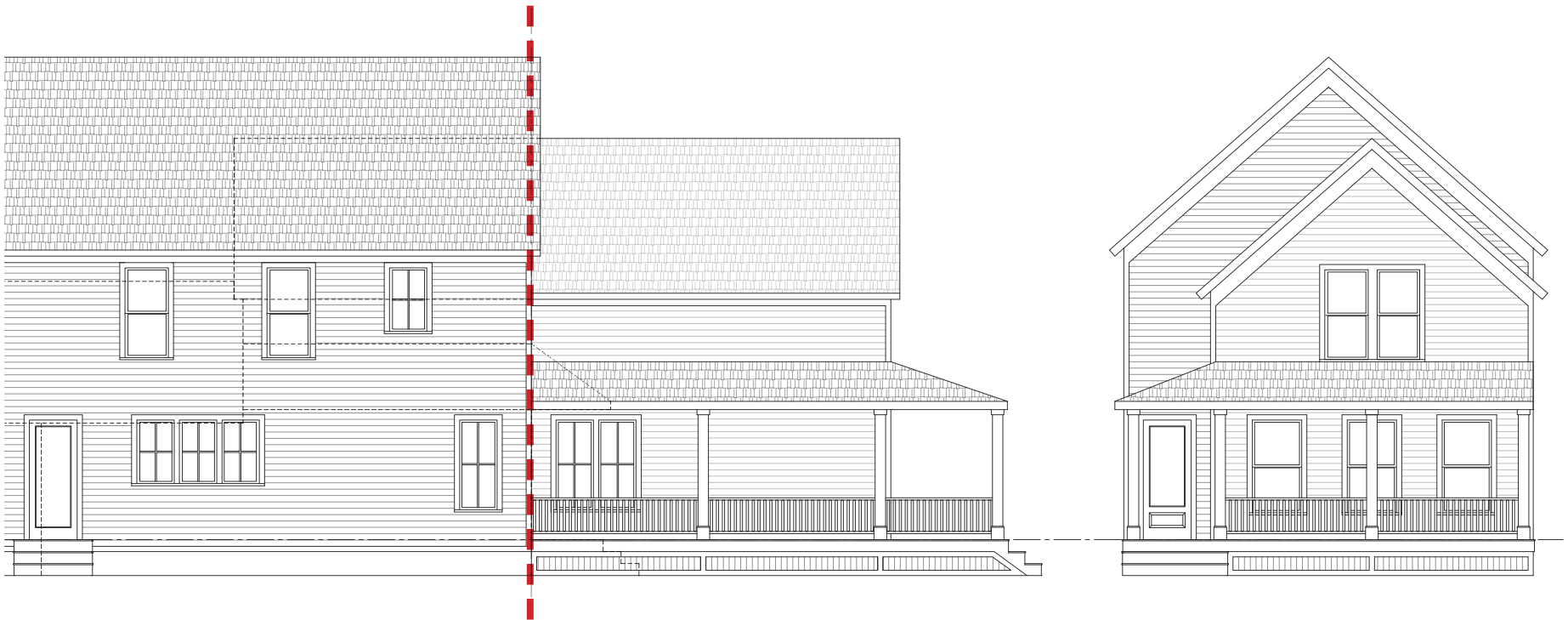
- Insufficient spans and spacing in first floor joists
- Significant level changes in the joists/floor plate on first and second floors
- Areas of damaged or missing subfloor visible from basement
- Foundation was previously reinforced and is in fair condition

