

Thursday, October 28, 2021

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

Julie Trott, Commission Chair Donald Petit, Secretary

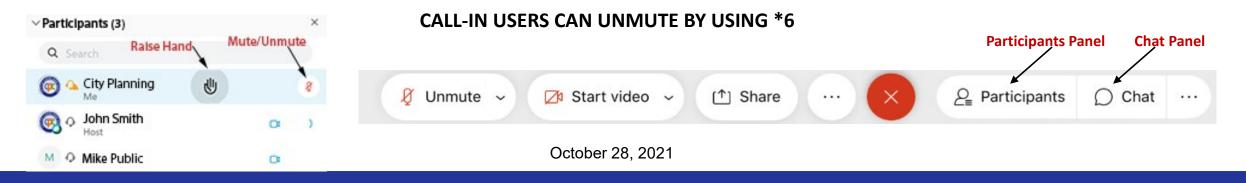
Preamble

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.

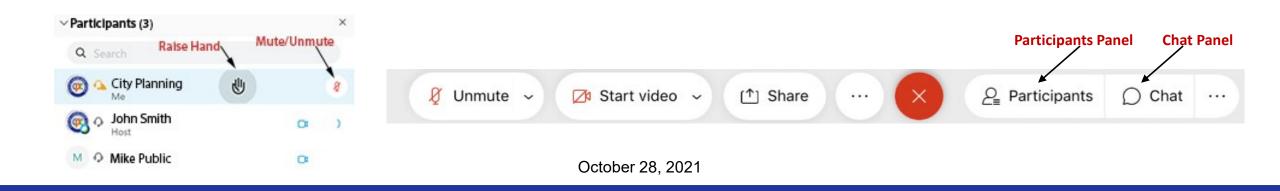


Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM. THESE PROCEEDINGS ARE ALSO BEING <u>LIVE STREAMED</u> 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.



Public Hearing





October 28, 2021

Lake Shore and Michigan Southern (Norfolk Southern) Railroad Bridge over Lake Avenue Nominated by Commission July 8, 2021 Ward 15: Spencer

Lake Avenue Bridge (1912)

Cleveland Landmark Nomination

Cleveland Landmarks Commission Meeting July 7, 2021

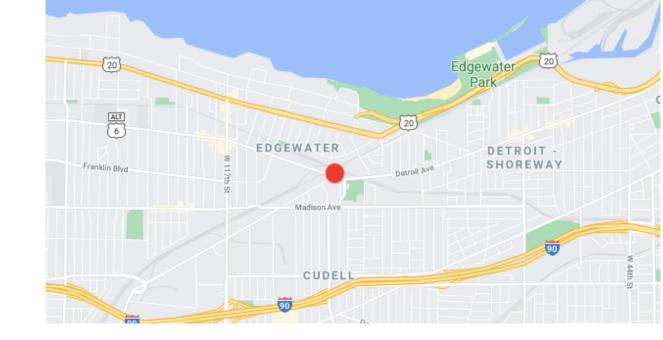
Julia LaPlaca

Ohio History Service Corps Member 2019-20 jlaplaca@umich.edu | jrl183@case.edu

Description



North Side





South side

Arabesque frieze and bracketed cornice detail

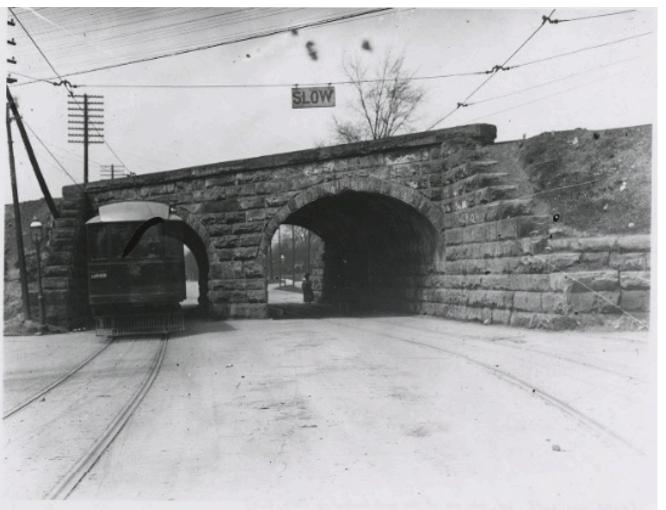
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Steel work and pillars from west side



Steel underneath bridge

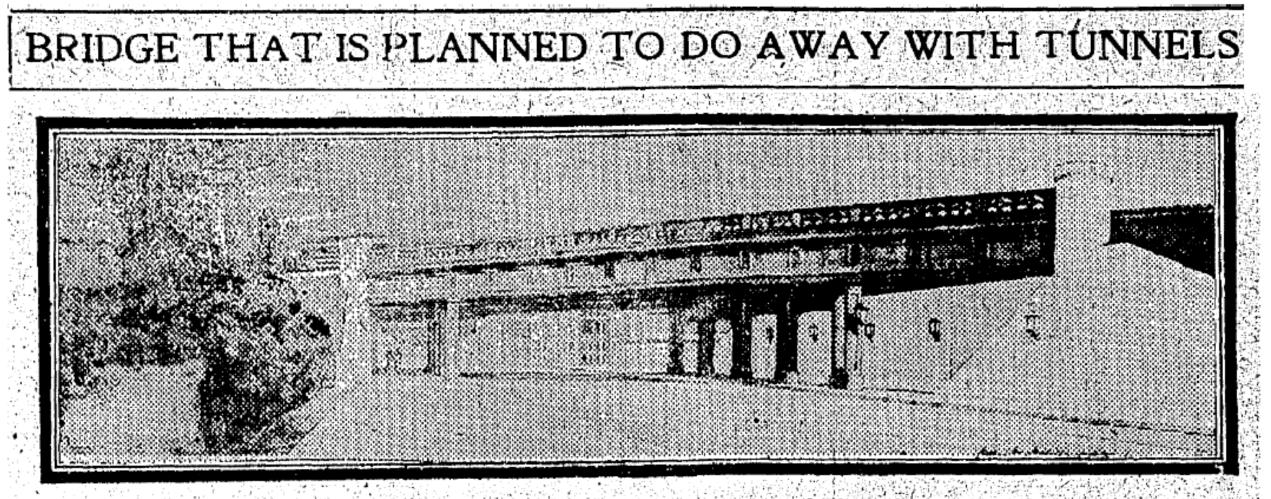
Origins





1898 Map showing underpass; previous maps show a grade crossing

"Bridges Lake Ave at New York Central Ry 1910s" Western Reserve Historical Society (wrhs:4183)



Proposed Lake Shore span over Lake-av N. W., which will aid traffic.

The above sketch, just completed by Frederick W. Striebinger, indicates a treatment for the new Lake Shore bridge over Lake-av N. W. At the present time there is a double funnel Architect F. W. Striebinger has free to the public.

Article from the Plain Dealer on December 23, 1910

"Lake Ave at New York Central Ry 1900s" Western Reserve Historical Society (wrhs:7891)



Cleveland streetcar passes under the New York Central tracks on Lake Ave. near Clifton. Photo dated June 6, 1946. From 'Lake Shore Electric Bailway''. Thomas, Lamont, and Doane, 2007.

Architect: Frederick Striebinger (1870-1941)



Bridge detail now and then Photo credit: (L) Nikki Hudson (2018); (R) Engineering News, V. 73 No. 6, 2/11/1915



The "Tremain-Gallagher House" in Cleveland Heights, one of the many buildings and structure designed by Striebinger in the Cleveland area. Library of Congress

Recent History, NRQ Eligibility











Lake Avenue Bridge (1912)

Cleveland Landmark Nomination

Cleveland Landmarks Commission Meeting July 7, 2021

Julia LaPlaca Ohio History Service Corps Member 2019-20 jlaplaca@umich.edu | jrl183@case.edu

Adjournment



Call to Order & Roll Call



Public Hearing Action





October 28 , 2021

Slovenian Workmen's Home and World War II War Memorial 15333-15405 Waterloo Road Public Hearing October 14, 2021

Ward 8: Polensek

SLOVENIAN WORKMEN'S HOME AND MEMORIAL

CLEVELAND LANDMARK NOMINATION

15333 - 15405 WATERLOO ROAD

Slovenians to America

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



Significance

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

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

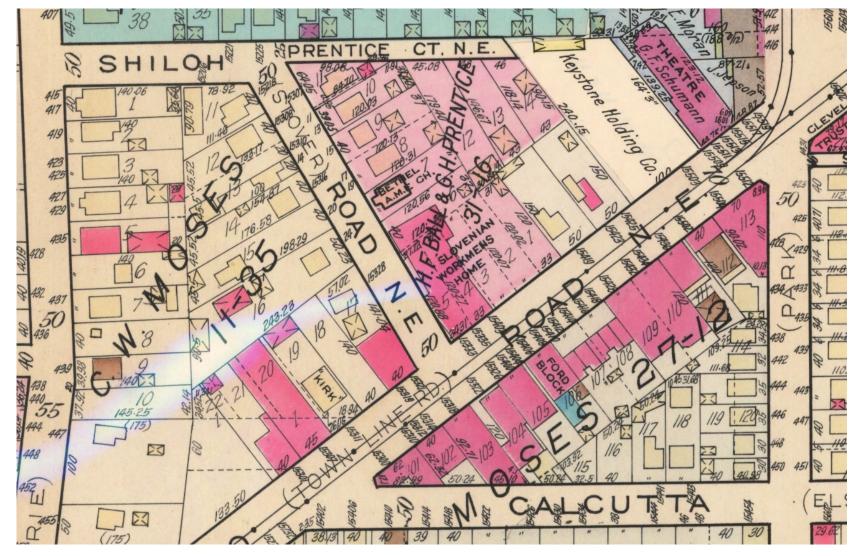
SLOVENIAN HALL TO COST \$76,000 Eighteen Societies Will Lay Stone July 25. Eighteen Slovenian fraternal socicties will unite in building a \$76, 000 hall at Waterloo and Shiloh roads N. E., two stories high. will be financed by a bond issue. Lodge rooms will occupy the 60 by 150-foot basement, with an audiforium seating 400 on the first floer. Diffices, janitor's suite and two lodge rooms will occupy the second floor. organizations Slovenian from other cities have been invited to the a vornerstone laying July 25. Several -9 bands will be present. John Rozence, 15721 Waterloo road N. E., is president of the representatives of the fraternal organi-7 rations. Т С Warren Iron & Steel Sold