First floor



Second floor

Basement/foundation



3911 John Avenue

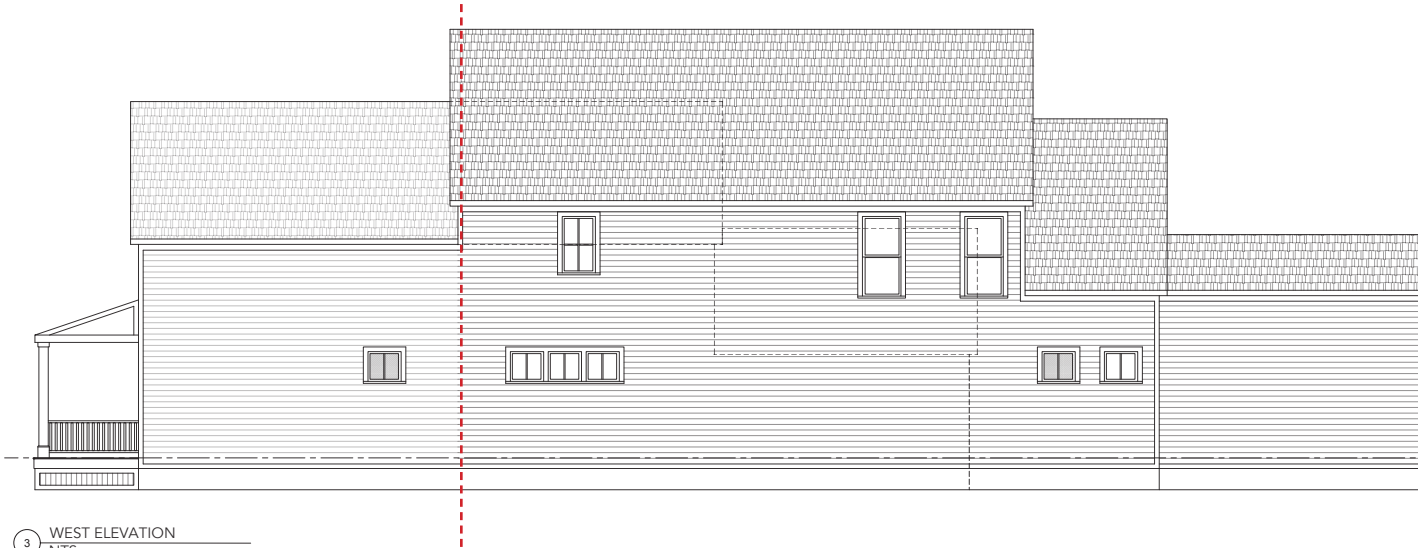
Proposed modifications



2 EAST ELEVATION
NTS



1 NORTH ELEVATION
NTS



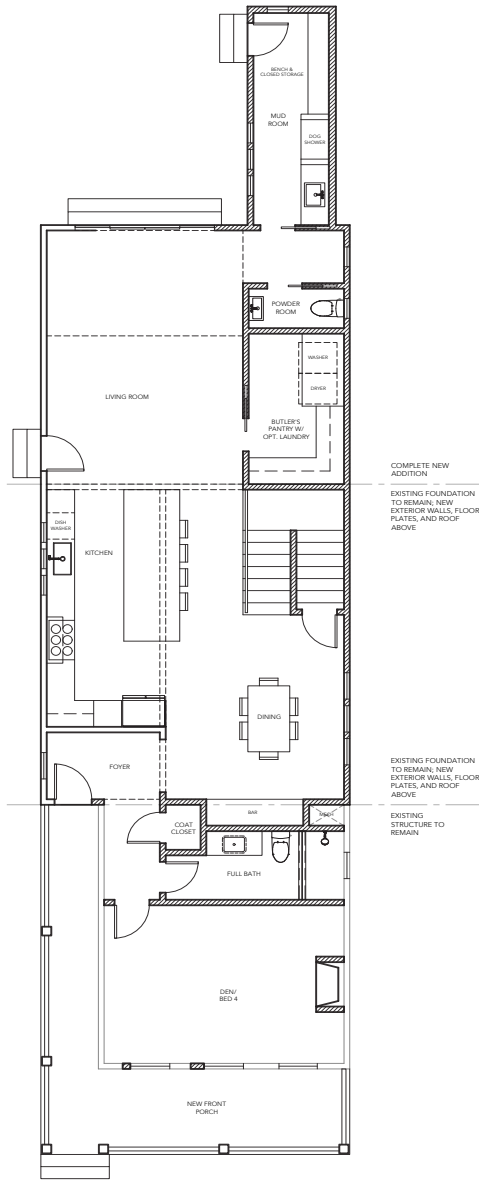
3 WEST ELEVATION
NTS



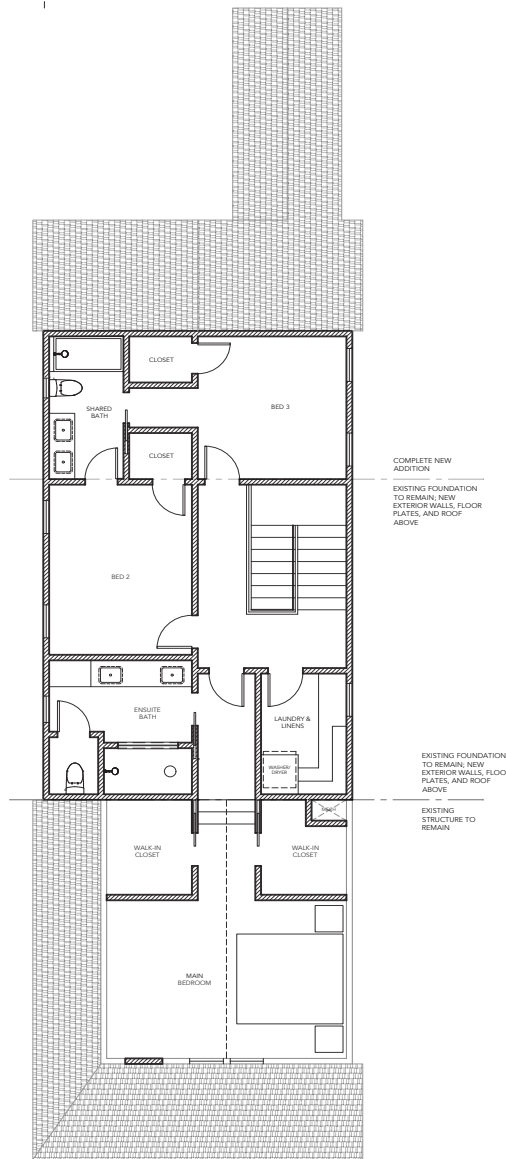
4 SOUTH ELEVATION
NTS

3911 John Avenue

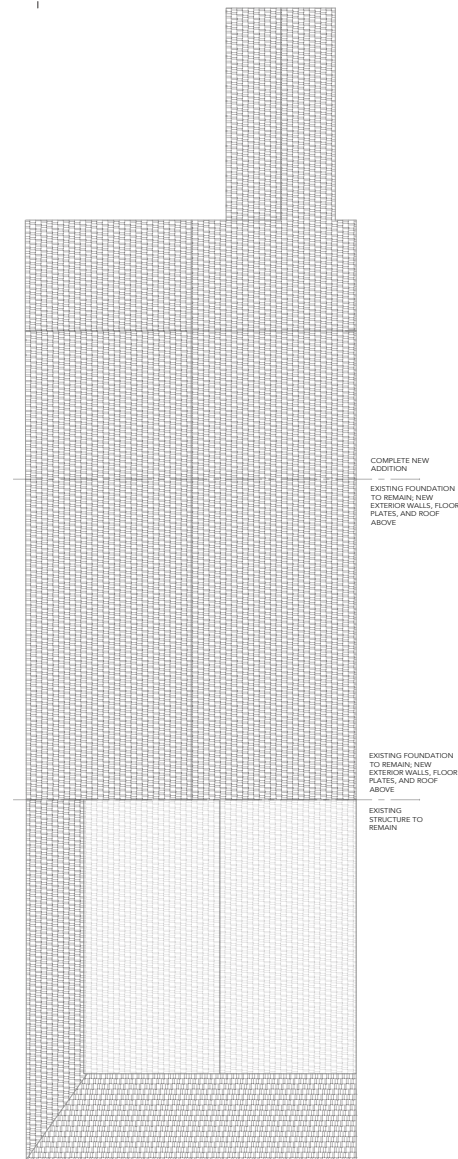
Proposed modifications



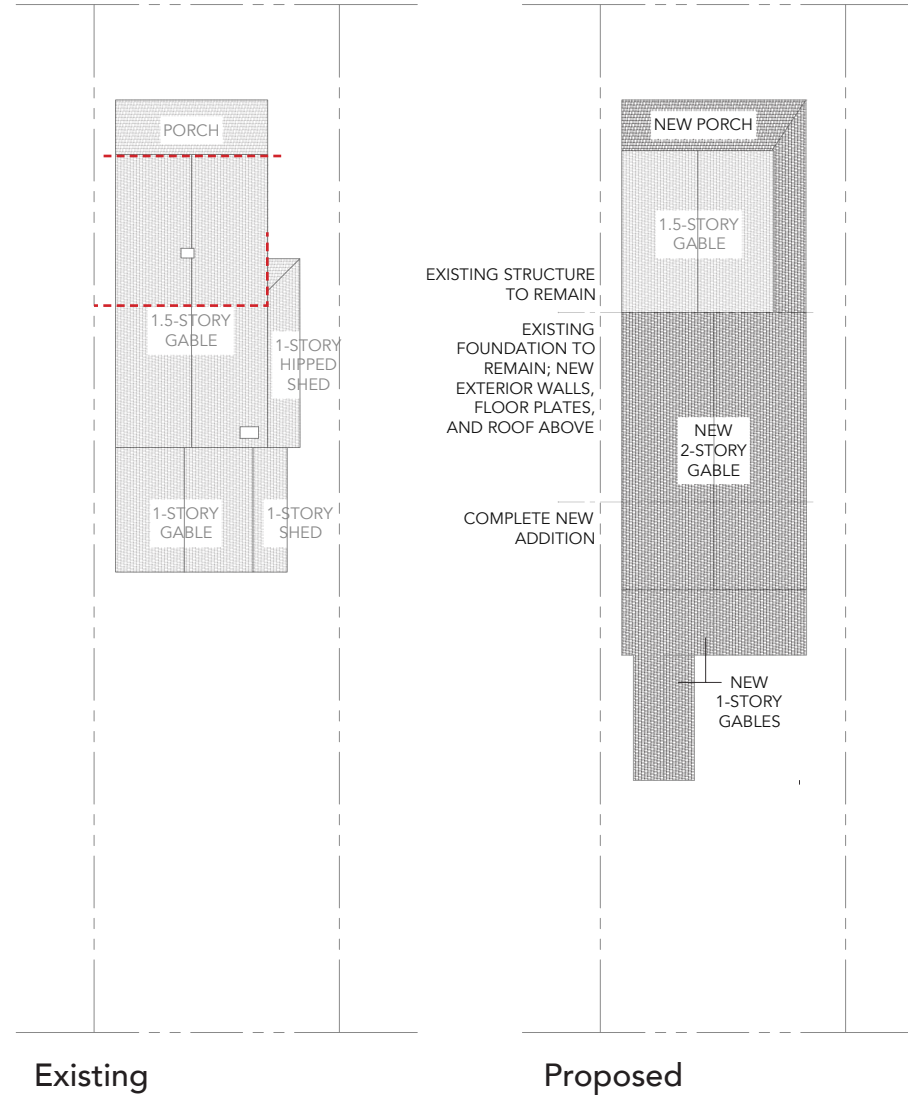
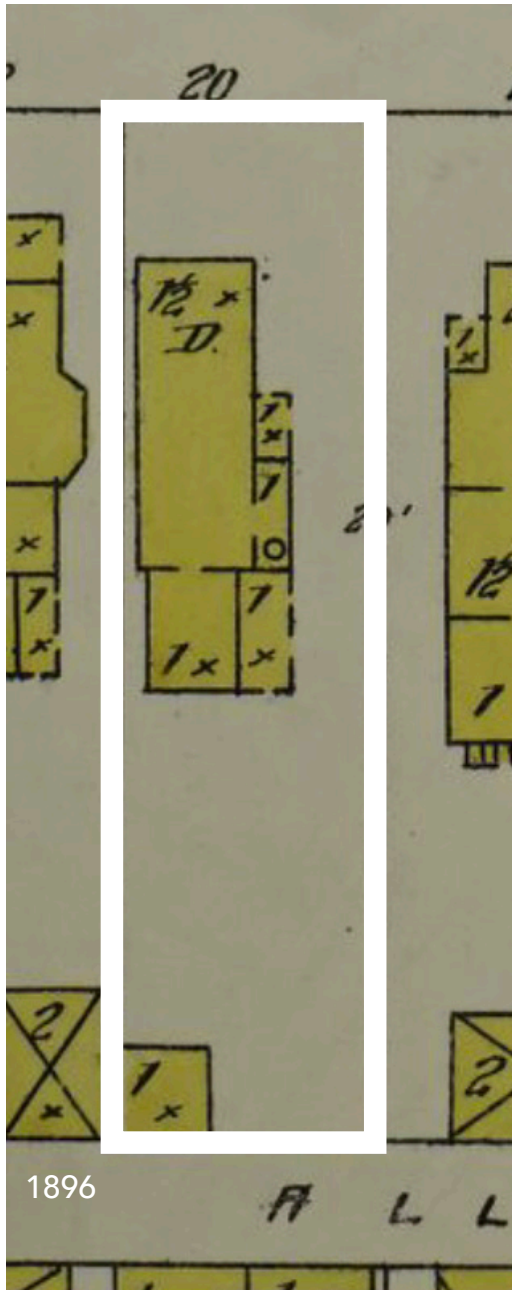
1 PROPOSED FIRST FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

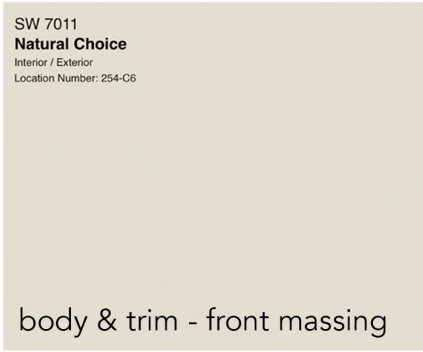


2 PROPOSED SECOND FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$



3 PROPOSED ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$





Side (east) facade



Front (north) facade

Certificates of Appropriateness

September 9, 2021



Case 21-074: Brooklyn Centre Historic District
3775 West 33rd Street

Renovation

Ward 14: Santana

Project Representative: Kyle Webster, Owner

3775 WEST 33RD LOFT HOUSE

Design Review for Cleveland Near West Design Review Committee and
Landmarks Commission

Updated render of design from SW corner



Trimmed panel siding on storefront

Restoration of the narrow window panels. Plan would be to replace glass with solid but keep original form as suggested by design review.

Updated render with storefront front view



Project Background

I purchased this building in 2020 to renovate into an “artist loft” type home / living space. The plan is to create a house on the main level and a workshop space in the drive-in basement for personal use (ie. gym, woodworking, etc.) I am not an investor but am pursuing this project as a homeowner. I am an Engineer, have worked in construction in the past but currently work for the City of Cleveland as a firefighter.

The property is zoned residential but was never used as such. I believe this property was vacant for 15 plus years with the exception of the guy I bought it from who had recently purchased it, did very minimal repairs which included the siding in the front of the building and patched up the caved in roof but in a very improper way. I was told by neighbors it was viewed as a blight to the area at one time. By the time I decided I would look to initiate any construction on the building, City Hall was closed due to COVID and it was not clear what the implications and delays would be to obtain permits. I am aware that that city employees were working remote at some capacity but anticipated delays. With lumber prices climbing and the work schedule already behind I proceeded with work without permits which I apologize for as I would have become aware of this being in a historical area and could have dealt with these approvals beforehand as I should have.

I have begun construction on a new roof addition to replace the old roof structure, which is in disrepair. I recently received a stop work order due to not getting a homeowners permit which now has been submitted as of July 23rd. It is critical that I resume work as soon as possible to weather in the building and prevent damage to the new materials. I would ask that you consider my situation and appreciate any help in resuming the project.

Project Summary

The new roof addition I am seeking permits for is on a residentially zoned storefront type building and is 41' x 36'. The new roof structure adds to the height of the building making the nominal ceiling height 18' from the original 13' so that a second story loft can be added in part of the space. I would like to note that the new highest point of the building is only 3' higher than before. The reason the new roof structure was built is because the original roof structure in the front half of the building was in disrepair due to years of leaking roof, rot and improper repairs. The roof needed to be replaced and was one of the main contributor to why the building had been sitting empty for so many years. As reflected in the attached drawings the new roof structure has been added above the old structure, which will be removed. This approach was chosen for the following benefits: first so that the brick structure would be tied into the new structure before removing the old structure allowing for safety and structural integrity throughout the building process. Second, a loft space and windows could be added above the masonry so that the dark industrial space could be usable for residential use. A heavy timber type structure was added to transfer the new roof loads into the original foundation. Engineered trusses are attached to the new structure and support the new roof. The new roof is designed in a "warm roof" type design with 2 overlapped layers of polyiso rigid foam above the sheeted roof deck on the low slope roof. A new parapet wall is built above the masonry structure. This wall ties in the roof to the old structure. The exterior will be sheeted and sided with metal siding. **The front decorative masonry face of the building will not be covered up at all.** On the sides of the building the foam and metal siding will overlap the joint of the old and new building so that most of the brick is still exposed maintaining the old look yet thoroughly weathering in the new construction. The floor plan for this project would make the living space 3500 sqft above grade with 3 bedrooms and 3 bathrooms. The project budget was \$125k with most of the work being done by homeowner.

Project Location



3777 W 33rd St

Cleveland, OH 44109



Directions



Save



Nearby



Send to your
phone



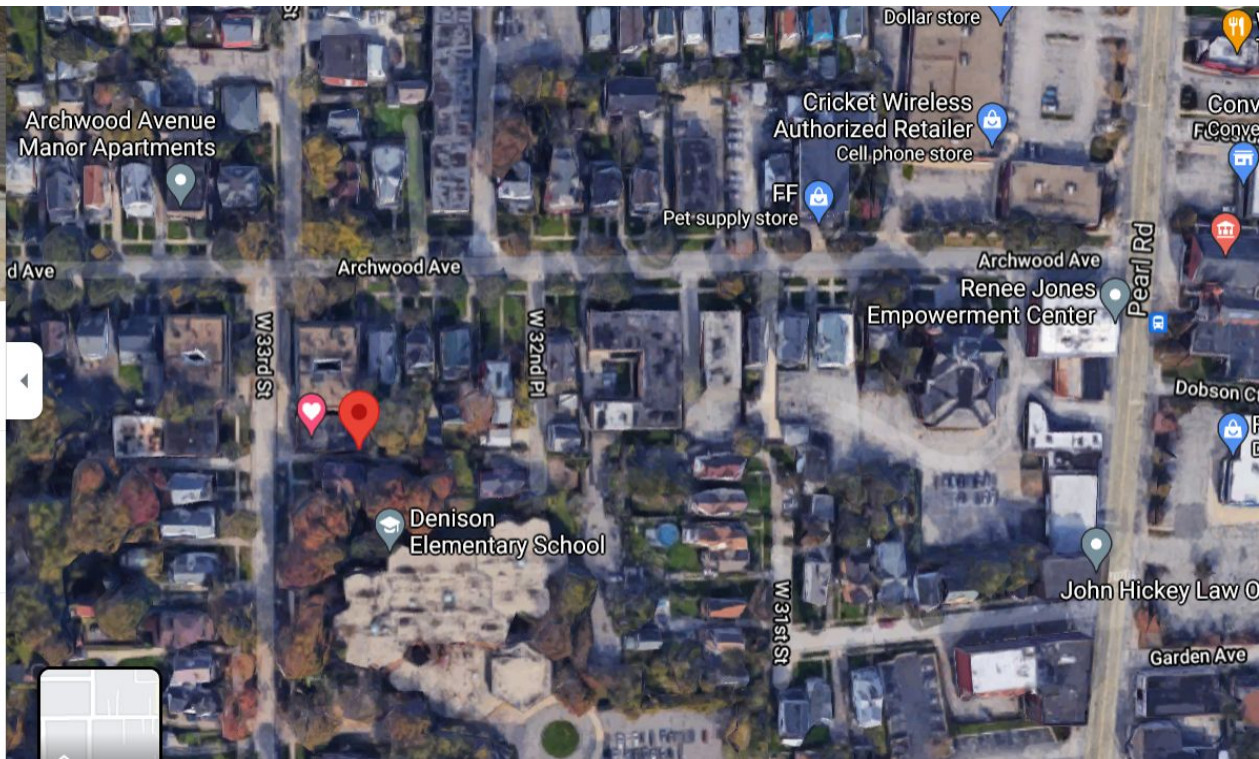
Share



Suggest an edit on 3777 W 33rd St



Add a missing place



Existing photos



Property as purchased in 2020 before roof addition was added

Viewed from south-west corner from W33

Existing photos



Property with roof
addition roughed in

Viewed from
south-west corner
from W33

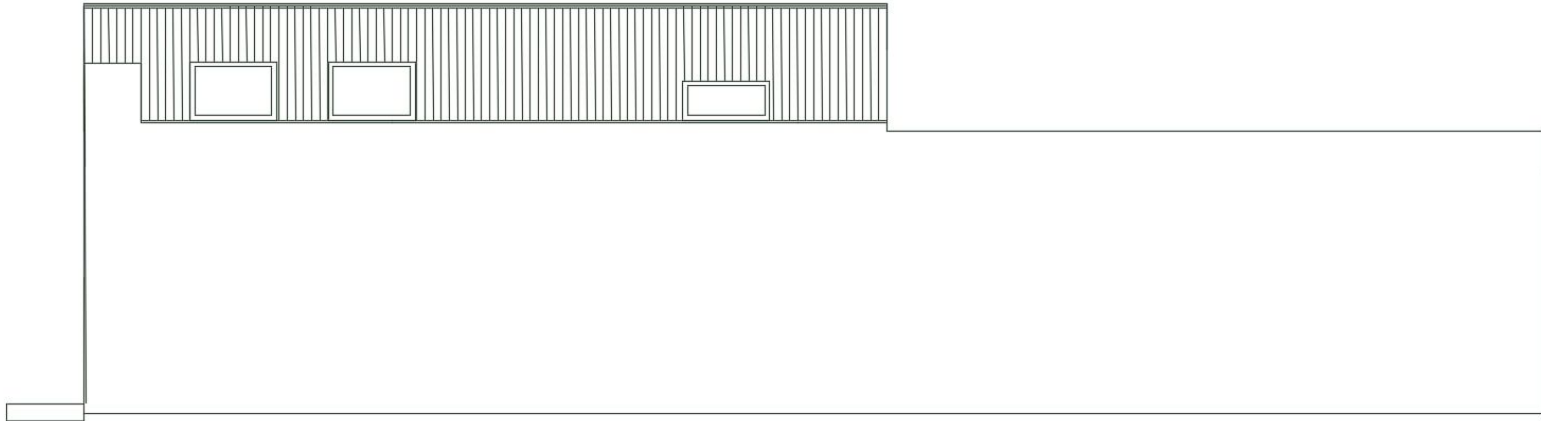
Rendering of completed roof addition



Elevation drawings

South side view

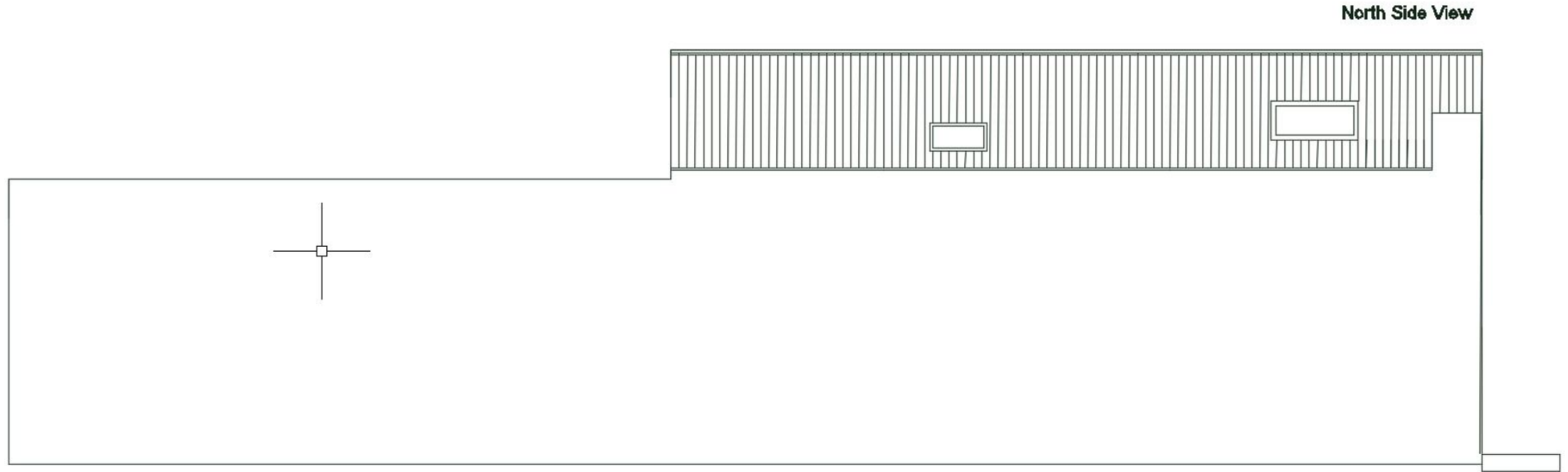
South Side View



Scale 3/32" = 1' 0"

Elevation drawings

North side view

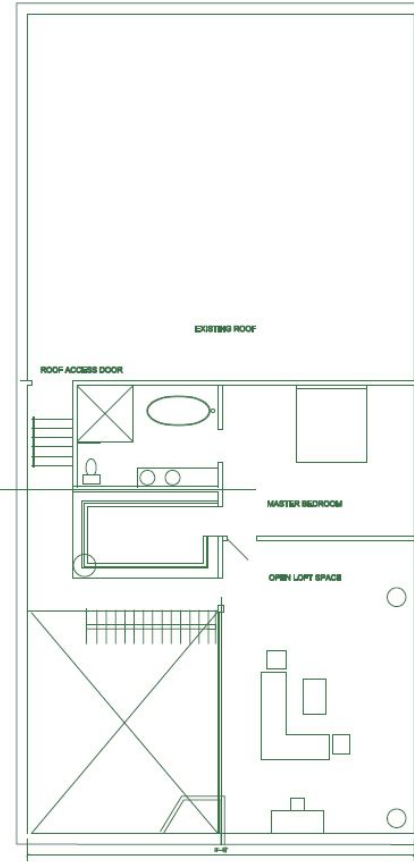
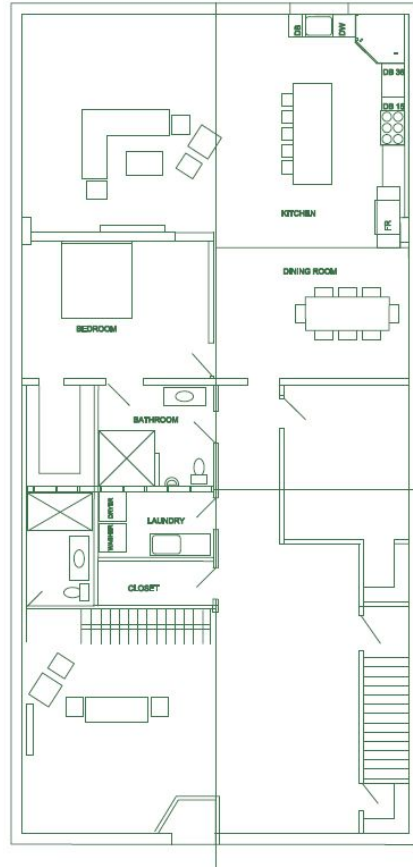


Floor plan

Left side-
1st Floor

Right side-
2nd Floor

Loft addition



Examples of black metal siding on historic brick buildings

The following slides show historic brick buildings that have roof additions with contrasting brick and black metal siding. These buildings have much more elaborate additions but show the mating of the two materials, namely historic brick and black metal siding. The pictures give an idea of how the two materials look together for demonstrative purposes.

Examples of black metal siding on historic brick buildings



Examples of black metal siding on historic brick buildings



Examples of black metal siding on historic brick buildings



Historical Designation Research

After to speaking to the Landmarks office downtown I was advised to research the property's historical designation. Two Ohio MPS submission listing reports were found, dated 1987 and 1999, on the national archives website for the area. These reports nominated many of the surrounding properties for historical designation. After reviewing the documents, there was no mention of the commercial building (3775 W33rd) or any indication that it was a contributing property with historical designation.

Preservation Briefs from the nps.gov website

CH 14 New Exterior Additions to Historic Buildings: Preservation Concerns

PRESERVATION BRIEFS

Anne E. Grimmer and Kay D. Weeks

“Should be compatible but differentiated from the historic building”

<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Rooftop Additions [return to top ▲](#)

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true “picture” of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.



Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

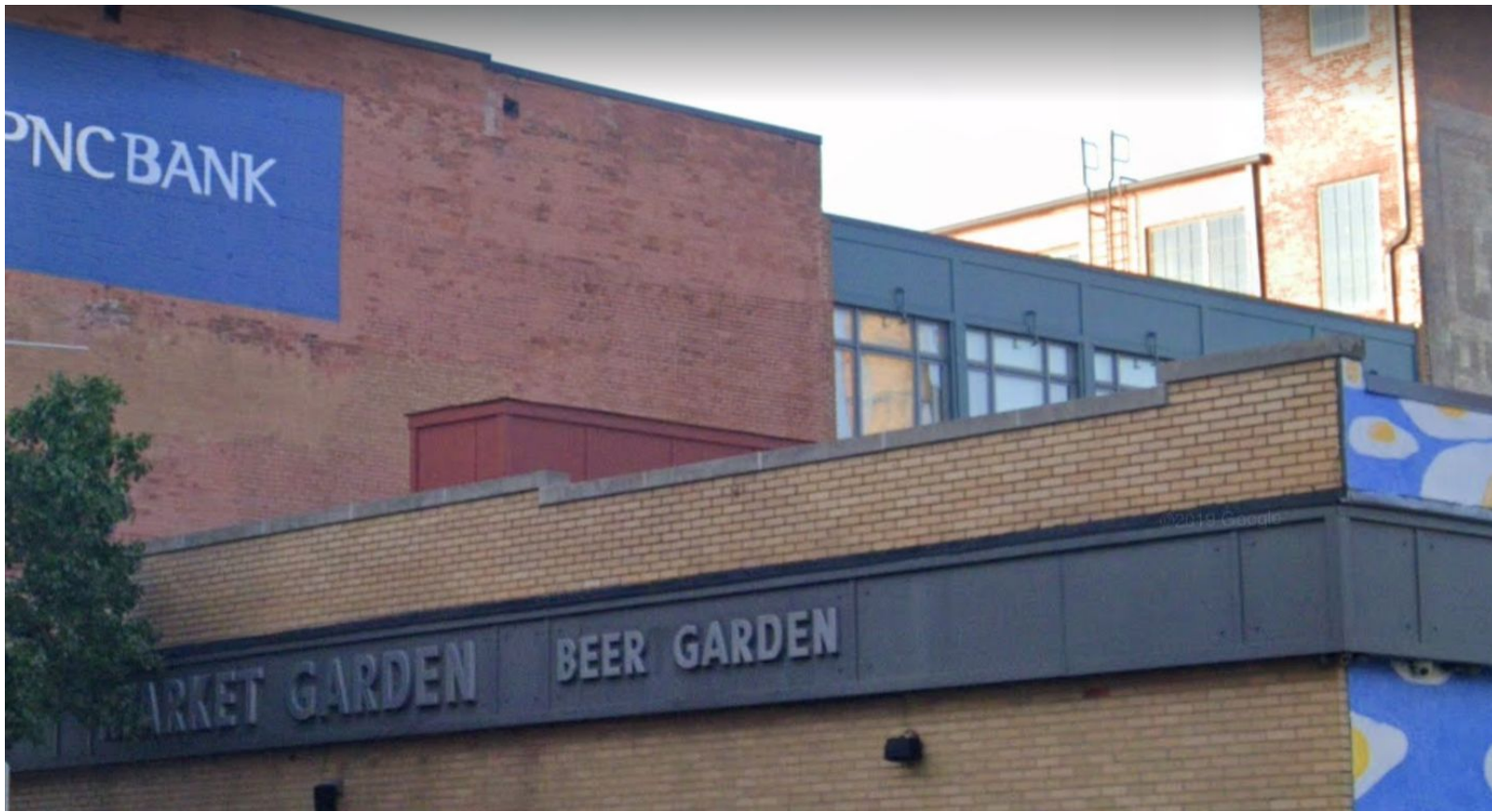
Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.



Small glass connector between two historic buildings with appropriate setback.



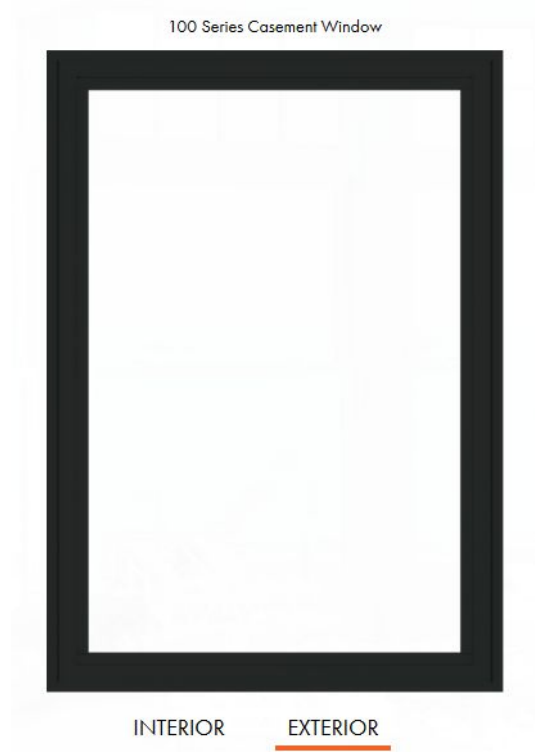
Example of what appears to be a roof addition near WestSide Market

Material and window selection

The siding selected and purchased is a near-black metal siding (midnight grey)



The windows selected and purchased were Anderson 100 series casement windows (black color) which are a Fibrex composite material



Neighborhood context

The building is located on West 33rd, a quiet one-way residential street. Though this property is near historic buildings there are also other buildings from modern eras, including the Denison elementary school and Redwood apartment building. The following slides show street view pictures for context.

Street view of West 33rd looking north toward Archwood



Street view of West 33rd facing north with building on right



Project photos

The following slides provide context to the original state of the building and the amount of work that has gone into getting this derelict building cleaned up.

The initial state of the building



Before and after of the basement/garage space



Before and after of the basement/garage space



Before and after of the rear part of the building



Roof addition photos



Roof addition photos



Photo of original store front type window sheeted over



Photo April 1985 found in MPS submission report



Historical Photo supplied by landmarks 1943



Historical Photo supplied by landmarks from 1955



In conclusion

With projects like this there are many unforeseen challenges and this project is no exception. I knew permits were required but was truly unaware of the historic approval process prior to the permit applications. It is critical that I resume work ASAP to weather in the new construction and prevent damage. It has been a passion project for me to build something beautiful, and useful for years. Thank you for your time in reviewing this project and I appreciate your partnership.

Contact Info

Kyle Webster

Phone: 216-835-4519

Email: kylewebster88@gmail.com

Cleveland Landmarks Commission

Concept Plan



September 9, 2021



Case 21-051: Lorain Avenue Historic District (Concept Plan 6/24/2021)

Urban Community School 4807 Lorain Avenue

New Construction of a Mixed-Use Building

Ward 3: McCormack

Project Representatives: Stan Kaczmar, Christine Raymond, Kaczmar Architects; Thomas Gill, Al Sanchez, John Hagerty, Urban Community School



Case 21-052: Lorain Avenue Historic District (Concept Plan 6/24/2021)

Urban Community School 4807 Lorain Avenue

Demolition

Ward 3: McCormack

Project Representatives: Stan Kaczmar, Christine Raymond, Kaczmar Architects; Thomas Gill, Al Sanchez, John Hagerty, Urban Community School

August 31, 2021

Attn: Cleveland Landmarks Commission

**Re: Application for Certificate of Appropriateness for Demolition
Urban Community School
4809 Lorain Ave.
Cleveland, OH 44102**

Urban Community School respectfully requests approval to demolish the building located on our campus at 4809 Lorain Ave. The school purchased the structure in March 2021 following years of safety concerns due to neglect by the prior owner. Temporary sidewalk protection structure has been installed since December of 2020 when the school received an alarming engineering report from Thorson Baker. Despite not owning the building at the time, the canopy was constructed at the school's expense to protect students, families, pedestrians, and MetroHealth patients from the potentially falling bricks.

GENERAL DESCRIPTION

The building was constructed between 1881 and 1886. Per the 1886 Sanborn Maps, the structured contained addresses 1070, 1072, and 1074 Lorain Street at the southwest corner of Liberty Street.

The building is two (2) stories tall with a basement. The building footprint is approximately 3,200 SF in area; thus, the total building area is approximately 9,600 gross square feet.

The most recent occupants of the first floor included a physician's office, church, and small apartment. The second floor is divided into four apartments.

CURRENT CONDITION OF THE BUILDING

All aspects of the building have been neglected and not maintained resulting in severe deterioration. The building structure is in an unsafe and unstable condition. The City of Cleveland Department of Building & Housing issued a Notice of Violation on 02/06/2020 stating that the structure is found to be structurally unsafe. Please see attached Existing Building Assessment Report dated January 2, 2020 and letter dated April 29, 2021 for additional structural comments by Thorson Baker + Associates.

INTENDED USE OF THE SITE

We are proposing a building addition to the existing school consistent with our overall Campus Master Plan. The new structure will include office space for the school, a Boardroom, lease space for a community based non-profit partner, a large Community Room, and a Chapel. The office space is required due to the school's growth over time and will free up existing space within the existing school for student use. The Community Room and Chapel can be available for use by the non-profit partners on campus as well as the local community.

Please see the following attachments for additional information. Allowing demolition of the building will greatly alleviate our concerns and those of our community for the safety of our students as well as any member of the community walking along Lorain Ave. Thank you for your consideration.