- 1935 Addition of Public Bar Room
 - R.P. Brosch (?)
- 1939 Addition of Bowling Alleys
 - Architect Harry B. Hoener
 - Dedicated September 16-17, 1939
- 1945 Ladies of the Progressive Slovene Women of America Circle No. 1 helped with the installation of the monument honoring the deceased war veterans
- 1947 Addition of second story to 1935 addition
 - Architects Paul Matzinger and Rudolph Grosel
 - Croatian Liberty Home (1949)

1958 – Storefront plate glass removed and replaced with glass block and brick face in tavern only

- 1973 Purchased the property next door to tear down the house for parking
- 1977 Alteration to west storefront to match
- 1980s Murals in windows added
- 2014 Removal of glass block for new storefront windows

Map 1927





Monument

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



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

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

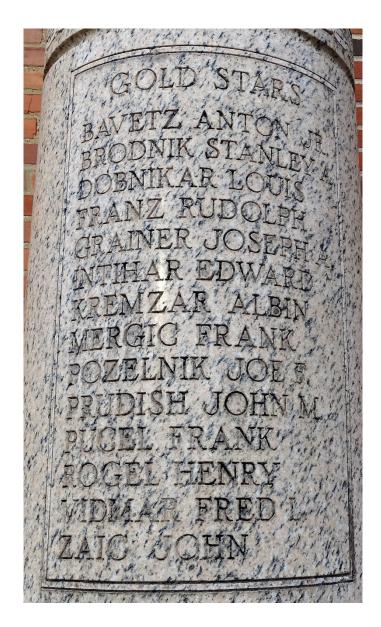
The base of the monument contains four bronze plaques with names of 548 men of the neighborhood who served. The monument was built by Frank Kosich of 15425

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

to servicement to be dedicated by Slovenes Sunday at 15335 Waterloo Rd.

Monument





Current Conditions











Certificates of Appropriateness





October 28, 2021

Case 21-071: Ohio City Historic District (8/26/21 Concept Plan) **Franklin Yards / Cook-Bousfield House 3105 Franklin Boulevard** Renovation

Ward 3: McCormack

Project Representatives: Andrew Iarussi, Dalad Group; Jeffrey Gibbon, Gibbon Architecture

FRANKLIN YARDS **3105 FRANKLIN BOULEVARD** CLEVELAND, OH 44113

COVER CONCEPT RENDERING

2 of 2 ALTA SURVEY, 2018 SURVEY UPDATE, 2021 G0.01 SITE & LOCATION INFORMATION G0 02 G0.03 G0.04 SITE & LOCATION INFORMATION - HISTORIC PHOTOS G0.05 GENERAL NOTES G1.00 G1.10 **KEYED NOTES** KEYED NOTES, FINISH INFORMATION G1.11 DOOR ELEVATIONS & NOTES G1.12 G1.13 WINDOW ELEVATIONS & NOTES WINDOW ELEVATIONS & NOTES G1.14 DEMOLITION: SITE PLAN D1 00 D2.10 D2 11 D2.12 D2.13 D2.20 D2.21 D2.22 D2.23 D2.24 D3.00

D3.00	DEMOETHON, ELEVATIONS & SECTIONS (BOILDING 1
D3.01	DEMOLITION: ELEVATIONS & SECTIONS (BUILDING 2
D3.02	DEMOLITION: ELEVATIONS & SECTIONS (BUILDING 2

- PROPOSED SITE PLAN EXISTING TREES & PROPOSED AMENITIES PROPOSED SITE PLAN - LIGHTING & SIGNAGE PROPOSED BASEMENT PLAN (BUILDING 1) PROPOSED FLOOR 1 PLAN (BUILDINGS 1 & 3) PROPOSED FLOOR 2 PLAN (BUILDING 1) PROPOSED BASEMENT PLAN (BUILDING 2) PROPOSED FLOOR 1 PLAN (BUILDING 2) PROPOSED FLOOR 2 PLAN (BUILDING 2) PROPOSED FLOOR 3 PLAN (BUILDING 2) PROPOSED FLOOR 4 PLAN (BUILDING 2) PROPOSED ELEVATIONS & SECTIONS (BUILDING 1) PROPOSED ELEVATIONS & SECTIONS (BUILDING 2) PROPOSED ELEVATIONS & SECTIONS (BUILDING 2) PROPOSED ELEVATIONS & SECTIONS (BUILDING 3) L1 LANDSCAPE PLAN
- L2
- PLANT PALETTE

- ALTA/NSPS INFORMATION 1 of 2
- SITE & LOCATION INFORMATION AERIAL & PHOTOS
- SITE & LOCATION INFORMATION EXISTING PHOTOS
- SITE & LOCATION INFORMATION EXISTING PHOTOS
- DEMOLITION: BASEMENT PLAN (BUILDING 1) DEMOLITION: FLOOR 1 PLAN (BUILDING 1) DEMOLITION: FLOOR 2 PLAN (BUILDING 1) DEMOLITION: ATTIC PLANS (BUILDING 1) **DEMOLITION: BASEMENT PLAN (BUILDING 2)** DEMOLITION: FLOOR 1 PLAN (BUILDING 2) DEMOLITION: FLOOR 2 PLAN (BUILDING 2) DEMOLITION: FLOOR 3 PLAN (BUILDING 2) DEMOLITION: FLOOR 4 PLAN (BUILDING 2) DEMOLITION: ELEVATIONS & SECTIONS (BUILDING 1)
- PROPOSED SITE PLAN A1.00
- A1.10 A1.11 A2.10 A2 11 A2.12 A2.20 A2.21 A2.22 A2.23 A2.24 A3.00 A3.01 A3.02 A3.03
- PLANT PALETTE
- L3 PLANT PALETTE
- L4

Owner: TDG FRANKLIN REALTY, LLC 6055 ROCHSIDE WOODS BOULEVARD, SUITE 100

INDEPENDENCE, OH 44131 contact: Andrew larussi email: aiarussi@daladgroup.com

Architect[.]

date

GIBBON ARCHITECTURE 3012 CHADBOURNE ROAD

SHAKER, OH 44120 contact: Jeff Gibbon email: jeff@gibbonarchitecture.com

Preservation Consultant:

HISTORIC PRESERVATION GROUP LLC 2425 W. 11TH STREET, SUITE 4 CLEVELAND, OH 44113 contact: Heather Rudge email: heather@hpgroup-llc.com

Civil Engineering:

CESO 175 MONTROSE WEST AVENUE, SUITE 400 AKRON, OH 44321 contact: Robert Papotto email: papotto@cesoinc.com

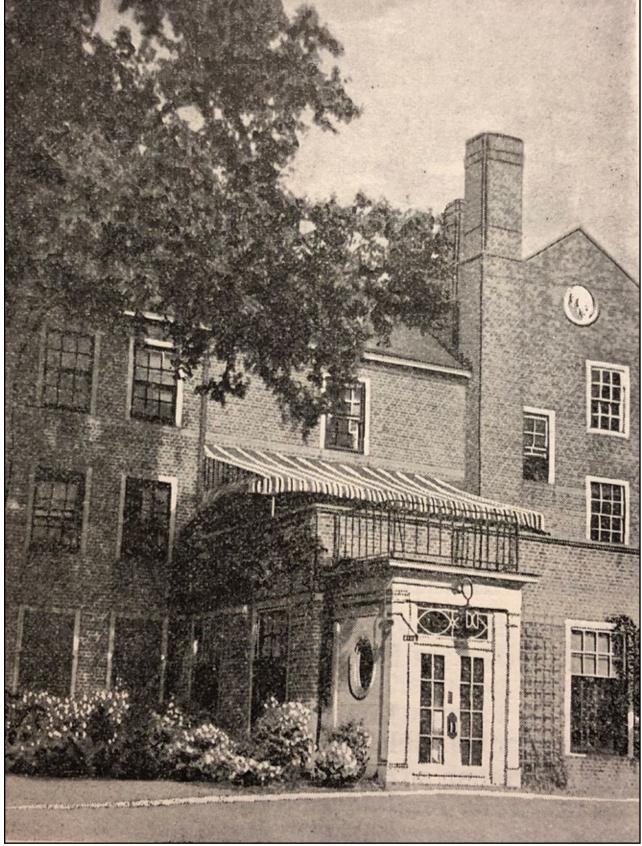
Structural Engineering: **BARBER & HOFFMAN, INC**

2217 EAST 9TH STREET, SUITE 200 CLEVELAND, OH 44115 contact: Brad Boomer email: bboomer@barberhoffman.com

MEP Engineering: T/E/S ENGINEERING 25760 FINE STREET

CLEVELAND, OH 44145 contact: dan jackson email: djackson@tesengineering.com

Landscape Architect: DERU LANDSCAPE ARCHITECTURE 812 HURSON ROAD, AUITE 411 CLEVELAND, OH 44115 contact: Jayme Schwartzberg email: jayme@deru-la.com



YWCA, CIRCA 1937



GIBBON

PROPOSED HISTORIC REHABILITATION & RENOVATION: FRANKLIN YARDS 3105 Franklin Blvd, Cleveland, OH 44113

© 2021 Gibbon Architecture

APPROVALS RECEIVED:

description 08/26/2019 INTERIOR DEMOLITION CITY OF CLEVELAND 07/30/2020 HISTORIC TAX CREDITS NPS HISTORIC TAX CREDITS SHPO 08/05/2020

approving entity record APPROVAL #19023735 NPS #41695 ROUND 24 APPROVALS

CITY LANDMARKS REVIEW

OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC













CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

LEGAL DESCRIPTION

Omni Title LLC and Chicago Title Insurance Company Commitment No. 20180717. Effective July 17, 2018 Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio: Parcel 1:

Situated in the City of Cleveland, County of Cuyahaga and State of Ohio: and known as being part of Sublot No. 13 of Cyrus Bosworth's Allatment of Sublot No. 3 of the Taylor Form Allatment of part of Original Brooklyn rownship Lat No. 51, as shown by the recorded plat in Volume 11 of Maps, Page 45 of Cuyahaga County Records, and bounded and described as follows: Beginning at the Intersection of the Southerly line of Franklin Avenue, with the Thence Southerly along the Easterly line of Duane Street, 218 feet to a stone; Thence Easterly on a line deflecting to the left, 87 degrees 56' 00", 54 feet to a stone.