Sincerely,



Thomas Gill
President
Urban Community School

ATTACHMENTS:

Existing Site Plan / Aerial Photo

Existing Photographs

Thorson Baker + Associates Letter dated 08/24/21

Building & Housing Notice of Violation

Thorson Baker + Associates Letter dated 04/29/21

Mid State Restoration Letter dated May 13, 2021

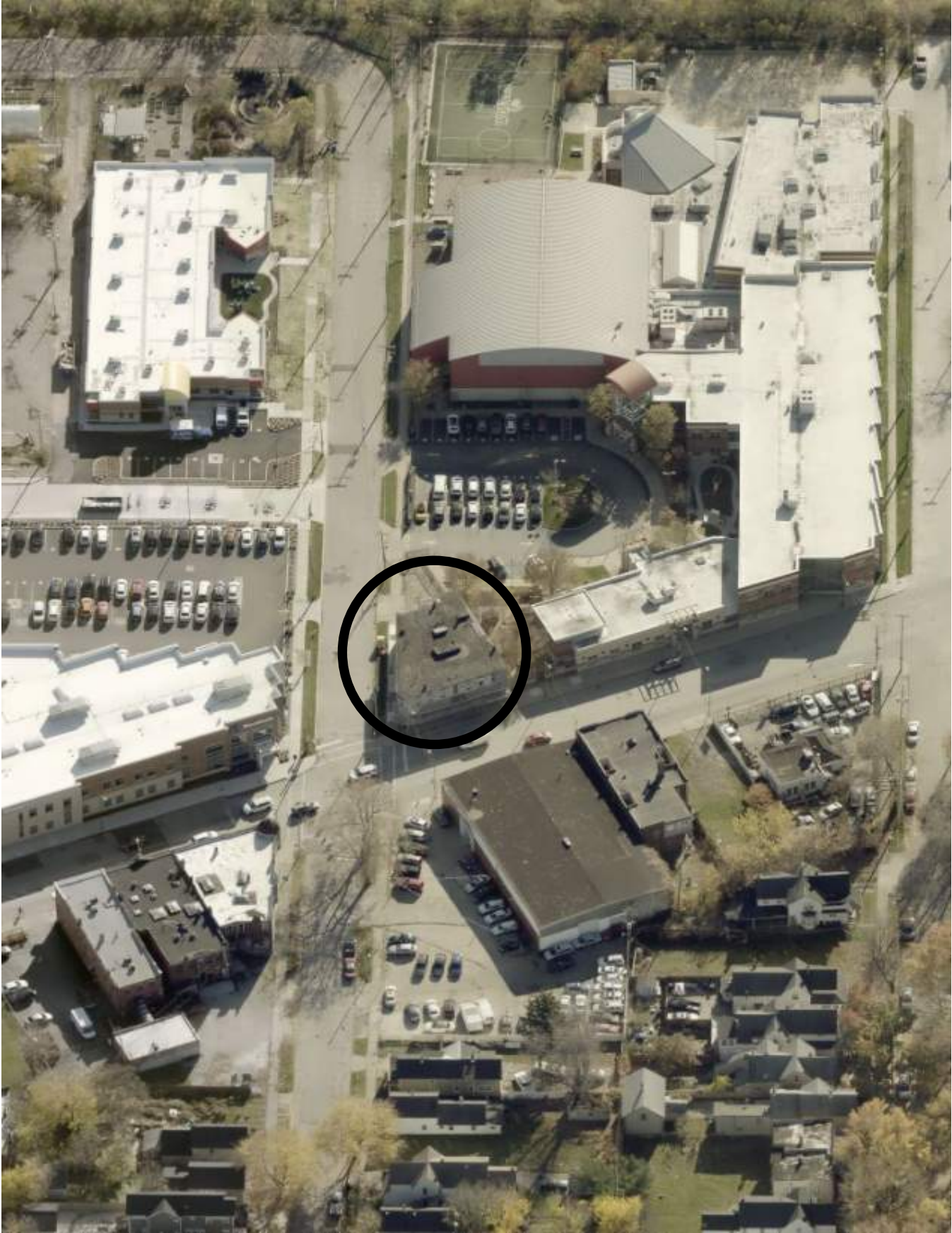
Concept Plan & Renderings proposed building dated August 16, 2021

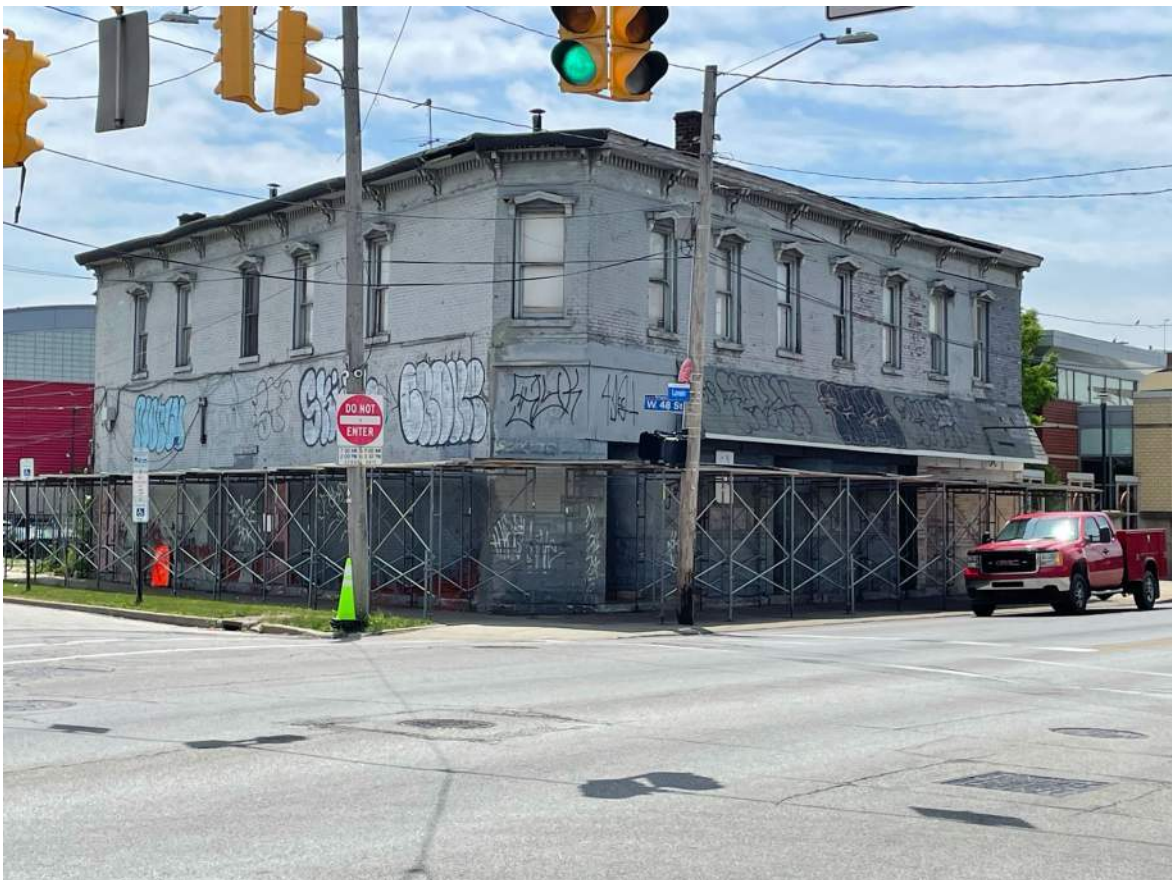
Existing Building Assessment Report dated January 2, 2020

4809 Lorain Avenue



Urban Community School









BRICK FAILED / FALLEN



NO EXISTING TIES BETWEEN BRICK
AND BUILDING WALL



NO EXISTING TIES
BETWEEN BRICK AND
BUILDING WALL







BRICK NOT STABLE OR
SECURED TO BACKUP
WALL

POTENTIAL SALVAGE ITEMS

4809 Lorain Avenue

ALL CORNICE BRACKETS &
DENTILS TO BE SALVAGED,
REUSED OR DONATED



ALL WINDOW HOOD ELEMENTS
TO BE SALVAGED, REUSED OR
DONATED



Urban Community School

SALVAGE AND REUSE
UNDAMAGED TIN CEILING





Thorson · Baker + Associates
CONSULTING ENGINEERS

structural
mechanical
electrical

civil
technology
commissioning

August 24, 2021

Ms. Christine Raymond
Kaczmar Architects
1468 West 9th Street, Suite 400
Cleveland, OH 44113

Re: 4807 Lorain Ave. Building – Possible Façade Re-Use

Cleveland, OH

Dear Ms. Raymond:

As a follow up to our recent discussion and our April 29, 2021 letter, we understand that you are asking our opinion once again as to the possibility of salvaging the existing brick façade, with the intent of demoing the existing building and constructing a new building behind it. Please allow this letter to serve as our professional opinion from a Structural Engineering standpoint.

We reviewed the photos sent with your August 19, 2021 email. The photos show portion of brick that have failed and fallen to the ground on the north and east sides of the building, within the scaffolding areas placed along the sidewalks. The photos also show close up pictures that once again confirm that there is no physical tie between the brick façade and the face of the building. The situation has worsened since April, and it is our professional opinion that the brick is not stable structurally and immediate action should be taken to zone off the sidewalk areas completely. Furthermore, we recommend that a contractor be hired immediately to remove the brick in a controlled manner to avoid a collapse scenario.

During the site observation we conducted on December 18, 2019, there were several issues noted in our report that compromised the adequacy of the building for occupancy and required immediate attention from a safety standpoint. One of those areas was the brick façade. We had noted in our report that the exterior brick façade is structurally unsound and is in an extremely poor condition, and that the outside areas surrounding the building should be cordoned off immediately to protect the public from the possibility of falling debris. We understand that this action was somewhat taken, yet now we are recommending that the scaffolding areas on the north and east sides be closed immediately to public access. In other words, there should be no public access to any sides of the building that currently have brick remaining.

Regarding salvaging the facade, it is Thorson Baker + Associates' professional opinion as Structural Engineers that the existing brick façade is beyond repair and is in an unstable condition to attempt any means of shoring and salvaging during construction of a new building. It is not possible structurally to do so.

Please forward this letter to the owner of the building and other appropriate parties immediately. We kindly request written confirmation from the building owner by Friday August 27, 2021 that the appropriate action recommended above to zone off all sides of the building with brick, including the north and east sidewalks, will be implemented immediately.

If you have any further questions, please contact us.

Sincerely,

Thorson • Baker + Associates, Inc.

A handwritten signature in blue ink, reading "David L. Nemeth". The signature is stylized with a large initial "D" and a prominent star-like flourish at the end of the last name.

Principal – Structural Department
DLN/dln

THE CITY OF CLEVELAND
DEPARTMENT OF BUILDING & HOUSING
DIVISION OF CODE ENFORCEMENT
601 LAKESIDE AVE. CLEVELAND, OH 44114

NOTICE OF VIOLATION OF BUILDING AND HOUSING ORDINANCES

WARD: 3

ISSUE DATE: 2/6/2020

CENSUS TRACT: 102600

PPN: 00619010

PROP. ADDRESS: 4809 Lorain Ave, Cleveland, OH
44102

AKA:

----- RESPONSIBLE PARTY(S) -----

REINA TURCIOS RUIZ, TRUSTEE OF THE TURCIOS FAMILY KEYSTONE TRUST DATED MAY 12,
2017
7603 SNOW ROAD
PARMA, OH 44129

REINA TURCIOS RUIZ, TRUSTEE OF THE TURCIOS FAMILY KEYSTONE TRUST DATED MAY 12,
2017
4809 LORAIN AVE., CLEVELAND OHIO, 44102

REINA TURCIOS RUIZ, TRUSTEE OF THE TURCIOS FAMILY KEYSTONE TRUST DATED MAY 12,
2017
4135 BROWNING CHASE DR. TUCKERM, GA 30084

OCCUP./USE: M Mercantile - Retail shops, Carry-out
Food Shops

INSPECTION DATE: 02/06/2020

KIND OF STRUCTURE: 2 Sty. Masonry

VIOLATION #: V20004963

ZONING DISTRICT: Local Retail Business

NUMBER OF DWELLING UNITS:

TYPE OF VIOLATION: Exterior Maintenance

THIS NOTICE SHALL BE COMPLIED WITH AND ALL VIOLATIONS CORRECTED BY THE BELOW
LISTED "COMPLY DATE".

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN PROSECUTIVE ACTION OR PENALTY
AS PROVIDED BY LAW.

PLEASE CONTACT THE INSPECTOR UPON RECEIPT OF THIS NOTICE.

RIGHT TO APPEAL

You have the right to appeal this notice. If you wish to appeal, you must file a written appeal within 30 days of the
issuance date on this notice. The appeal must be filed at:

Cleveland City Hall
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: KENNETH A MAXWELL PHONE: 216-664-
2328

EMAIL: kmaxwell@city.cleveland.oh.us

SEQ NO	COMPLY DATE	NATURE OF VIOLATION	COMMENTS
1	03/07/2020	12 [3103.09]: UNSAFE STRUCTURE: THIS STRUCTURE IS FOUND TO BE STRUCTURALLY UNSAFE.	THE EXTERIOR WALLS AND DECORATIVE MASONRY PARTS ARE FALLING ON THE SIDEWALK AND THE EXTERIOR OF THE BUILDING IS IN POOR CONDITION AND SERIOUS HAZARD PARTS
2	03/07/2020	14 [3105.01(A)]: MAKE APPLICATION FOR AND OBTAIN ALL THE REQUIRED PERMITS BEFORE STARTING ANY WORK FROM THE BUILDING DEPARTMENT, ROOM 505, CITY HALL.	
3	03/07/2020	3 [3101.10(C)]: MAINTENANCE OF EXTERIOR WALLS AND ROOF. EXTERIOR WALLS OF EVERY STRUCTURE AND APPURTENANT SHALL BE MAINTAINED WEATHERTIGHT AND SHALL BE MAINTAINED SO TO RESIST DECAY OR DETERIORATION FROM ANY CAUSE.	
4	03/07/2020	4 [3101.10(D)]: MAINTENANCE OF INTERIOR WALLS AND FLOOR. EVERY STRUCTURE SHALL BE MAINTAINED FREE HOLES, LARGE CRACKS, AND ANY LOOSE AND DETERIORATED MATERIAL.	