Thence Easterly on a line deflecting to the left, 87 degrees 56' 00", 54 feet to a stone; Thence Southeasterly on a line deflect to the right 54 degrees, 34 1/10 feet to a stone; Thence Easterly in a line deflecting to the left, 51 degrees 9', 44.68 feet to a point on the Easterly line of said Sublot No. 13, 4.45 feet Northerly from the Southeast corner thereof; Thence Northerly along said Easterly line 265.72 feet to the Southerly line of Fronklin Avenue; Thence Westerly along the Southerly line of Franklin Avenue, 128.04 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel 2:

Force 2: Situated in the City of Cleveland, County of Cuyahaga and State of Ohia: and known as being Sublat Nas. 25 and 26 in Wright and Coffinberry's Re-Allotment of all of Sublat No. 2 and a part of Sublat No. 11 in the Taylor Farm Allotment of a part of Original Brookiyn Township Lat No. 51, as shown by the recorded plat in said Re-Allotment in Valume 10 of Maps, Page 17 of Cuyahaga County Records. Said Sublat Nos. 25 and 26 tagether form a parcel of land having a frontage of 65 feet 3 - 3/4 inches on the Southery saide of Frankin Avenue, N.W., estanding back 250 feet on the Westerly line, 259 feet 4 inches on the Easterly line, said Easterly line being the Westerly line, as appears by said plat be the same more or less, but subject to all legal highways.

Parcel 3:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being part of Sublot No. 13 in Bosworth's Allotment of part of Original Brooklyn Township Lot No. 51, as shown by the recorded Plat in Volume 11 of Maps, Page 45 of Cuyahoga County Records and bounded and described as follows: Beginning at the intersection of the Southerly line of Franklin Boulevard, N.W., and the Easterly line of West 32a/Street, formerly Duane Street; Thence Southerly along the Easterly line of Fracter, 216 feet to a stone and the principal place of beginning of the premises herein intended to be described;

described; Thence Easterly on a line deflecting to the left 87 degrees 56', 54 feet to a stone; Thence Southeasterly on a line deflecting to the right 54 degrees, 34.1 feet to a

Thence Easterly on a line deflecting to the left 51 degrees 9, 44.68 feet to a point on the Easterly line of said Sublet No. 13, 445 feet Northerly from the Southeasterly corner thereof; Thence Westerly parallel with the Southerly line of said Sublet No. 13, and 4.45 feet Northerly therefrom about 118 feet to the Easterly line of West 32a Street; thence Northerly doing the Easterly line of West 32a Street about 22.77 feet to the place of beginning, be the same more or less, but subject to all legal highways. Parcel 4:

Situated on the City of Cleveland, County of Cuyahaga and State of Ohio: and known as being Sublats No.s 1 and 2 in Wright and Coffinberry Allotment of Part of Original Brookiny Township, Lot No. 51, as shown by the recorded Platin Volume 10 of Maps, Page 17 of Cuyahaga County Records and being a parcel of land 65.312 fest front on the Southerly side of Frankin Avenue, N.W. (formery Frankin Street) and the Southerly side of Frankin Avenue, N.W. (formery Frankin Street) and the Southerly and the Vest Sile Information on the Westerly rear line of 53.369 fest, as appears by sold plat, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: Situated in the City of Cleveland, Count of Cuyahoga and State of Ohio: and known as being part of Sublat No. 2 in Wight and Coffinberry Allotment of part of Original Brookyn Township, Lot No. 51 as shown by the recorded plat in Volume 10 of Maps, Page 17 of Cuyahoga County Records and is further bounded and described as follows:

follows: Beginning in the Southerly line of Franklin Boulevard N.W. (formerly Franklin Street) 66 feet wide at the intersection with the Easterly line of West 31 Place (formerly Franklin Court) variable width; Thence South Od degrees 10⁶ 53⁷ West, along the Easterly line of said West 31_H Place, 195.41 feet to a drill hole and cross set Sold point being 24.14 feet Southwaterly corner of said Subjet No.2 and the principal place of beginning of the land herein described;

Southwestery conter or said Subiol No.2. and the principal piece of beginning of the land herein described: Course 1: Thence, South 00 degrees 10' 53' West, continuing along the Easterly line of said West Sit Piece, 24:14 feet to the Southwesterly corner thereof: Course 2: Thence, South 89 degrees 52' 07' East, along the Southerly line of said Subiol N.2, 26:393 feet to the Southeavierly corner thereof: Course 4: Thence North 89 degrees 52' 07' West, porallel with the Southerly line of said Subiol No. 2, 24:14 feet to draitroad spike est; Course 4: Thence North 89 degrees 52' 07' West, porallel with the Southerly line of said Subiol No. 2, 64:63 feet to the principal piece of beginning, according to a survey by Chories J. Neff, Reg. Surveyor No. 45:46-Ohio in April of 1985, be the same more or less, but subject to all legal highways.

VICINITY MAP



SCHEDULE B, SECTION II ITEMS

Table of Exceptions Omni Title LLC and Chicago Title Insurance Company Commitment No. 20180717, Effective July 17, 2018

The title commitment does not contain any items pertaining to survey matters therefore not are shown hereon.

DEED OF RECORD

Land conveyed TSCS Real Estate LLC by deed dated April 2, 2012 and recorded in AEN 201204020269 of Cuyahaga County Deed Records

PROPERTY AREA 1.3820 Acres 60,203 Sq.Ft. (Total Area of Parcels)

UTILITY PROVIDERS OUPS Reference No. A825603706 Date: September 13, 2018

2 VORKING DAYS CALL TOLL FREE 800-362-2764 or 811

AT&T 13630 Lorain Road, Room #200 Cleveland, OH 44111 Phone: (216) 476-6148 Plans Not Received

(CEI) The Illuminating Company 6896 Miller Road, Suite 101 Brecksville, Ohio 44141 Phone: 1-800-589-9800 Plans Received

City of Cleveland Public Power 1300 Lakeside Avenue Cleveland, Ohio 44114 Phone: (216) 664–4277 Plans Not Received

City of Cleveland Division of Water Pollution Control 12302 Kirby Avenue Cleveland, Ohio 44108 Phone: (216) 664–3785 Plans Received

City of Cleveland Division of Water

Dominion Energy Ohio 1201 East 55th Street Cleveland, Ohio 44103 Phone: (877) 542-2630 Plans Received

Northeast Ohio Regional Sewer District 4747 East 49th Street Cuyahoga Heights, OH 44125 Phone: (216) 641–6000 Plans Received

Spectrum/Time Worner Cable Plans Not Received

UTILITY NOTE

THE USE OF THIS STYLE AND FORMAT IS PROTECTED BY COPYRIGHT LAWS AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSERV/PERHISSION OF THE RIVERSTORE C

Utility Provider source information from plans provided by the client, the title company and the utility provider and an ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the excut location of underground features cannot be accurately, completely and reliably depicted. The centerline of known utility lines shown hereon do not represent the true width of the utility line.

FLOOD NOTE

The Subject property is situated in Zone "X", a minimum flood zone, and is not in a Special Flood Hazard Area as shown on the Federal Flood Map Community Number 390104 and Community Panel No. 39035C-0177E, Effective: December 3, 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. APPROXIMATE SCALED LOCATION FROM FEMA FLOOD MAPS.

ZONING INFORMATION AND NOTES

ZONING REQUIREMENTS ARE SUBJECT TO INTERPRETATION, FOR FURTHER VERIFICATION OF ZONING INFORMATION CONTACT THE CITY OF CLEVELAND. THE RIVERSTONE COMPANY WAS PROVIDED A FLANNING AND ZONING REPORT AT THE DATE OF THE SURVEY PERFORMED BY GRS GROUP, DATED OCTROBER 3, 2018 AND SITE NO. 18-8677.1 CITY OF CLEVELAND 601 Lakeside Avenue, #501 Cleveland, Ohio 44114 216-664-2211

<u>GENERAL DESCRIPTION</u> 2F-B1 (Two Family Max Gross Floor Area 1/2 of Lot Area 35; Height Limit) Local Landmark & National Landmark Overlay Districts

ADJACENT PROPERTY ZONING DISTRICT

USES PERMITTED REFER TO CHAPTER 337 The use is permitted as per the One Family District with Board of Zoning Appeals approval

OBSERVED USE RESIDENTIAL CARE FACILITY

MINIMUM LOT AREA REFER TO CHAPTER 337 20,000 Sq. Ft. minimum, not less than 800 Sq. Ft. per patient (as per Sec. 337.24), (66 Residents X 800 Sq. Ft. = 52,800 Sq. Ft.)

OBSERVED AREA 1.3820 Acres 60,203 Sq.Ft. (Total Area of Parcel

HEIGHT RESTRICTIONS RFFER TO CHAPTER 337 2 stories (as per Sec. 337.24), 35 feet maximum height per chapter 353 Height District B-1

SETBACK REQUIREMENTS REFER TO CHAPTER 337 Front:

35 feet (landscaped) (as per Sec. 337.24) 30 feet (as per Sec. 337.24)

15% of lot depth, not less than 20 feet (Institutional H Occupancy Classification) Parcel 1, 2 & 3 = 38.69 feet Parcel 4 = 30.06 feet Rear:

Side Street: 5 feet or 10% of average lot width whichever is less

PARKING REQUIREMENTS REFER TO CHAPTER V346 space on the back such use shall provide space on the pulling for the parting or garaging of motor whicles so that there shall be one (1) such space for each professional staff member, including doctors and nurses, one (1) space for each three (3) other employees and one (1) space employees and one (1) space for each six (6) beds. (as per Sec. 337.24) OBSERVED STRIPED PARKING Regular— No Striped Parking H/C— 02

CONFORMANCE STATUS: THE RIVERSTONE COMPANY WAS PROVIDED A PLANNING AND ZONING REPORT AT THE DATE OF THE SURVEY PERFORMED BY GRS GROUP, DATED OCTROBER 3, 2018 AND SITE NO. 18-36677.1

Conformance Status: Pending municipal confirmation of Conformance status.