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: KENNETH A MAXWELL PHONE: 216-664-2328 EMAIL: kmaxwell@city.cleveland.oh.us



Thorson • Baker + Associates
CONSULTING ENGINEERS

structural
mechanical
electrical

civil
technology
commissioning

April 29, 2021

Ms. Christine Raymond
Kaczmar Architects
1468 West 9th Street, Suite 400
Cleveland, OH 44113

Re: 4807 Lorain Ave. Building – Possible Façade Re-Use

Cleveland, OH

Dear Ms. Raymond:

As a follow up to our recent discussion, we understand that you are asking our opinion as to the possibility of salvaging the existing brick façade, with the intent of demoing the existing building and constructing a new building behind it. Please allow this letter to serve as our opinion from a Structural Engineering standpoint.

During the site observation we conducted on December 18, 2019, there were several issues noted in our report that compromised the adequacy of the building for occupancy and required immediate attention from a safety standpoint. One of those areas was the brick façade. We had noted in our report that the exterior brick façade is structurally unsound and is in an extremely poor condition, and that the outside areas surrounding the building should be cordoned off immediately to protect the public from the possibility of falling debris.

The brick façade on the front of the building is currently bowed out of plumb approximately 3" to 4", and is not physically tied back to the wall structure with any means of tie-back anchors that we could see. This most likely was the reason the side wall had previously collapsed, and in our opinion the front wall has the possibility of doing the same.

Regarding salvaging the facade, it is Thorson Baker + Associates' professional opinion as Structural Engineers that the existing brick façade is beyond repair and is in an unstable condition to attempt any means of shoring and salvaging during construction of a new building.

If you have any further questions, please contact us.

Sincerely,

Thorson • Baker + Associates, Inc.

Principal – Structural Department
DLN/dln

MID STATE RESTORATION, INC.

2521 MONROE AVENUE
CLEVELAND, OHIO 44113-4121

www.midstaterestoration.com

PHONE - (216) 771-2112 FAX - (216) 771-0508

May 13, 2021

Mr. John Hagerty
URBAN COMMUNITY SCHOOL
4909 Lorain Avenue
Cleveland, Ohio 44102

Re: Façade Assessment for Structure located at 4805 – 4809 Lorain Avenue

Dear John,

We wish to thank you for your inquiry and are pleased to present our assessment of the masonry façade located at 4805 – 4809 Lorain Avenue.


Observations

On Friday April 30th we performed an on-site review and evaluation of the masonry façade. The assessment was performed from visual observations at grade level of the façade on all elevations.

1. The 2 story structures façade is comprised of a stone veneer on the first floor of the North Elevation and brick and block veneer on the 2nd story. The East and South elevation are comprised of a brick veneer, and the West elevation is clad in vinyl siding.
2. We were informed that the West elevation originally was clad in a brick veneer. This veneer collapsed in previous years and was replaced with siding.
3. The brick and stone façade is covered with a paint coating that is peeling and flaking on all elevations.
4. The North elevation upper façade has areas of displaced and bulging brick. The brick veneer has failed in areas and was replaced with a concrete block veneer.
5. The East elevation has severely eroded sections of brick veneer at the grade level that require replacement. Areas of displaced and bulging brick veneer also exist at the second-floor line.
6. The South elevation again has areas identified with displaced brick. The rear porch structure and masonry support columns need to be removed and are a safety concern.

Recommendations

In summary the masonry façade is in very poor condition. The existence of displaced and bulging locations of the façade are a serious concern, especially with the fact that the West elevation collapsed in previous years. The façade requires to be anchored to a solid back up system. The present condition and previous failure of the West elevation and locations of the North elevation questions the existence or lack of a tie system for the masonry façade. It is our opinion that the masonry façade is not salvageable and requires replacement with new masonry units and a properly designed tie system to the back up structure.



If there are any questions or concerns, please call at your earliest convenience to discuss.

Sincerely,

Jim /jm

JAMES L. HAYES, PRESIDENT

jhayes@midstaterestoration.com

MID STATE RESTORATION, INC.

NEW ADDITION TO URBAN
COMMUNITY SCHOOL

METROHEALTH OHIO
CITY HEALTH
CENTER

CHILDREN'S
RELOCATED
INDOOR
PLAY AREA

AVAILABLE AREA IS APPROXIMATELY
1,400 NET SQUARE FEET

PRESIDENT'S
OFFICE

SCHOOL ACCESS DRIVE

EXISTING URBAN
COMMUNITY SCHOOL

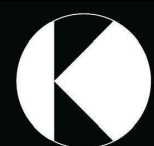
TOTAL NEW BUILDING AREA = 35,000 SF



SITE PLAN

SCALE: 1"=40'-0"

ECC



Kaczmar
architects incorporated
cleveland • ohio

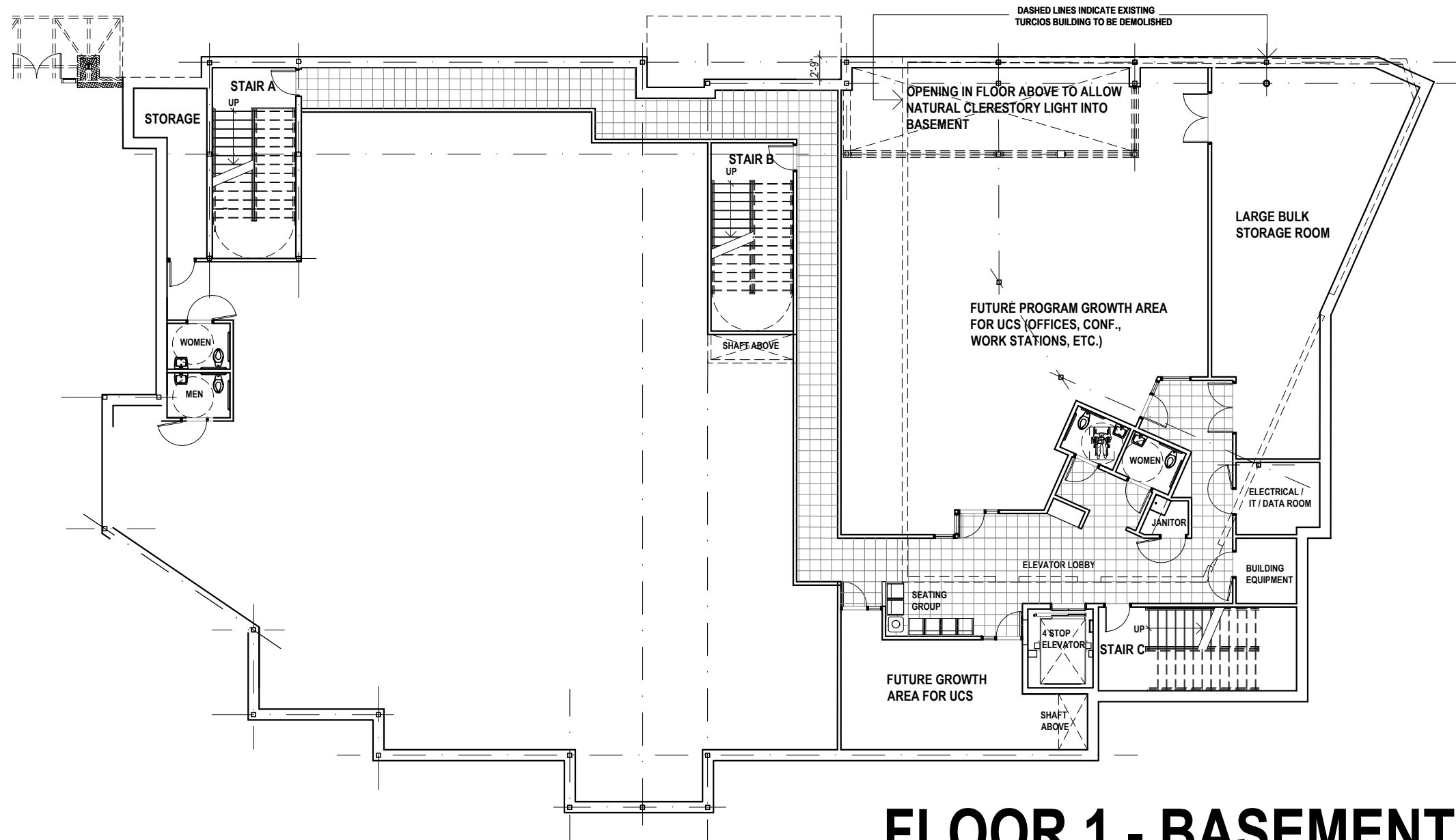
UCS

THE CORNERSTONE
NEW COMMUNITY BUILDING AT URBAN COMMUNITY SCHOOL
4909 LORAIN AVENUE
CLEVELAND, OHIO

08.16.21

1" = 40'-0"

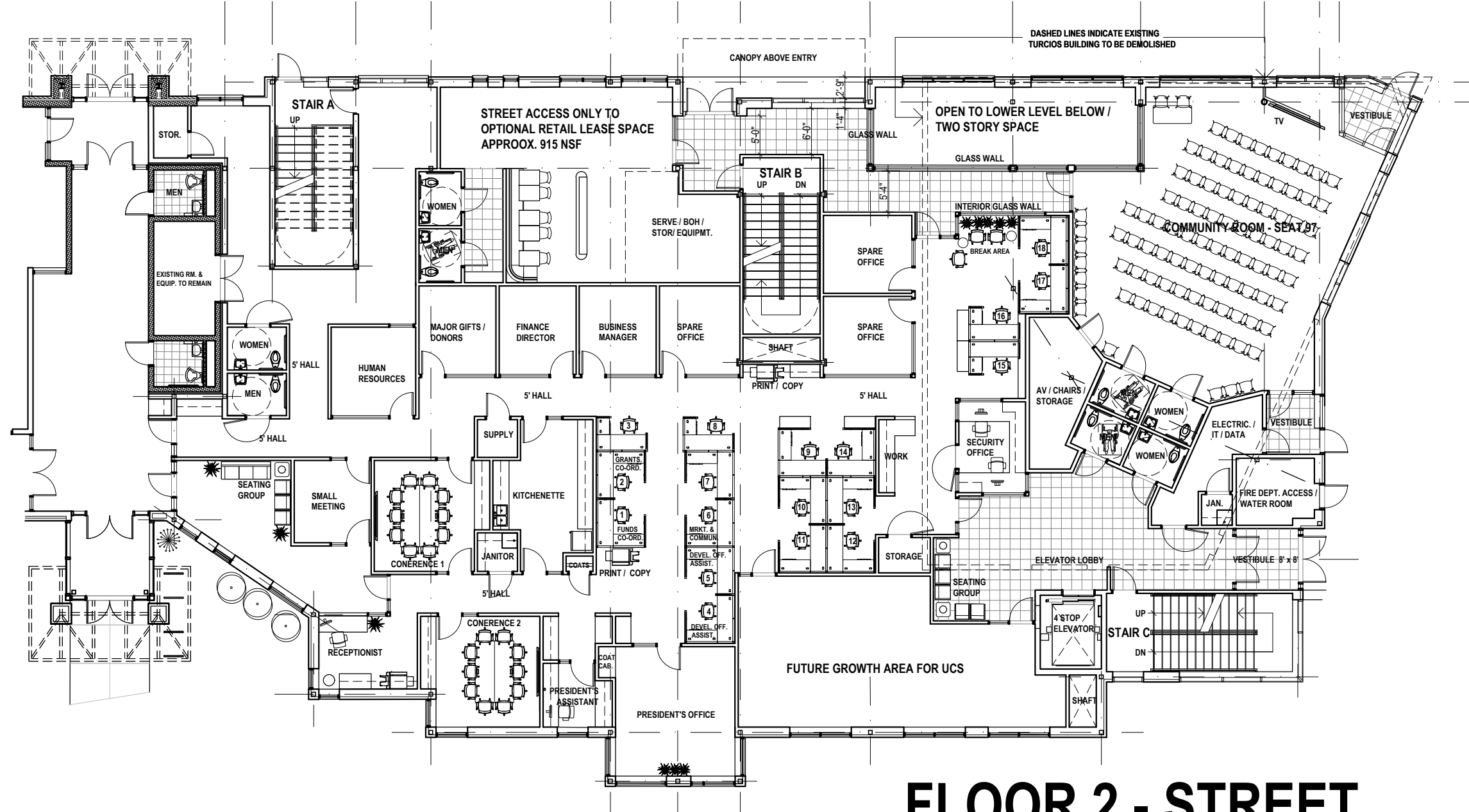
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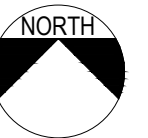
FLOOR 1 - BASEMENT

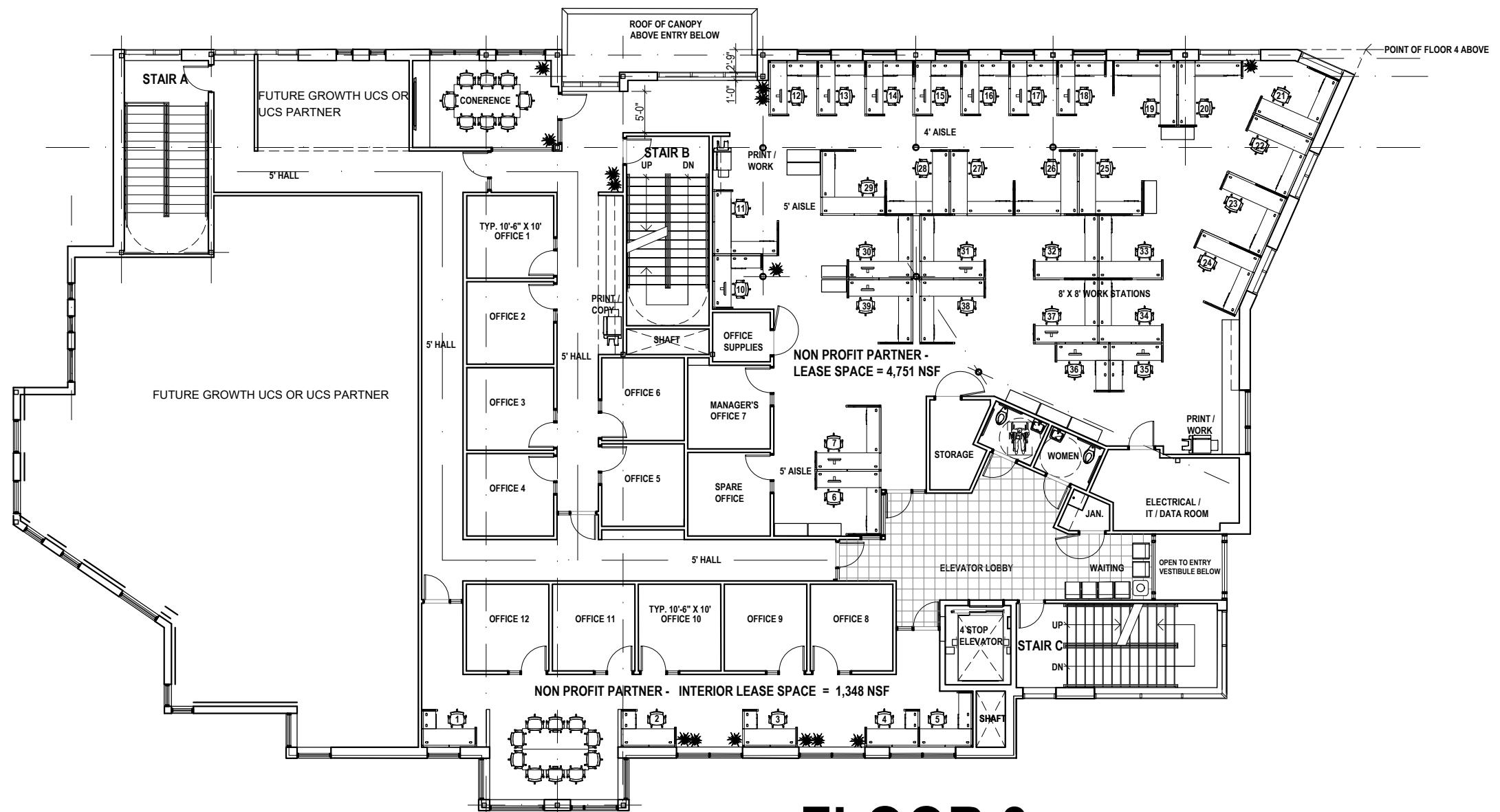
TOTAL FLOOR AREA = 12,150 GSF





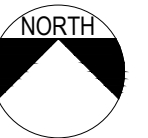
FLOOR 2 - STREET
TOTAL FLOOR AREA = 12,150 GSF

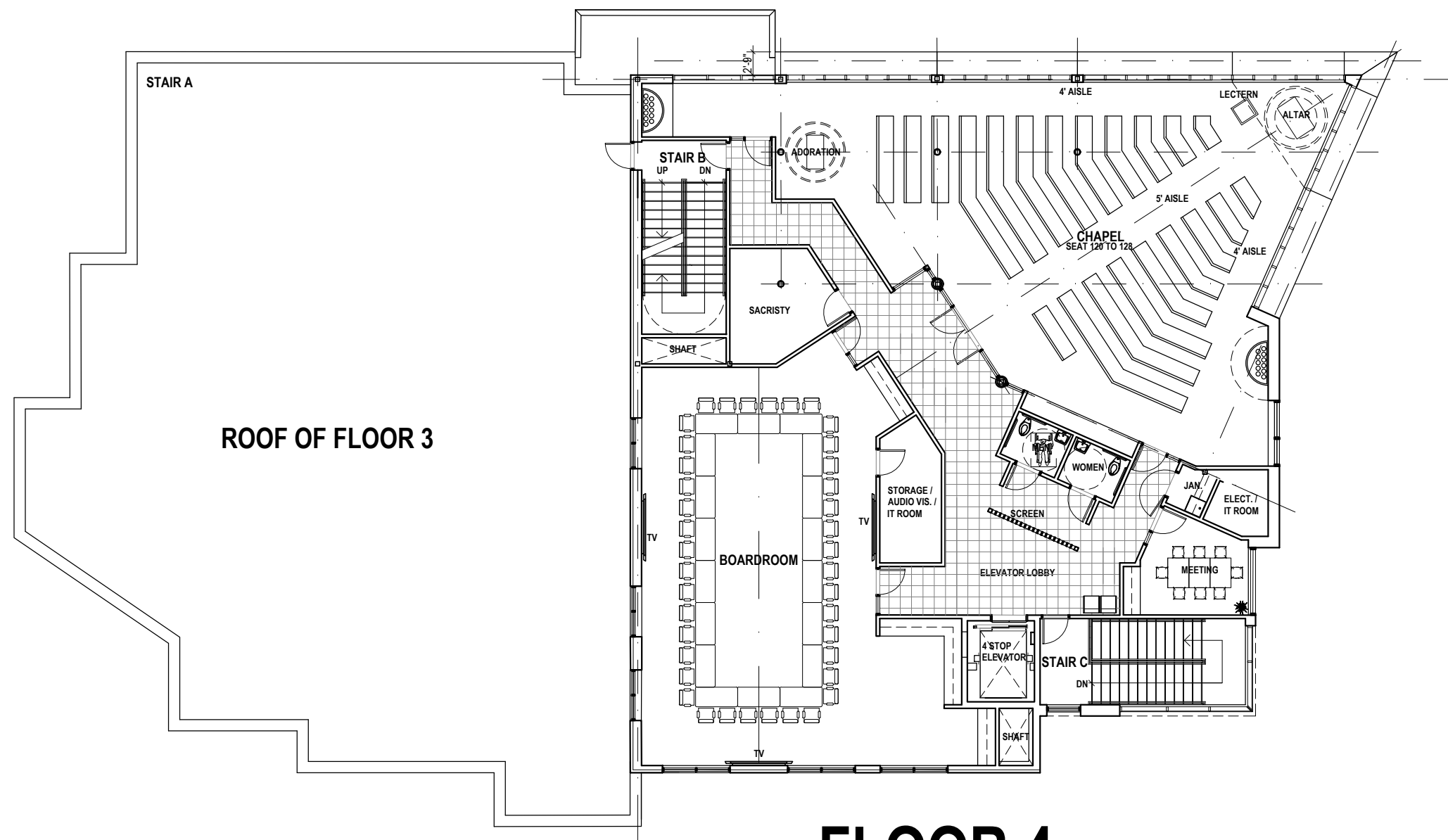




**TOTAL COMBINED INTERIOR LEASE
SPACE = 6,099 NSF**

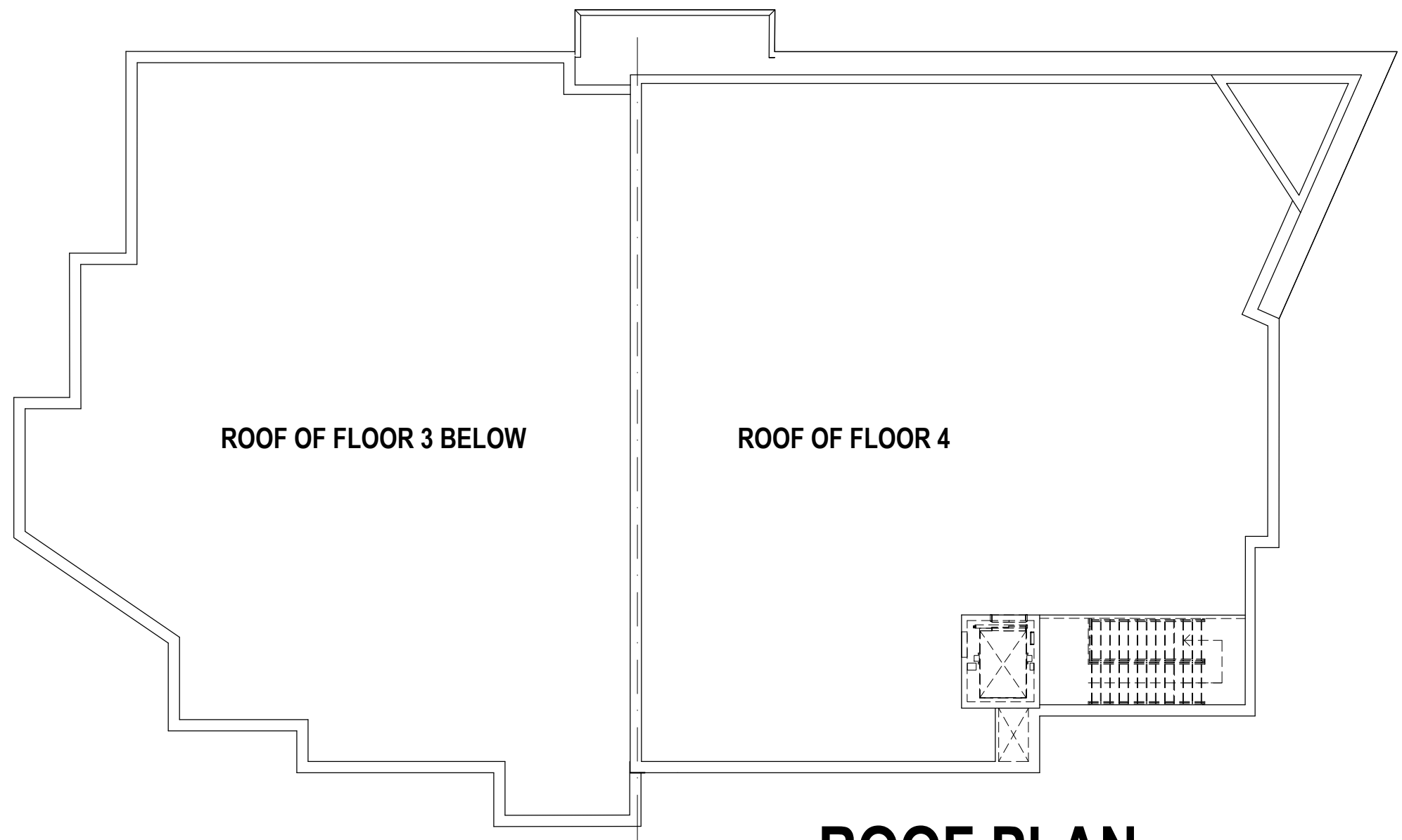
FLOOR 3
TOTAL FLOOR AREA = 12,005 GSF





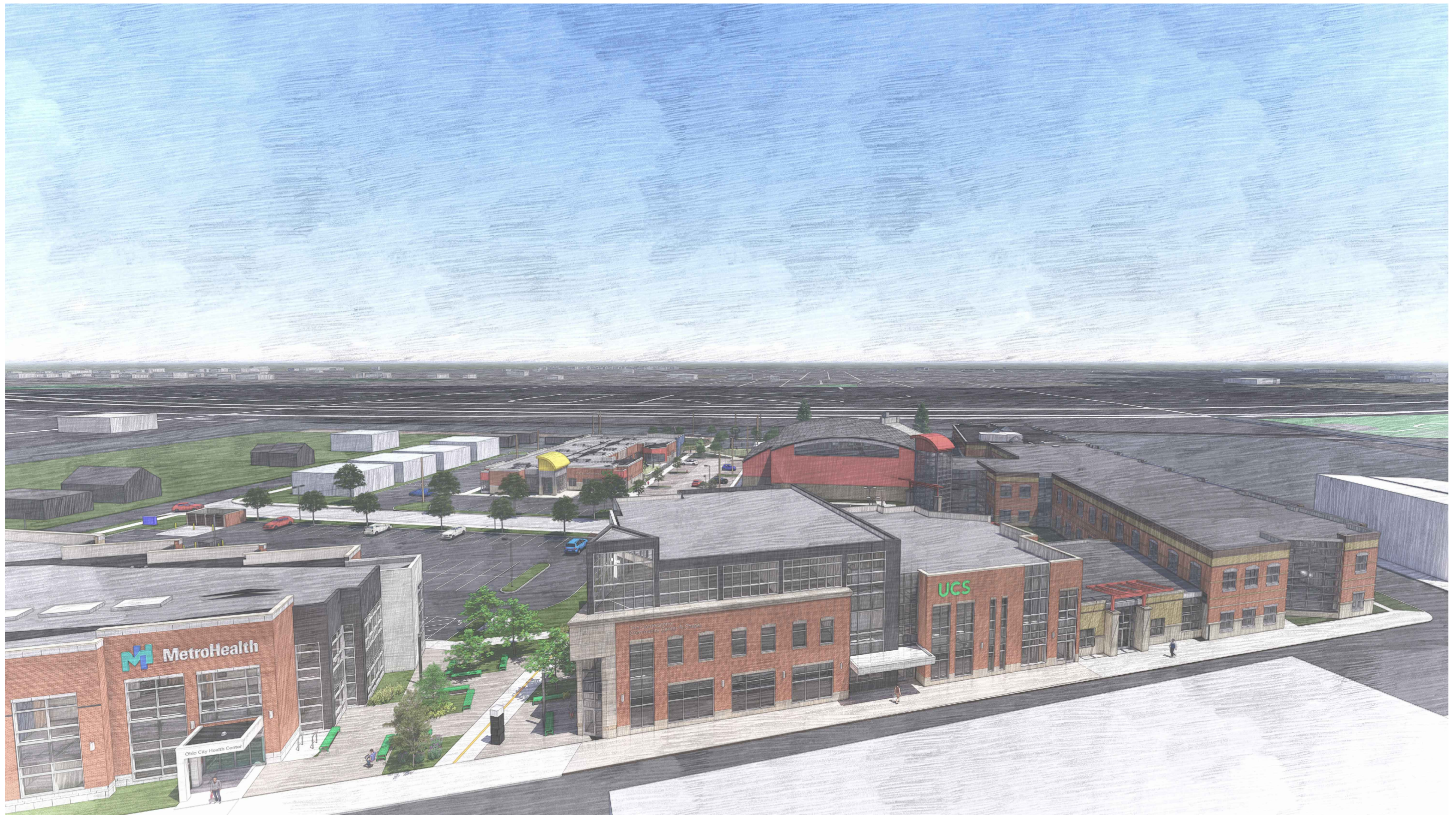
FLOOR 4
TOTAL FLOOR AREA = 6,175 GSF





ROOF PLAN









Existing Building Assessment Report 4805 - 4809 Lorain Avenue

Cleveland, Ohio

January 2, 2020



Report prepared in conjunction with:



THORSON BAKER + ASSOCIATES
3030 West Streetsboro Rd.
Richfield, OH 44286
Phone: (330) 659-6688
Fax: (330) 659-6675

Enclosed within is a comprehensive Existing Building Assessment Report for the Turcios-Ruiz property located at 4805-4809 Lorain Avenue. The Report serves to summarize the condition of the existing building, as it relates to deficiencies per today's Building Code, as well as information describing existing structural, mechanical/plumbing, and electrical systems.