Nonconforming Characteristics: The User requires Board of Zoning Appeals approval. The Building Encroaches into the Front, Side, Street Side and Rear Setbacks. The Building Height is in excess by 1 Story. The Lot Frontage is deficient by 6.65 Feet. The Gross Floor Building Area is in excess by 23,893.5 Square Feet, and the Parking is compliance indeterminate.

SURVEYORS NOTES

- All of the various survey monuments shown on this survey as found and/or used are in good condition, undisturbed, unless otherwise noted. 5/8" iron pins shown hereon as set will be set upon closing. (Toble A, Item 1)
- 2. The Riverstane Company was provided a Planning and Zoning Report (PZR) at the date of the survey. (Table A, Item 6a)
- At the time of survey the Riverstone Company did not make any observations to determine the location of party walls or if the walls were plumb. (Table A, Item 10)
- At the time of the field surveying there was no observable evidence of earth moving work, building construction or building additions within recent months. (Table A, Item 16)
- At the time of the field surveying there was no observable evidence of changes in street right of way lines. (Table A, Item 17)
- At the time of the field surveying there was no observable evidence of recent sidewalk construction or repairs. (Table A, Item 17)
- The Riverstone Company was not provided a wetlands delineation report at the time of the survey. (Table A. Item 18)
- 8. Some buildings in the vicinity of the surveyed property are known to have underground vaults that extend out under the sidewalk into the right of way. It is beyond the scope of an ALTA/NSPS Land Title Survey to enter into the building to determine if such a situation exists on the surveyed property.
- At the time of the field surveying there was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 10. At the time of the field surveying there was no observable evidence of cemeteries or burial
- 11. Ownership of fences are unknown unless otherwise noted.
- 12. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. 3. This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733–37 of the Ohio Administrative Code.
- Due to future liability concerns the Riverstone Company cannot add the wording "its successors and/or assigns as their respective interests may appear" after private entities.
- Subject Parcel Nos. 1,2 and 3 as direct automibile access to West 32nd Street a public right of way. Subject Parcel No. 4 as direct automibile access to Franklin Boulevard a public right of way.

2nd Floor Engineering / Mapping Unit 1201 Lakeside Avenue Cleveland, Ohio 44114 Phone: (216) 664–2444 Ext. 5558 Plans Received

ALTA / NSPS LAND TITLE SURVEY

ΠF VANTAGE PLACE 3105 FRANKLIN BOULEVARD P.P.N. 003-31-004 P.P.N. 003-31-063 P.P.N. 003-32-001 CITY OF CLEVELAND COUNTY OF CUYAHOGA STATE OF OHIO

FOR

TSCS REAL ESTATE LLC

DALAD REALTY COMPANY

ROCKSIDE CORNERS LTD.

OMNI TITLE LLC

OBSERVED SETBACKS Front- 9.9 feet Franklin Boulevard Side- 7.1 feet West 32nd Street 0.0 feet Wesr 31st Place Rear- 1.1 feet

CHICAGO TITLE INSURANCE COMPANY

2016 ALTA/NSPS CERTIFICATION

To TSCS Real Estate LLC, Dalad Realty Company, Rockside Corners Ltd., Omni Title LLC and Chicago Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(0, 7(0), 7(0), 7(5), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on <u>September 20. 2018</u>. **Preliminary**

for Review

Peter J. Gauriloff P.S. No. 8646

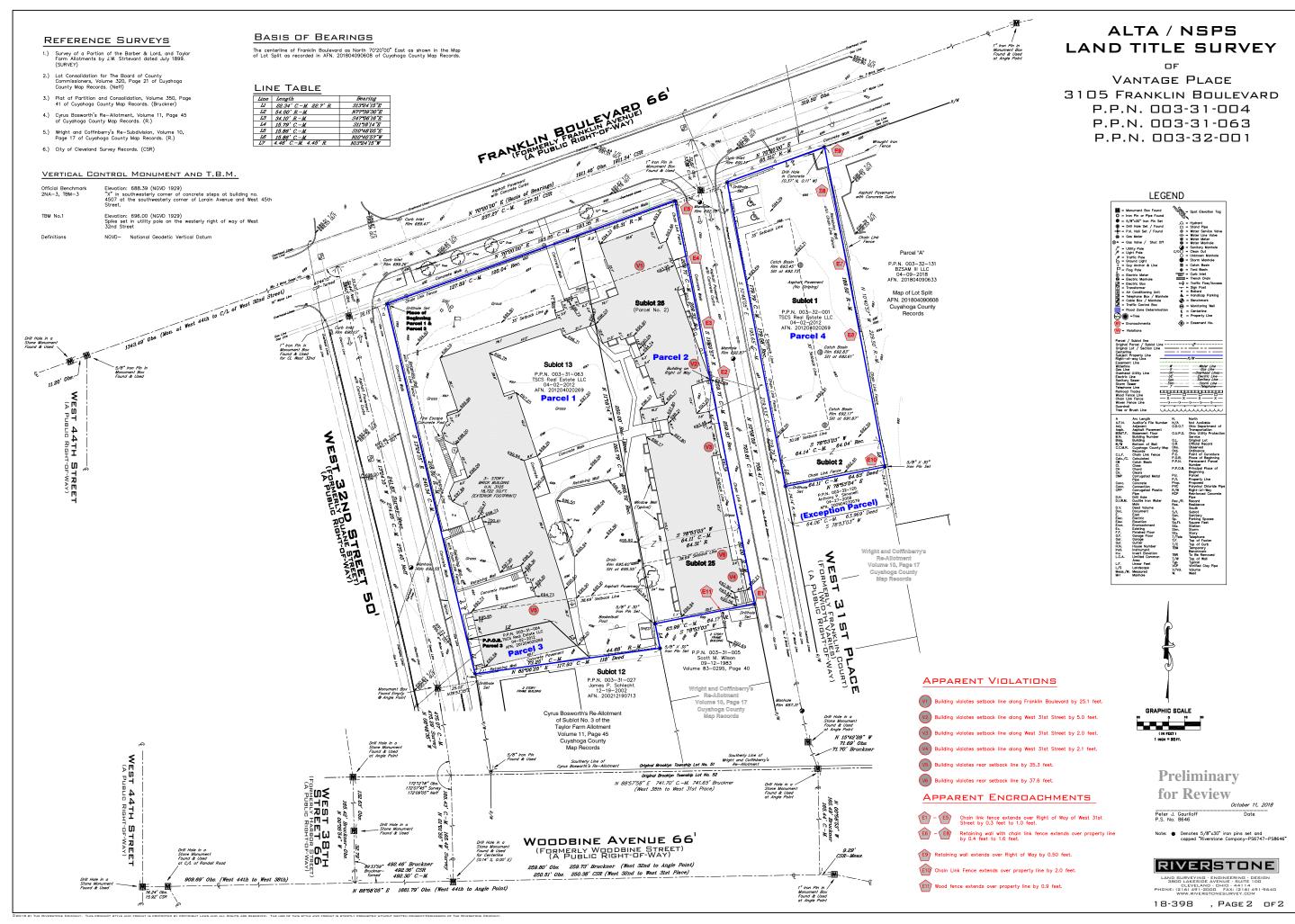
October 11, 2018 Date

DRAWN BY
BS, PG, BDK
SURVEYORS
BS

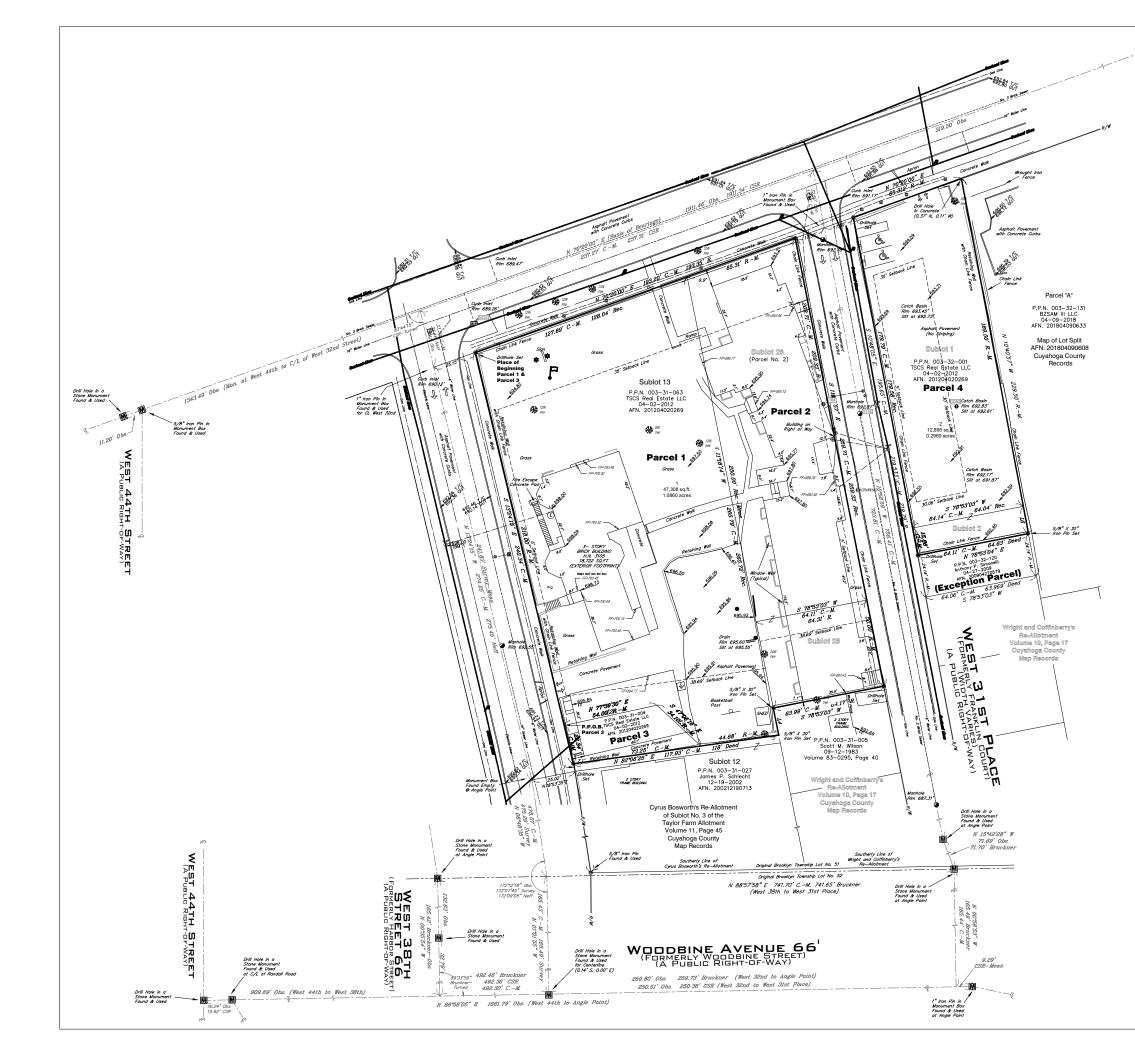
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APPROVED PJG PS 8646