The building is currently occupied by at least two residents and is used for church services at least three times a week. The overall condition of the building is extremely poor. There are dangerous life safety hazards that must be addressed with urgency and the building's use and occupancy should be suspended immediately. In our opinion, the building is beyond repair or renovation. See attached letter from Thorson Baker & Assoc. dated December 27, 2019 for issues requiring immediate attention.

The conclusions and recommendations in this report are based on a brief tour inside the building. No testing, exploratory probing, inspections, dismantling, or in-depth studies were performed. Although walk-through observations of the majority of rooms were performed, not all areas were observed or were clearly visible due to limited lighting and / or visibility. There may be defects in areas which were not readily accessible or may not have been visible.

The report documents the conditions at the time the site visits were conducted.

Schedule of site visits:

- Exterior review of masonry conducted on July 10, 2019.
- Aerial drone photos taken on September 19, 2019.
- Interior observations conducted on December 18, 2019.

Applicable Codes/Regulations:

- 2017 Ohio Building Code
- 2017 Ohio Plumbing/Mechanical Codes
- 2017 National Electrical Code / NFPA 70
- 2009 ICC ANSI A117.1 Guidelines

The Report is divided into three (3) Sections:

<u>Section</u>	<u>Description</u>
1	General Building Assessment – prepared by Kaczmar architects incorporated
2	Structural, Mechanical, Electrical Systems Evaluation Report– prepared by Thorson Baker & Associates (TBA) dated December 30, 2019
3	Supplemental Letter - dated December 27, 2019 documenting Issues Requiring Immediate Attention

General Building Summary

Per Cuyahoga County records, the building was constructed in 1900. The building is two (2) stories tall with a basement. The building footprint is approximately 3,200 SF in area; thus, the total building area is approximately 9,600 gross square feet.

The ground level houses a medical office suite, church, and an efficiency apartment. The second floor is divided into four (4) apartments. One apartment is occupied. The occupancy classification is mixed use of "B" Business and "R-2" Residential.

The second floor is accessed from a straight run staircase through an exterior door on Lorain Avenue. There is a rear door from the second floor to an exterior porch and staircase. The efficiency apartment is accessed directly from an exterior door at the southwest corner of the building. The building does not have an elevator.

The building structure is a combination of wood timber, wood framed walls, and exterior masonry veneer. The exterior materials include brick and stone. Windows are painted wood. The west wall is clad in vinyl siding. The roof is a low sloped / flat structure.

The building is not equipped with an automatic sprinkler system. A sprinkler system is not required by Ohio Building Code for a building of this size.

The building does not meet code-related accessibility requirements.

The overall condition of the building is very poor. See Section 2 for additional information regarding structural, mechanical, and electrical systems.



View of North Façade along Lorain Avenue

Exterior Envelope Conditions

The general condition of the exterior walls is extremely poor.

The north elevation is clad in brick and stone. All masonry has been painted. The coating is peeling off of the majority of the masonry. The brick veneer at the second floor is bulging and pulling away from the wall and is at risk of collapse. The perimeter of the building should be cordoned off immediately to protect the public from the possibility of falling debris. Pinning and complete replacement of all brick in these areas would be required. The stone masonry foundation is in disrepair (see Part II of attached Evaluation Report by TBA).

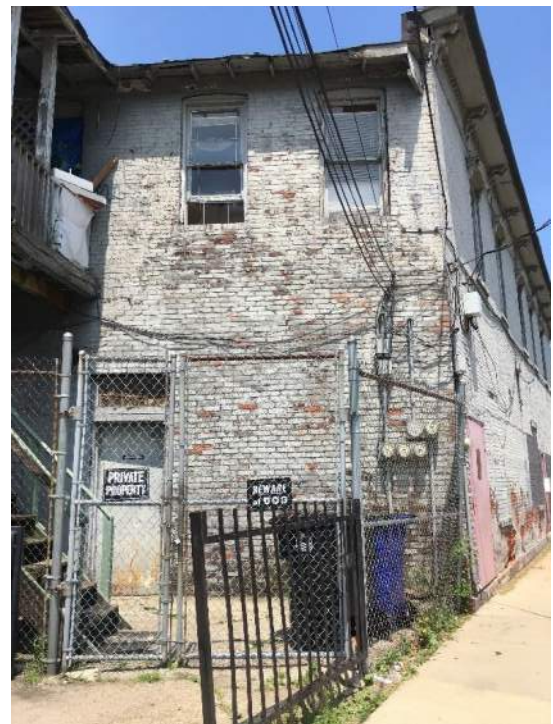


The masonry along the base of wall on the east elevation is crumbling and deteriorated. A large area of brick is bulging away from the wall. The stability of the masonry is unknown and presents a hazard for those walking on the adjacent sidewalk.



The west elevation is clad in vinyl siding. Previously, this wall had brick veneer consistent with the rest of the building. In 2007, the brick veneer detached from the wall and crumbled to the ground. Based on this event, it is strongly recommended that all brick veneer on all facades be inspected immediately by a masonry restoration contractor and a plan for rehabilitation of the wall be put into action with urgency.

The south elevation requires significant brick repair and / or replacement. The brick columns supporting the second-floor porch require replacement. The wood porch structure, railings and stairs are rotten, damaged, and structurally unsound (see Part II of attached Evaluation Report by TBA).



The windows are double hung, wood windows with single pane glass. The wood is damaged and rotten. Windows are beyond the end of their useful life and require replacement.

There is wood trim above the windows and a projected, decorative wood cornice at the top of the building on the north and east facades. The finish is peeling and there is evidence of decay. The stability of the cornice is questionable. The roof membrane extends to the front of the cornice, but is not properly terminated at the cornice edge.

The age of the roof is unknown and consists of a mixture of roofing materials. Adequate edge terminations are not present. The roof structure slopes from north to south sending all stormwater to the south edges of the building. There is a gutter along the south edge of the porch roof. The downspout from this gutter has been removed. There is an open hole in the roof of the porch which allows water to fall onto the porch further damaging the wood structure. The portion of main roof east of the porch does not have a gutter so the water flows over the edge causing damage to the wood below. The exposed wood structure of the eave in this area is severely damaged. A new, complete roof system including edge trim, terminations, and drainage system is required. The condition of the roof structure is unknown.



Interior Conditions

The interior conditions vary within the spaces, but are generally poor in condition with materials beyond their useful life. The church area has newer finishes and are in poor to fair condition.

There is evidence of water damage in multiple areas on ceilings and floors.



The majority of the first floor has suspended acoustical tile ceilings. Above the dropped ceiling, there is a tin ceiling attached to the floor joists. In at least one area, the tin ceiling has fallen away from the joists due to assumed water damage. Floor joists are exposed in the damaged area. By code there should be a fire separation between the first floor business use and residential floor above. A continuous fire separation does not exist.



Generally, both the first and second floors are not level, potentially due to structural failure and decaying materials. The majority of spaces have loose and peeling floor finishes.



The southwest area of the basement is in the worst condition of the basement areas. The floor slab is cracked, damaged, and spalled. There is a sanitary stack that has been leaking raw sewage causing water damage. The structure above is also damaged (see Part II of attached Evaluation Report by TBA).



Emergency Egress Review

The basement is divided into two areas. The south portion of the building is unoccupied and contains electrical panels and furnace units (see Parts III and IV of attached Evaluation Report by TBA). Access to the south area is through an exterior door that leads to a wood staircase. The steps are extremely inconsistent in dimension and stability, do not have adequate handrails, and have open risers which are prohibited by code. A safe, code compliant means of egress from this area is not provided and is required by code.



South stair to basement



North stair to basement

The north basement area contains the incoming water service and gas service. The majority of area is used for storage. A portion of the basement appears to be used as a gathering space. There is an interior stairwell that leads from the church space on the ground level to the north area of the basement. The north stairwell is the only means of egress from the basement. One exit is acceptable up to an occupant load of 49, however the condition of the stair is not code compliant. Solid risers are required and the treads are worn and nonuniform. Handrails with proper extensions at the top and bottom are required on both sides of the stair.

The church space on the ground level has one exit on the north wall. The maximum occupancy allowed in spaces with a single exit is 49. The medical office suite has three (3) exits which is acceptable by code.

The upper residential level is accessed via an interior stair on the north end of the building. This stair is very steep and is not code compliant. The second means of egress from the upper floor is through a door on the south wall leading to the exterior porch and staircase. This door is blocked and the porch and stair structures on the south façade are structurally unsound (see Part II of attached Evaluation Report by TBA). The hallway leading to the south door is used for storage and is blocked by a baby gate. A clear, second means of egress is required by code.



Second floor hallway



Second floor hallway



Porch and exterior stair



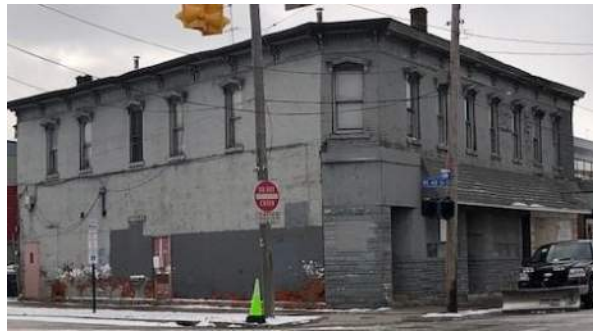
Exterior steps



Structural, Mechanical, Electrical Systems Evaluation Report

**Evaluation Report
December 30th, 2019**

**Mixed Use Building
4807 Lorain Ave.
Cleveland, OH**



Prepared for:
Kaczmar Architects Inc.
Christine M. Raymond
Principal

Kaczmar Architects Incorporated
1468 West 9th Street, Suite 400, Cleveland, OH 44113
p. 216-687-1555 | f. 216-687-1558 | www.kaczarch.com

Prepared by:



Thorson · Baker + Associates
CONSULTING ENGINEERS

3030 West Streetsboro Road
Richfield, OH 44286
(330) 659-6688 *phone*
(330) 659-6675 *fax*
tba@thorsonbaker.com *e-mail*

PART I – INTRODUCTION

- A. Purpose
- B. Basic Building Description
- C. Limitations

PART II – STRUCTURAL SYSTEMS SUMMARY

- A. General
- B. Interior
- C. Roof
- D. Exterior

PART III – MECHANICAL SYSTEMS SUMMARY

- A. HVAC System Summary
- B. Plumbing System Summary
- C. Fire Protection System Summary

PART IV – ELECTRICAL SYSTEMS SUMMARY

- A. Electric Service and Metering
- B. Electrical Distribution
- C. Emergency and Exit Lighting
- D. Interior Lighting
- E. Special Systems
- F. Fire Alarm System
- G. Electrical Systems Summary

PHOTOGRAPHS

ATTACHMENTS

- A. Supplemental Letter – dated December 27th, 2019
Issues Requiring Immediate Attention

PART I – INTRODUCTION

A. Purpose:

Thorson • Baker + Associates, Inc.(TBA) visited the 2 story mixed use commercial building at 4807 Lorain Rd, Cleveland, Ohio 44102 on December 18th, 2019. Currently the space is occupied with a medical clinic, and place of worship on the first level, along with apartments on the second level.

The purpose of this visit was to perform a visual observation of the current condition of the building, and to provide comments on the structural, mechanical and electrical systems in regards to their suitability for purchase and reuse. All comments and recommendations within this report are the professional opinion of Thorson • Baker + Associates, Inc.

During Thorson • Baker + Associates site observation, “issues requiring immediate attention” were noted, and a letter dated December 27th, 2019 was issued accordingly. A copy of this letter is also an attachment to this report.

B. Basic Building Description:

1. The existing structure is a 2-story, 6300+/- S.F. plus basement, multi-tenant building built in approximately 1900, according to the counties website. The existing structure is mostly wood framed with 2x sawn lumber members framing the roof, second, and first floors. The basement walls are constructed of stone with a double Wythe brick load bearing wall down the center of the building. The exterior of the building is also 2x sawn lumber with 2x planking and was originally finished with brick veneer and sand stone, which is still in place on the North, East, and South elevations. However, currently the West wall is finished in vinyl siding, which was installed approximately 10+/- years ago due to a prior collapse of the exterior brick veneer on this wall.

C. Limitations:

1. Site observations were limited to visual observation only. Visual observation was limited to areas that were not covered by finishes or other obstructions.
2. No testing was performed on materials, equipment or systems. Equipment was not opened or taken apart for internal inspection. This Evaluation Report is no way a guarantee to the proper operation of equipment or systems.
3. As-built construction documents and shop drawings were not made available for reference prior to completion of this report.
4. This observation was not intended to be an inspection for health or environmental problems such as radon gas, asbestos, PCB's, lead, ants, termites, etc...