1 OS FRANKLIN BOULEVA

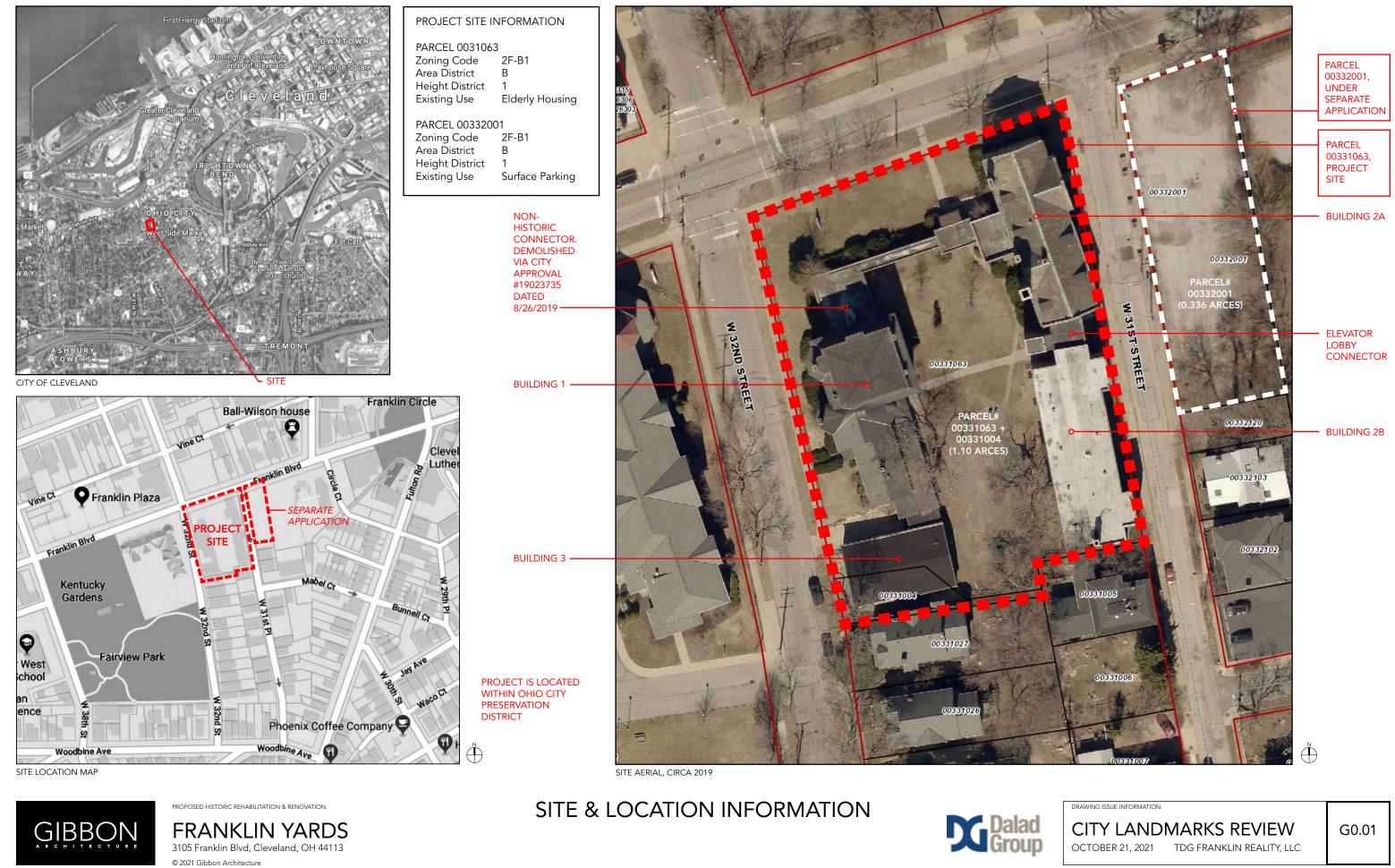


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| 1" Iron Pin in Monument Box Found & Used at Angle Point









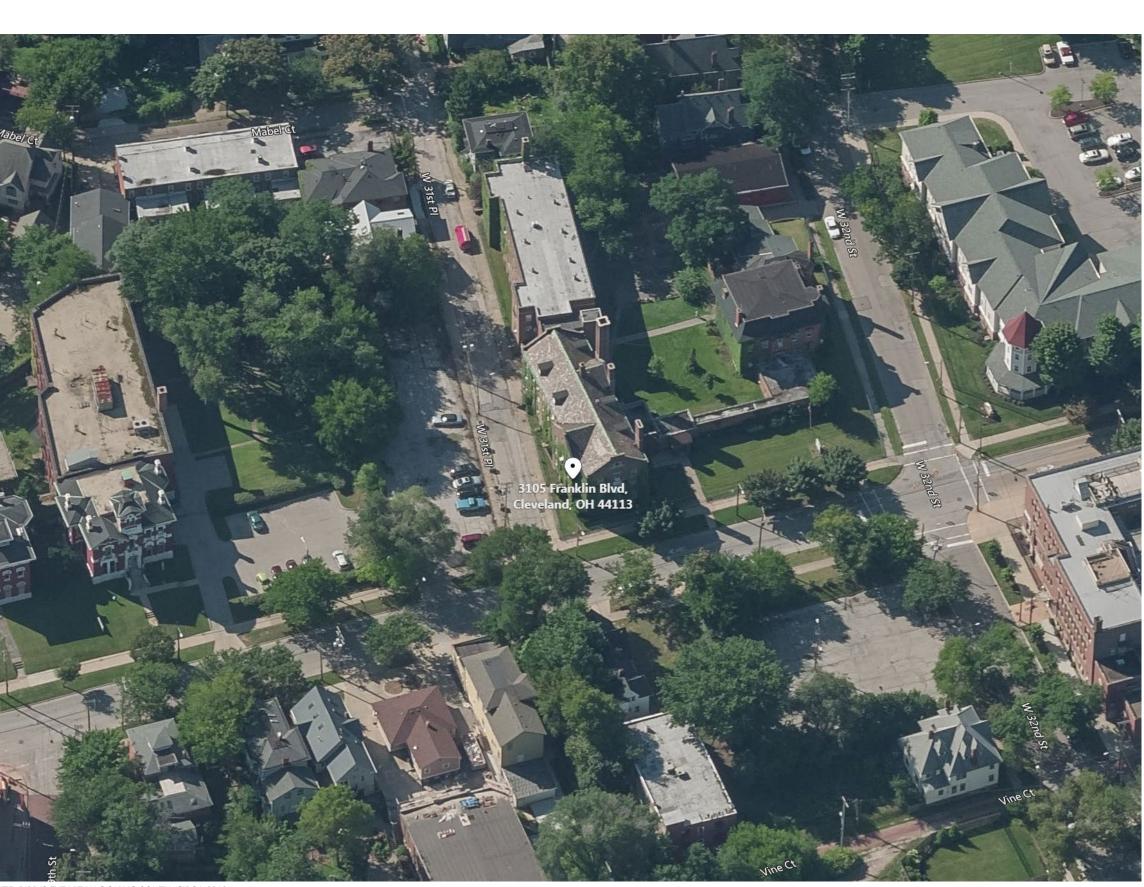




EXISTING PHOTO, PRESENT DAY



EXISTING PHOTO, PRESENT DAY



SITE: BIRD'S EYE VIEW LOOKING SOUTH, CIRCA 2019





SITE & LOCATION INFORMATION AERIAL & EXISTING CONDITIONS PHOTOS



CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

G0.02

















SITE & LOCATION INFORMATION EXISTING CONDITIONS PHOTOS



CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

G0.03













SITE & LOCATION INFORMATION EXISTING CONDITIONS PHOTOS



DRAWING ISSUE INFORMATION:

CITY LANDMARKS REVIEW

OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

G0.04







1680 W. 31ST PLACE, CIRCA 1927



3117 FRANKLIN BLVD, CIRCA 1933



3117 FRANKLIN BLVD, CIRCA 1913

SITE & LOCATION INFORMATION HISTORIC PHOTOS



PROPOSED HISTORIC REHABILITATION & RENOVATION:





DRAWING ISSUE INFORMATION:

CITY LANDMARKS REVIEW

G0.05

OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

GENERAL NOTES

GENERAL NOTES

- THIS PROJECT IS A HISTORIC TAX CREDIT PROJECT. ALL WORK SHALL COMPLY WITH THE OHIO SECRETARY OF Α. THE INTERIOR'S STANDARDS FOR REHABILITATION. REFER TO THE NATIONAL PARK SERVICE PRESERVATION BRIEFS FOR GUIDANCE REGARDING HISTORIC INTERIORS AND ARCHITECTURAL ELEMENTS, GENERAL CONTRACTOR & CONSTRUCTION MANAGER TO ARRANGE PRE-CONSTRUCTION MEETING AND PROJECT WALK-THROUGH WITH THE ARCHITECT AND THE PRESERVATION CONSULTANT PRIOR TO UNDERTAKING ANY CONSTRUCTION OR DEMOLITION WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY OF ALL SUBMITTALS, REVIEWS, 8 APPROVALS THAT ARE REQUIRED FROM SHPO AND NPS PRIOR TO PURCHASING AND INSTALLATION, AND SHALL COORDINATE THESE ITEMS WITH THE PROJECT BUDGET AND CONSTRUCTION DELIVERY SCHEDULE.
- ALL WORK AND LABOR SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL & STATE CODES, AS WELL AS ALL OTHER APPLICABLE CODE REQUIREMENTS INCLUDING THOSE REQUIREMENTS OF NFPA, ADA/ANSI, AND THOSE RELATING TO SUSTAINABLE DESIGN AND CONSTRUCTION.
- IF ENCOUNTERED, REMOVAL AND DISPOSAL OF ASBESTOS, LEAD PAINT, AND HAZARDOUS MATERIAL SHALL D COMPLY WITH OSHA AND EPA REQUIREMENTS AS WELL AS ANY ADDITIONAL REQUIREMENTS WITHIN PROJECT SPECIFIC LEED OR SUSTAINABILITY STANDARDS.
- SCOPE OF WORK WITHIN HISTORIC BUILDINGS: AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING F VISIBLE BUILDING ELEMENTS TO BE REMOVED, RESTORED, REPAIRED, OR TO REMAIN WITHIN THE ARCHITECTURAL AND ENGINEERING CONSTRUCTION DOCUMENTS. HOWEVER, THE CONTRACTOR IS REQUIRED TO ADDRESS ALL SUCH ITEMS EVEN IF NOT SPECIFICALLY NOTED OR KNOWN. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING, PRICING, AND CONSTRUCTION. NOTIFY ARCHITECT OF VARIATIONS AND/OR CONDITION WHICH MAY IMPACT DESIGN AND COST. EXISTING ELEMENTS UNCOVERED OR NOT SPECIFICALLY NOTED ON DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, AND TREATED IN ACCORDANCE WITH THE OHIO SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, AS REQUIRED TO ACHIEVE THE FINAL DESIGN INTENT AS INDICATED IN THE PROJECT DRAWINGS AND SPECIFICATIONS.

DEMOLITION & ABATEMENT

- ITEMS NOTED AS "HISTORIC", "TO REMAIN", TO BE "SALVAGED FOR REUSE", OR TO BE "REPLICATED" SHALL BE STORED, RECORDED, AND PROTECTED DURING DEMOLITION AND CONSTRUCTION BY CONTRACTOR TO PREVENT DAMAGE. ITEMS NOTED TO "REMAIN IN PLACE" SHALL BE PROTECTED USING APPROPRIATE MEASURES TO PREVENT DAMAGE DURING ABATEMENT, DEMOLITION, AND CONSTRUCTION. ITEMS NOTED TO BE "SALVAGED AND STORED" SHALL BE STORED IN DRY, TEMPERATURE STABLE AREA FREE FROM EXPOSURE TO THE ELEMENTS. CONTRACTOR SHALL KEY AND TAG ELEMENTS TO BE SALVAGED AND SHALL MAINTAIN A LOG WITH LOCATION REFERENCE KEYED TO DRAWINGS. THIS LOG SHALL INDICATE DATE OF SALVAGE, DESCRIPTION OF ITEM(S) SALVAGED, KEY REFERENCE, METHOD OF PACKAGING, AND FINAL ACTION TAKEN WITH SALVAGED ITEM(S). HISTORIC ELEMENTS NOTED TO REMAIN, TO BE SALVAGED, OR TO BE REPLICATED WHICH BECOME LOST, DISCARDED, OR DAMAGED SHALL BE REPLACED OR REPAIRED BACK TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE
- CONTRACTOR SHALL REVIEW IN FIELD ALL ITEMS TO BE REMOVED TO CONFIRM WHETHER REMOVAL MIGHT В RESULT IN STRUCTURAL DEFICIENCY OR FAILURE. ALL DEMOLITION AND EQUIPMENT REMOVAL SHALL BE PERFORMED TO ALLOW EXISTING BUILDING FLEMENTS TO REMAIN STRUCTURALLY STABLE AT ALL TIMES. IF REQUIRED, CONTRACTOR TO PROVIDE TEMPORARY NEEDLING, SHORING, AND BRACING TO MAINTAIN STRUCTURAL STABILITY. CONTACT STRUCTURAL ENGINEER AND ARCHITECT IMMEDIATELY IF ANY QUESTIONS REGARDING STRUCTURAL STABILITY ARISE.
- C. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR MAINTAINING REQUIRED FIRE-RESISTANCE RATINGS OF ALL RATED ASSEMBLIES THROUGHOUT DEMOLITION AND CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, EXTERIOR WALLS, FIRE SEPARATIONS, STAIRWELLS, ELEVATOR SHAFTS, AND MECHANICAL SHAFTS DESIGNATED TO REMAIN AND AT ALL FLOOR/CEILING ASSEMBLIES AND ROOF SLABS. CONTRACTOR TO COORDINATE REMOVAL OF FIRE PROTECTION SYSTEM WITH FIRE DEPARTMENT AS REQUIRED.
- NEW WALL & FLOOR OPENINGS: WHERE SECTIONS OF EXISTING WALLS AND FLOORS ARE REMOVED FOR D. NEW OPENINGS: CONTRACTOR SHALL CONSULT ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO ANY WALL, FLOOR, BEAM, OR COLUMN REMOVAL, PROVIDE TEMPORARY BRACING AND FINAL STRUCTURAL COMPONENTS PER REQUIREMENTS ON DRAWINGS AND IN SPECIFICATIONS.

EXTERIOR DEMOLITION

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- THE EXTERIOR RESTORATION SCOPE OUTLINED IN THE GENERAL NOTES IS FOR REFERENCE AND IS Α NOT A SUBSTITUTE FOR BECOMING FAMILIAR WITH THE ENTIRE PROJECT SCOPE AS REPRESENTED IN DRAWINGS AND THE TECHNICAL SPECIFICATIONS. REVIEW ALL DRAWINGS AND APPLICABLE TECHNICAL SPECIFICATIONS AND PRESERVATION BRIEFS FOR RELATED INFORMATION PRIOR TO PROCEEDING.
- ALL EXISTING STONE, BRICK, TERRA-COTTA, METAL, AND WOOD WALLS AND DETAILING SHOULD BE CONSIDERED HISTORIC UNLESS OTHERWISE NOTED. ANY DAMAGED, CRACKED, OR SPALLED BRICK, STONE, OR EXPOSED CONCRETE ELEMENTS SHALL BE EVALUATED FOR APPROPRIATE REPAIR, REPLACEMENT, AND CLEANING, REFER TO CONSTRUCTION NOTES.
- SELECTIVE DEMOLITION OF HISTORIC MASONRY ELEMENTS SHALL BE PERFORMED BY A MASONRY C CONTRACTOR WITH A MINIMUM OF 10 YEARS' EXPERIENCE IN THE DEMOLITION AND REPAIR OF EXISTING HISTORIC BUILDINGS.
- ALL BRICK AND STONE REMOVED FROM EXISTING MASONRY WALLS SHALL BE SALVAGED FOR POSSIBLE D. REUSE ON THIS PROJECT.

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PROPOSED HISTORIC REHABILITATION & RENOVATION

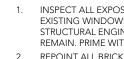
- REMOVE EXISTING CONDUITS, ABANDONED EMBEDDED ANCHORAGE AND STRUCTURAL MEMBERS, PIPING, SUPPORT BRACKETS, AND OTHER MISCELLANEOUS OBJECTS NOT NOTED AS NEEDED TO ACHIEVE THE INTENT OF THE PROJECT
- AS NOTED, ALL EXISTING NON-HISTORIC DOORS, WINDOWS, WINDOW INFILL, SECURITY SCREENS, AND STORM WINDOWS ARE TO BE REMOVED. REMOVE WINDOW UNITS IN THEIR ENTIRETY DOWN TO STRUCTURAL ROUGH OPENING INCLUDING RESIDUE, SEALANT, CAULK, SHIMS, ANCHORS, ET CETERA. UNLESS OTHERWISE NOTED, ALL EXISTING MASONRY AND STONE SILLS AND LINTELS SHALL REMAIN AND SHOULD BE SALVAGED AND/OR PROTECTED WHENEVER POSSIBLE. ALL EXISTING LINTELS TO BE INSPECTED.
- AS WINDOWS AND ROOFS ARE REMOVED AND/OR AS NEW OPENINGS ARE CREATED, CONTRACTOR G. TO PROVIDE DURABLE TEMPORARY ENCLOSURES AS REQUIRED FOR WINDOW REPLACEMENT, EXTERIOR MODIFICATION AND MASONRY RESTORATION WORK.
- H. WHERE INDICATED ON DRAWINGS, REMOVE AND REFURBISH EXISTING HISTORIC WINDOWS AND GLAZING. STRIP EXISTING PAINT, CAULK, GLAZING POINTS, AND SHIMS FROM WINDOW UNIT. TAKE CARE WITH EXISTING TRIM AND SILLS WHEN REMOVING WINDOW.
- DO NOT TORCH CUT STEEL OR OTHER METAL OBJECTS FROM MASONRY UNLESS PRECAUTIONS ARE TAKEN TO PREVENT RESULTING MOLTEN METAL SLAG DEBRIS OR CHAR FROM BEING DEPOSITED ON MASONRY. PROVIDE A MOCK-UP OF PROTECTION METHODOLOGY AND SECURE THE APPROVAL OF THE ARCHITECT PRIOR TO PROCEEDING, ANY SLAG DEPOSITS OR CHAR THAT RESULT FROM DEMOLITION ACTIVITIES WILL BE REQUIRED TO BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR SELECTIVE DEMOLITION.
- REMOVE EXISTING GUTTERS AND DOWNSPOUTS FOR REPLACEMENT UNLESS OTHERWISE NOTED. J.
- EXISTING STONE PARAPET CAPS TO BE REMOVED, CLEANED, REPAIRED AS NECESSARY, AND REINSTALLED Κ. IN THEIR ORIGINAL LOCATIONS. PROTECT EXPOSED TOP OF PARAPET WALLS WHILE CAPS ARE REMOVED. COORDINATE THIS WORK WITH ROOF FLASHING WORK TO REPAIR EXISTING PARAPET FLASHING OR TO INSTALL NEW FLASHING ON TOP OF PARAPETS BEFORE REINSTALLATION OF PARAPET CAPS.
- AS INDICATED, EXISTING ROOFING SYSTEMS SHALL BE INSPECTED AND REMOVED IN THEIR ENTIRETY DOWN TO STRUCTURAL SUBSTRATE.