PART II – STRUCTURAL SYSTEMS SUMMARY

A. General

1. As previously discussed in the basic description the existing 2-story building with full basement is constructed of 2x sawn lumber supported by a stone/masonry foundation.
2. The stone foundation system was in disrepair and showed multiple signs of water infiltration issues. Also multiple areas of the stone exterior walls have been damaged or removed and or replaced with masonry infills.
3. The basement slab on grade was concrete, which was uneven and sloped in some areas, but otherwise in fair condition for its age. I.E. no spalling or large cracks were observed.
4. Construction of the first floor consisted of the original 2x12 sawn lumber floor joists at 16" on center spanning approximately 18'-9" +/- from the exterior wall to the center load bearing multi-wythe masonry wall. This span was then subdivided with a wood post girder beam line. However, the 4x10 sawn lumber girder beam was laid on its side in its weak axis and supported by 4x4 sawn lumber posts at approximately 8' on center in the original construction. In some areas the 4x4 wood posts had been subdivided again, and in other cases the posts had been removed and the original 4x10 girder beam was now spanning double or even triple its originally intended span. There are multiple structural concerns with the existing first floor framing as it is currently installed. ***TBA recommends that the first floor gathering spaces for the church services and clinic be suspended immediately until the structural deficiencies have been repaired or made safe.***
5. There was also a 4x10 girder beam post line along the perimeter of the building. I.E. the first floor wood framing is independent of the exterior basement stone walls. ***The same issues described above also apply along this perimeter and TBA recommends structural repairs be made immediately.***
6. A small area of the first floor framing appeared to have suffered some water damage from leaks above. This water damage coupled with the first floor framing issues described above in item 4 have caused the floor to sag down approximately 2"-3". This much deflection in the floor joist creates additional stress in the 2x12 sawn lumber member. ***TBA recommends structural repairs in this area be made immediately.***
7. The existing second floor framing was not observed in its entirety due to the enclosed ceilings throughout. However, a small opening in the ceiling was observed and the existing framing within this area was found to be very similar to the first floor with 2x12 sawn lumber members at 16" on center with a single girder beam line down the center of the building. Therefore, the second floor framing is spanning the full 18'-9" +/- from the perimeter wall. This span is in excess for this member, thus the current second floor framing will not meet residential code minimums for floor live loading. ***TBA recommends further investigation of the second floor framing if re-use is being considered.***

B. Interior

1. Most of the interior walls on both the first and second floors were non-structural dividing walls or separation walls. The only structural load bearing walls would be the perimeter walls and the column-beam line down the center of the building supported by the double wythe masonry wall previously mentioned in the basement.
2. A majority of the interior structural items described above in item 1 were not observed at the time of the site observation due to interior finishes being in place, I.E. plaster or drywall ceiling finishes, etc. None of the existing finishes were removed during the observation.

C. Roof

1. The roof was inaccessible and therefore not observed at the time of the site visit. The structural framing of the roof is assumed to be rough 2x sawn lumber framing similar to both the first and second floors.
2. A few areas of water damage to the ceilings of the second floor were observed during the second floor walk through. The roofing membrane is likely in need of repair and/or replacement.

D. Exterior

1. The exterior of the building was made up of multiple finishes. The structural framing appeared to be 2x wood wall framing with 2x wood plank sheathing. These areas were originally covered with a brick veneer. Some areas of the brick veneer have deteriorated and others have been removed or have fallen entirely.
2. The West elevation is currently vinyl siding. TBA was told while on site that the brick veneer along the entire West elevation had collapsed a number of years prior. Hence the brick rubble was cleaned up and the vinyl siding was installed over the 2x wood planking. Photographs of this area were provided after the site visit and are included below. It is TBA's opinion through observations and photographs that masonry brick ties were not used in the construction of the wall to tie the brick veneer back to the 2x framing. Thus the existing brick veneer is merely only stacked and set against the existing framing with mortar. Without the use of brick ties the brick veneer is vulnerable to collapse once out of plumb or misalignment.
3. The North exterior elevation of the building was constructed out of stone along the first level with a brick veneer above on the second level. A portion of the second level brick veneer along the front elevation appeared to be bulging out around the window line of the second level. ***These areas of "bulging" brick veneer would need to be removed and/or replaced immediately as there is a possibility of a collapse of the veneer as was previously witnessed at the West elevation.***

4. The East and South elevations of the exterior appear to still be the original brick veneer finish with some areas of CMU infill. There are also multiple areas of damaged or missing brick which would need to be replaced and or repaired.
5. On the South exterior elevation is a 2x framed second level porch with stairs extending up from ground level. The structural framing of this exterior porch and stairs does not meet code and is not in good condition. ***It is TBA's opinion that the rear exterior porch should be removed or structurally repaired immediately.***
6. Christine Raymond with Kaczmar Architect Inc. mentioned during the site observation that the exterior elevations were reviewed by a masonry contractor for restoration purposes. This report was not provided to TBA for review prior to this report.

PART III – MECHANICAL SYSTEMS SUMMARY

A. HVAC (Heating, Ventilating and Air Conditioning) System Summary

1. The building HVAC consists of gas-fired furnaces with split system AC Coils and AC condensing units outside on grade.
 - a. Two Furnaces are located in the basement and serve the basement and 1st floor Church/Clinic Office areas via floor registers. TBA notes that return air is not ducted back to the furnaces from all rooms or areas.
 - b. Two furnaces are also located on the second floor of the building in a former area well. This area well has been closed-in to form an uninsulated interior room.
 - c. One furnace is also located in a closet of the residence suite on the second floor.
2. The furnaces are typically 30,000 to 40,000 BTU natural gas fired and the condensing units appear to be 1-1/2 - 2 ton cooling capacity, although most of the name plates are very badly worn on both the condensing units and the furnaces, so the estimated sizes are uncertain.
3. There is a great deal of rust on the furnace chassis and the flues on the furnaces in the basement. ***One of the flues is rotted out / rusted through and is exposing the basement to products of combustion. Since there is no provision for outside air, these furnaces may be creating carbon monoxide and may be a health hazard and/or a code violation.***
4. All Furnaces and split systems appear to be at or beyond the end of their useful, safe life expectancy.
5. The two furnaces on the second floor in the area-well room appear to be abandoned in place and inactive.

6. The third furnace on the second floor is in the active resident suite, and is operable, but has gas piping unions and a shut off valve in the enclosed closet, which is acting as a return air plenum. ***Having unions and valves in the return air plenum of a gas fired appliance is a code violation and is against the Gas Company requirements, as a gas leak in these fittings can potentially cause an explosion or fire.***
7. Other portions of the second floor appeared to have no HVAC from any of the furnaces in the area well. One area is only heated by electric baseboard. Other rooms appear to have no heat whatsoever.
8. The majority of the system is in extremely poor condition and barely functional. If the building was to be renovated; none of the existing HVAC appears to be reusable.
9. ***If this building was to be maintained, the potential code violation issues of rusted out flues, insufficient combustion air, PVC piping and piping unions and valves in return plenums must be corrected to make the building minimally safe and code compliant.***

B. Plumbing System Summary

1. The water service to the building comes in below grade from Lorain Avenue as a 1-inch copper line into the basement and it is routed to a meter.
 - a. Water is then distributed through the building in what is predominantly a copper piping distribution.
 - b. This water service size appears to be rather restrictive for a building of this size. Hence there does not seem to be particularly good water pressure in the building.
2. Natural gas service enters the building in the basement from Lorain Avenue below grade through the basement wall in what appears to be a 2-inch low pressure gas service.
 - a. Gas is then distributed to a manifold with five gas meters.
 - b. ***The gas manifold itself is extremely heavily corroded and rusted, which has the possibility of bringing gas leaks.***
 - c. Gas piping is distributed through the basement and then rises up within the wall cavities. Some of the piping is in better condition than other parts. Some portions have been painted to protect from corrosion. However, other ***portions of the gas piping are very heavily rusted, which again may bring gas leaks.***
3. Sanitary sewer in the building includes a mixture of PVC and some galvanized piping that is still in place.
 - a. ***In the basement there is unprotected PVC piping in the return plenum of the furnaces. This is a potential code violation.***
 - b. Sewers from units above are connected to what appears to be old original cast iron sewer piping with lead and Oakham joints. The cast-iron piping is in extremely poor, corroded condition due to the acids in the sanitary waste.
 - c. Some of the sewer piping exits through the basement wall above the floor level.

- d. The floor drains in the basement floor are below the sanitary exit. It's unclear what those drains are routed to, how those drains get out of the building, or if they were run to a sump pump at one time which may or may not be currently active.
4. The majority the plumbing systems are in poor condition and barely functional. None of the plumbing, sewers or water piping distribution within the building would be reusable if this building was to be renovated.
5. ***If the building was to be maintained, in order to make it safe and code compliant the corroded and non-code compliant gas piping should be replaced and the PVC piping in return plenums should be replaced with metallic pipe or wrapped with proper insulation.***

C. Fire Protection System Summary

1. There is no sprinkler or fire protection system in the building

PART IV – ELECTRICAL SYSTEMS SUMMARY

A. Electric Service and Metering

1. The main electric service is fed from a pole on West 48th street and routed to the South East corner of the building. There are five (5) meters located outside with feeders. Then the service is distributed in the basement to five electric panels.
2. The main electrical incoming service size is unknown, however the individual distribution appears to be between 60 and 100 amps each panel.
3. The electrical conduit is broken in many places throughout the building.
4. The main feeders appear to have insulation on them, which has been exposed to water leakage and has corrosion on it.
5. ***The condition of the existing equipment and feeders is such that the owner should hire a licensed electrician to perform inspection and test to ensure the installation is in a safe working condition.***

B. Electrical Distribution

1. Power is distributed via conduit in the basement to a mix of grounded and non-grounded receptacles, with or without ground wires. ***The owner should hire a licensed electrical contractor to test the integrity of the existing grounding system.***
2. The building appears to be underwired (too few receptacles for the usage) and some receptacles (in the Church) appear to be overloaded with multiple extension cords plugged in. ***This could present a potential overload and fire hazard. This is an operational issue that should be addressed by the owner.***

C. Emergency and Exit Lighting

1. TBA did not see any exit signage, or emergency lights in the building. ***This could present a potential life-safety issue. The owner should have this evaluated immediately and have code compliant emergency and exit lighting installed by a licensed electrical contractor.***

D. Interior Lighting

1. Interior lighting is a mixture of ceiling fixtures and wall mounted single lightbulb sockets, most of which have the covers removed and bulbs missing.

E. Special Systems

1. There are no special electrical systems present in the building.

F. Fire Alarm System

1. The extent of the existing fire alarm system was not evaluated as part of the site observation. ***TBA recommends that the owner hires a licensed fire alarm contractor to install smoke and carbon monoxide detectors and to ensure that these devices are compliant with current code requirements.***

G. Electrical Systems Summary

1. The majority of the electrical system is in poor condition. If the building was to be renovated, the entire existing electrical system would need to be replaced.

PHOTOGRAPHS

STRUCTURAL



Exterior North and East Elevations



Exterior South Elevation



North exterior elevation brick veneer pushing out



West elevation prior brick veneer collapse



Current West elevation



Existing girder beam line subdividing basement



Existing 4x girder line supporting first floor framing independently of the basement stone wall



Existing 4x10 girder beam line with post removed and floor sagging approx. -2"



Existing 4x10 girder beam not supported by wall and no wood post in place



Water damage to second and first floor framing due to second floor bathroom



Minor water damage to roof framing and plaster finishes

HVAC



Abandoned second floor furnaces



Rusted furnaces and flues in basement



AC condensing unit on grade



Pipe union in resident suite furnace plenum

ELECTRICAL



Overhead service from pole





Electrical service metering





Service panels



Broken main conduit in basement over panels



Deteriorated and ungrounded or questionably grounded receptacles



PLUMBING



Rusted gas manifold



1", undersized water entry



Issues Requiring Immediate Attention
Supplemental Letter dated December 27th, 2019



December 27, 2019

Ms. Christine Raymond
Kaczmar Architects
1468 West 9th Street, Suite 400
Cleveland, OH 44113

Re: Evaluation Report – 4807 Lorain Rd. Building

Cleveland, OH

Dear Ms. Raymond:

The intent of this letter is to serve as a supplement to our evaluation report (that will be issued next week) to address issues that require immediate attention to the building.

As you know, we were requested to evaluate the condition of the above building. A site observation was conducted by two of our engineers on December 18, 2019. During that visit, they observed several issues that compromise the adequacy of the building for occupancy. These items were discussed with the current building owner after the site visit.

The following issues require immediate attention:

1. The first floor gathering space used for church services should be suspended immediately, as the floor structure has several structural deficiencies and is not safe for such use.
2. Both sets of stairs (the one to the basement and the one to the second floor) have loose, missing, and broken components and require repair. They are not safe for use in their current condition.
3. The exterior brick façade is structurally unsound and is in an extremely poor condition. The outside areas surrounding the building should be cordoned off immediately to protect the public from the possibility of falling debris.
4. The south exterior wood stair is structurally unsound and should be suspended from use immediately.
5. The flue piping for the furnaces needs to be examined by a licensed contractor. In particular, some of the piping in the basement is in extremely poor condition and should be replaced. The current condition of this piping could expose the occupants to carbon monoxide and possibly create a life-safety issue.
6. The gas piping to the furnace serving the third floor should be reworked so that the unions and shut-off valve are not located within the return plenum in the closet with the furnace. A gas leak from either of these fittings could present a life-safety issue.

7. The existing gas piping in the basement is heavily corroded and should be inspected by a licensed contractor. Portions of the piping should be considered for replacement including the gas manifold. Leak detection should be performed to ensure there is no current hazard.
8. The existing electrical service distribution equipment and main feeders should be inspected by a licensed electrician. The integrity of this equipment should be evaluated since it has been exposed to water and corrosion.
9. The building appears to lack emergency and exit lighting. This should be evaluated immediately. New battery-powered fixtures should be added in compliance with the National Electric Code.
10. Excessive use of extension cords in areas of the building are a sign that there are an insufficient number of receptacles for its current use. This is an operational issue that should be discouraged since overloaded extension cords is a common fire hazard.
11. The integrity of the grounding system in the building should be evaluated by a licensed electrician.
12. The location and condition of smoke detectors and carbon monoxide detectors should be evaluated by a licensed fire alarm contractor. This is a life-safety issue.

There is a significant amount of work to be done to ensure this building is safe for occupancy. We recommend the current building owner engage the local building and fire officials immediately to assist in evaluating the safety of the building. The owner should consider either engaging the appropriate contractors immediately or suspending occupancy until the building can be properly inspected and all potential life-safety issues corrected. It is important to note that the items listed in this document are not intended to be a comprehensive list of all deficiencies in the building.

Please forward this letter to your client and request that it is immediately forwarded to the current building owner. Also, please request that the current building owner provide a written response acknowledging receipt of this document and an understanding of the urgent need for corrective action.

If you have any further questions, please contact me.

Sincerely,

Thorson • Baker + Associates, Inc.



David L. Nemeth, P.E.
Principal – Structural Department

DLN/jes

Cleveland Landmarks Commission

Landmark Nomination



September 9, 2021

September 9, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Section 106 Environmental Review



September 9, 2021

September 9, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Meeting Minute Approvals



September 9, 2021

Meeting Minutes Approval

September 9, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Administrative Reports



September 9, 2021

Cleveland Landmarks Commission

Adjournment



September 9, 2021

Cleveland Landmarks Commission



September 9, 2021