INTERIOR DEMOLITION

- A INTERIOR FINISHES
 - REMOVE ALL NON-HISTORIC INTERIOR PARTITIONS, DOORS, WAINSCOT, MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT, LIGHT FIXTURES, PLUMBING SYSTEMS, GAS SYSTEMS, ETC. AS INDICATED ON DEMOLITION DRAWINGS
 - b. CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS DURING DEMOLITION NOT TO DAMAGE ANY EXISTING HISTORIC ELEMENTS OR FINISHES WHICH MAY BE EITHER VISIBLE, DISCOVERED, OR CONCEALED BEHIND EXISTING FINISHES.
 - REMOVE ALL LOOSE NON-HISTORIC FINISHES SUCH AS DRYWALL, TILE, PAINT, ETC. DOWN TO SOUND SUBSTRATE ON WALLS, FLOORS, AND CEILINGS. WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
 - REMOVE EXISTING DROPPED CEILINGS TO UNDERSIDE OF STRUCTURE OR HISTORIC CEILING. WHERE d. ACOUSTICAL CEILING TILE HAS BEEN APPLIED DIRECTLY TO HISTORIC PLASTER SURFACES, REMOVE TILES TAKING CARE TO CAUSE AS LITTLE DAMAGE TO PLASTER AS POSSIBLE.
 - REMOVE ALL APPLIED NON-HISTORIC FLOORING MATERIAL, RESIDUE, AND ATTACHMENTS, DOWN e. TO ORIGINAL WOOD OR CONCRETE SUBSTRATE. TAKE CARE DURING REMOVAL OF CURRENT NON-HISTORIC FLOORING MATERIAL WHERE THERE MIGHT BE HISTORIC FLOOR FINISH UNDERNEATH.
- UNLESS NOTED OTHERWISE, ALL EXISTING BRICK WALLS, TRIM & MOLDINGS, STAIRS, CEILINGS, PLASTER Β. DETAILS AND OTHER ORIGINAL ITEMS SHOULD BE CONSIDERED HISTORIC AND BE SALVAGED OR PROTECTED IN PLACE, CONFIRM ITEMS WITH ARCHITECT IF QUESTIONS ARISE IN THE FIELD.
- UNLESS NOTED OTHERWISE, EXISTING INTERIOR DOORS, CASINGS, AND TRIM SHOULD BE CONSIDERED C. HISTORIC AND BE SALVAGED OR PROTECTED IN PLACE.
- D. UNLESS NOTED OTHERWISE, PRESERVE AND PROTECT HISTORIC STAIRWELLS, INCLUDING WALLS, WALL TRIM, HAND RAILINGS, AND STAIR TREAD & RISER SURFACES DURING DEMOLITION, ABATEMENT, AND CONSTRUCTION ACTIVITIES
- REMOVE ALL EXISTING NON-HISTORIC FURNISHINGS, EQUIPMENT, AND MILLWORK. E.
- E. UNLESS NOTED OTHERWISE, ALL EXISTING M/E/P/FP, TELE/DATA EQUIPMENT, FIXTURES, AND OTHER SERVICE ELEMENTS SHALL BE REMOVED, INCLUDING DISTRIBUTION PIPING, DUCT WORK, WIRING, CONDUIT, RISERS, PANELS, SWITCHES, FITTINGS, FIXTURES, SUPPORT HARDWARE, FRAMING, HANGERS, FASTENERS, AND ALL OTHER APPURTENANCES. REMOVE ALL RADIATORS, FURNACES, HOT WATER HEATERS, ETC. RETAIN EXISTING STORM DRAINS, UTILITY LEADERS, AND FLOOR DRAINS, COORDINATE IDENTIFICATION AND INSPECTIONS OF EXISTING UNDERGROUND WASTE AND STORM LINES AS ALLOWED BY CODE, CAP ALL LINES TO BE ABANDONED BEHIND FINISHED SURFACES. ALL M/E/P/FP. TELE/DATA EQUIPMENT, AND OTHER SERVICE ELEMENT DEMOLITION ACTIVITY TO BE COORDINATED WITH GENERAL CONTRACTOR, SUB TRADE CONTRACTORS SHALL MAKE SAFE ALL ITEMS SCHEDULED FOR DEMOLITION AND MARK ALL ITEMS TO REMAIN PRIOR TO COMMENCEMENT OF DEMOLITION WORK.



GENERAL NOTES



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- b.

- e.
- 4 APPROVAL 5.
 - PRESERVATION CONSULTANT.

EXTERIOR CONSTRUCTION

INSPECT ALL EXPOSED STEEL LINTELS ONCE ROUGH OPENING COVERS, MASONRY INFILL, EXISTING WINDOWS, AND EXISTING PANNING HAVE BEEN REMOVED. REVIEW WITH STRUCTURAL ENGINEER. CLEAN OFF ALL SURFACE CORROSION ON STEEL MEMBERS TO REMAIN PRIME WITH RUST INHIBITIVE PRIMER AND PAINT

REPOINT ALL BRICK AND STONE OPENING JAMBS, SILLS, AND HEADERS AS REQUIRED BEFORE INSTALLATION OF NEW WINDOW SYSTEMS.

BRICK CLEANING, REPOINTING, AND NEW BRICK:

a. ASSUME 100% BRICK AND STONE TO BE CLEANED. CLEANING METHODOLOGY SHALL BE APPROVED BY ARCHITECT AND PRERVATION CONSULTANT PRIOR TO UNDERTAKING THIS WORK. CONTRACTOR SHALL COORDINATE FIELD TESTING AND MOCK-UPS ON SELECTED SAMPLE AREAS OF THE EXISTING WALLS. TESTING LOCATOINS SHALL BE APPROVED BY THE ARCHITECT AND PRERVATION CONSULTANT.

ASSUME 10% BRICK AND STONE JOINT REPOINTING. ALL NEW REPOINTING MORTAR MUST MATCH EXISTING MORTAR. CONTRACTOR SHALL COORDINATE SAMPLE MOCK-UPS ON SELECTED AREAS OF THE EXISTING WALLS TO DETERMINE THE FINAL MIX AND COMPOSITION OF MORTAR TO BE USED. TESTING LOCATOINS SHALL BE APPROVED BY THE ARCHITECT AND PRERVATION CONSULTANT.

c. ANY REPLACEMENT BRICK AND STONE TO BE INSTALLED MUST MATCH EXISTING IN SIZE, COLOR, COURSING, AND TEXTURE, SAMPLES AND MOCK-UPS ARE REQUIRED AND MUST BE SUBMITTED TO ARCHITECT AND PRERVATION CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

NEW BRICK INSTALLED AT NEW WALLS AND WITHIN WALL OPENINGS TO BE OF A COMPATIBLE SHADE TO EXISTING BRICK ONCE IT HAS BEEN CLEANED (SLIGHTLY LIGHTER AND DISTINGUISHABLE FROM THE EXISTING BRICK). SAMPLES AND MOCK-UPS ARE REQUIRED AND MUST BE SUBMITTED TO ARCHITECT AND PRERVATION CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. NEW BRICK MUST COMPLY WITH THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION.

MASONRY CLEANING AND REPAIR CONTRACTOR(s) SHALL HAVE A MINIMUM OF 10 YEARS OF EXPERIENCE IN THE REPAIR AND MAINTENANCE OF EXISTING BUILDINGS AND SHALL HAVE EXPERIENCE WITH MASONRY RESTORATION PRACTICES THAT COMPLY WITH THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION

REFURBISHED AND RESTORED EXISTING WINDOWS TO BE FINISHED WITH EXTERIOR GRADE PAINT AND PRIMER. MINIMUM (2) COATS PLUS PRIMER. PRODUCT DATA, SAMPLES, AND MOCK-UPS ARE REQUIRED AND MUST BE SUBMITTED TO ARCHITECT FOR REVIEW AND

AS NOTED IN THE CONSTRUCTION DRAWINGS, NEW WINDOWS WHICH REPLACE EXISTING WINDOWS MUST MATCH THE HISTORIC PROFILES AND SIZES OF THE EXISTING HISTORIC WINDOWS BEING REPLACED. DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO ARCHITECT AND PRESERVATION CONSULTANT FOR REVIEW AND APPROVAL, AND MUST THEN BE SUBMITTED TO STATE TAX CREDIT AUTHORITIES FOR THEIR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. DETAILED PRODUCT DATA, PHYSICAL SAMPLES, AND MOCK-UPS WILL BE REQUIRED AS PART OF THE SUBMITTAL TO THE ARCHITECT AND

DRAWING ISSUE INFORMATION:

CITY LANDMARKS REVIEW

G1.00

OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

DEMOLITION AND ABATEMENT

- REMOVE EXISTING NON-HISTORIC ADDITION/STRUCTURE IN ITS ENTIRETY INCLUDING D1 FOUNDATIONS & FOOTINGS. BACKFILL PER STRUCTURAL/CIVIL DOCUMENTS. TAKE CARE NOT TO DISTURB HISTORIC BUILDING FEATURES WHERE EXISTING BUILDINGS TO BE REMOVED MEET HISTORIC ELEMENTS TO REMAIN.
- UNLESS OTHERWISE NOTED, REMOVE EXISTING SITE PATHWAYS, HARD SCAPE, AND LANDSCAPING D2. THROUGHOUT INCLUDING WALKWAYS, CURBS, LANDSCAPING, PAVEMENT.
- EXISTING PORCH STRUCTURE IS CONCEALED WITHIN EXISTING BUILDING AND SHOULD BE D3 EXPOSED, EXISTING DECORATIVE WOOD POSTS, BEAMS, ROOF BRACKETS ARE VISIBLE FROM WITHIN THE BUILDING AND SHOULD BE PROTECTED DURING DEMOLITION. COORDINATE WITH ARCHITECT IN FIELD TO DETERMINE EXTENT OF DEMOLITION IN THIS AREA.
- D4 EXISTING NON-HISTORIC CHAIN-LINKED FENCING TO BE REMOVED.
- EXISTING CONCRETE RETAINING WALL ALONG W 32ND STREET TO BE INSPECTED AND REPAIRED. D5. AS NECESSARY TO MAKE STRUCTURALLY SOUND AND OF EVEN PLEASANT APPEARANCE. EXISTING DETERIORATED CONCRETE SITE STAIR LEADING TO BUILDING 1 FROM W. 32ND STREET TO BE REBUILT IN SIMILAR CONFIGURATION AND LOCATION. NEW STAIRWAY WILL NEED TO MEET CODE REQUIREMENTS FOR TREAD DIMENSIONS AND HAND RAILINGS.
- EXISTING DETERIORATED METAL FIRE ESCAPE ON BUILDING 1 TO BE REMOVED IN ITS ENTIRETY D6 INCLUDING STAIRS, PLATFORMS, FASTENERS, SUPPORTS. PATCH & REPAIR MASONRY WHERE NEEDED.
- EXISTING CONCRETE STEPS AND PORCH FOR BUILDING 3 TO REMAIN. NOT IN SCOPE OF PROJECT. D7
- EXISTING NON-HISTORIC GROUND SIGN AND FLAG POLE TO BE REMOVED. D8.
- EXISTING NON-HISTORIC CONCRETE PORCH TO BE REMOVED. D9
- EXISTING LIGHT WELL TO REMAIN. PATCH AND REPAIR AS REQUIRED. CONFIRM THAT AREAS D10. DRAINS ARE IN PLACE AND OPERATIONAL.
- BUILDING 1: D11.

REFER TO DETAILED DEMOLITION INSTRUCTIONS IN GENERAL NOTES. UNLESS OTHERWISE NOTED, ALL NON-HISTORIC ITEMS TO BE REMOVED.

FLOORING AND WALL BASE: REMOVE NON-HISTORIC FLOORING FINISHES (VCT, CARPET, TILE) DOWN TO EXISTING WOOD FLOORING OR SUBSTRATE. PROTECT ANY HISTORIC WOOD BASE MOLDINGS AND DISCOVERED ORIGINAL WOOD FLOORING FOR REFINISHING.

WALLS: REMOVE NON-HISTORIC WALL FINISHES. UNEVEN PLASTER WALLS TO BE SANDED, REFINISHED, AND MADE SMOOTH.

CEILINGS: REMOVE SUSPENDED CEILING SYSTEMS IN THEIR ENTIRETY TO EXPOSE EXISTING CEILINGS AND CROWN MOLDINGS ABOVE. EXISTING DAMAGED PLASTER CEILINGS TO BE REMOVED DOWN TO WOOD STRUCTURE ABOVE AND REPLACED. DO NOT DAMAGE OR REMOVE EXISTING PLASTER CROWN MOLDINGS. UNLESS OTHERWISE NOTED, ALL HISTORIC CROWN MOLDINGS TO BE RESTORED.

BUILDING 2: D12.

REFER TO DETAILED DEMOLITION INSTRUCTIONS IN GENERAL NOTES. UNLESS OTHERWISE NOTED, ALL NON-HISTORIC ITEMS TO BE REMOVED.

REMOVE ALL NON-HISTORIC FLOORING, PARTITIONS, AND CEILINGS DOWN TO ORIGINAL STRUCTURAL CONCRETE DECK AND COLUMNS. INSPECT EXTERIOR WALL FURRING FOR ORIGINAL HISTORIC CONTENT AND REMOVE ANY NON-ORIGINAL PLASTER AND FRAMING AS POSSIBLE.

- D13 EXISTING STAIRWELL TO REMAIN. REPAIR AND REFINISH. REFER TO NOTE C6.
- NON-HISTORIC KNEE WALL TO BE REMOVED. D14
- D15. NON-HISTORIC PARTIAL HEIGHT WALL TO BE REMOVED.
- NON-HISTORIC DOOR AND DOOR FRAME TO BE REMOVED. PREPARE ROUGH OPENING TO BE D16. INFILLED WITH NEW GYP. BOARD FINISH FLUSH TO EXISTING PLASTER WALL FINISH, BOTH SIDES.
- RESTORE ORIGINAL WINDOW OPENING. REMOVE BRICK INFILL AND PREPARE OPENING FOR NEW D17 SILL INSTALLATION. NEW STONE AND BRICK SILLS, HEAD COURSING, AND LINTELS IF REQUIRED TO BE INSTALLED TO MATCH ADJACENT HISTORIC WINDOW OPENINGS. REFER TO NOTES W1 FOR ADDITIONAL INFORMATION
- EXISTING HEADER AND HISTORIC PLASTER CROWN MOLDING ABOVE TO BE RETAINED AND D18. RESTORED
- REMOVE EXISTING NON-HISTORIC FULL HEIGHT WALL D19
- EXISTING EXPOSED STRUCTURAL STEEL BEAM TO BE REMOVED AND REPLACED BY NEW BEARING D20 WALL
- D21 ENLARGE NON-HISTORIC OPENING IN EXISTING WALL TO MATCH SHAPE AND CHARACTER OF EXISTING HISTORIC HALL DOORWAY.
- D22 REMOVE EXISTING NON-HISTORIC FURNITURE AND MILLWORK
- D23 EXISTING SERVICE STAIR DOES NOT CONFORM WITH CURRENT BUILDING CODES AND IS TO BE

KEYED NOTES

REMOVED

- REMOVE EXISTING SUSPENDED PLASTER CEILING TO EXPOSED ORIGINAL WOOD CEILING ABOVE. D24 REMOVE INFILL PANELS WITHIN LOWER PORTION OF EXISTING WINDOW FRAMES TO EXPOSE D25.
- ENTIRE WINDOW OPENING. PREPARE FOR INSTALLATION OF NEW WINDOW UNITS. D26. EXPOSED WOOD WALLS AND SLOPED CEILING ABOVE CEILING LEADING UP TO ATTIC WINDOW TO BE EXPOSED AND RESTORED.
- REMOVE EXISTING BOILER ROOM ENCLOSURE AND EQUIPMENT. D27
- D28. NEW ROUGH OPENING TO BE CUT IN EXISTING MASONRY WALL
- EXISTING CORRIDOR WALL LOCATIONS. CORRIDORS TO REMAIN. D29.
- D30. EXISTING FIREPLACE TO REMAIN.
- D31. REMOVE AND REPLACE EXISTING GUTTERS AND DOWNSPOUTS IN EXISTING LOCATIONS.
- D32 REMOVE EXISTING ELEVATOR, ELEVATOR DOORS, AND ELEVATOR EQUIPMENT IN THEIR ENTIRETY. NEW ELEVATOR TO BE INSTALLED WITHIN EXISTING ELEVATOR SHAFT.
- **BUILDING 2 LOBBY:** D33.

REFER TO DETAILED DEMOLITION INSTRUCTIONS IN GENERAL NOTES. UNLESS OTHERWISE NOTED, ALL NON-HISTORIC ITEMS TO BE REMOVED.

FLOORING AND WALL BASE: EXISTING WOOD FLOORING TO REMAIN AND BE REFINISHED. PROTECT ANY HISTORIC WOOD BASE MOLDINGS AND DISCOVERED ORIGINAL WOOD FLOORING FOR REFINISHING. REMOVE NON-HISTORIC FLOORING FROM THE OFFICE DOWN TO ORIGINAL FLOORING BELOW

WALLS: REMOVE NON-HISTORIC WALL FINISHES. UNEVEN PLASTER WALLS TO BE SANDED, REFINISHED, AND MADE SMOOTH. EXISTING FIREPLACE AND WOOD MANTEL TO REMAIN. WINDOW CASINGS, ARCHED WOOD OPENINGS, AND WOOD CROWN MOLDINGS TO REMAIN. REMOVE NON-HISTORIC WOOD WAINSCOT, RADIATOR COVERS, AND NON-HISTORIC PARTITIONS ENCLOSING THE OFFICE.

CEILINGS: REMOVE SUSPENDED CEILING SYSTEMS IN THEIR ENTIRETY TO EXPOSE EXISTING COUFFERED CEILINGS AND CROWN MOLDINGS ABOVE. EXISTING DAMAGED PLASTER CEILINGS TO BE REMOVED DOWN TO WOOD STRUCTURE ABOVE AND REPLACED.

- REMOVE EXISTING FURNACE, BOILER, AND OTHER UTILITY EQUIPMENT AND DEBRIS FROM D34 EXISTING BUILDING SERVICE ROOMS.
- ARCHITECT TO CONFIRM THAT EXISTING WALLS ARE NOT LOAD BEARING PRIOR TO REMOVAL. D35. CONTRACTOR TO SHORE UP EXISTING STRUCTURE AS REQUIRED.

UNFINISHED STORAGE ATTIC D36.

- REMOVE ALL DEBRIS FROM UNFINISHED STORAGE ATTIC. REPAIR ANY DAMAGED EXPOSED WOOD SUB-FLOORING AND PREPARE AREA TO BE FINISHED DURING CONSTRUCTION.
- REINSTATE HISTORIC DOOR OPENING, REMOVE NON-HISTORIC BRICK INFILL AND PREPARE D37 OPENING FOR NEW DOOR INSTALLATION. NEW DOOR FRAME TO MATCH CHARACTERISTS OF EXISTING HISTORIC DOOR FRAME ON WEST PORCH.
- D38 STAIR 2C

STAIRWELL 2C WILL BE MODIFIED SO THAT IT CAN BE USED AS A MEANS OF EGRESS FROM THE BASEMENT TO THE 1ST FLOOR, AND THEN FOR USE WITHIN 2 MULTI-LEVEL APARTMENTS BETWEEN THE 1ST & 2ND FLOOR AND BETWEEN THE 3RD FLOOR AND ATTIC. THE FLIGHT OF STAIRS BETWEEN THE 2ND & 3RD FLOOR WILL BE REMOVED. NEW WALLS WILL BE INSTALLED WITHIN THE STAIRWELL TO SEPARATE THE 3 AREAS. PORTIONS OF THE ORIGINAL STAIR TO REMAIN WILL BE REPAIRED AND REFINISHED. EXISTING WINDOW OPENINGS WILL REMAIN AND WILL BE UNOBSTRUCTED BY NEW WALLS.

- REMOVE RAMP TO EXPOSE ORIGINAL STAIRS BELOW. INSPECT STAIRS FOR CONDITION AND D39 RESTORE IE POSSIBI E
- REMOVE EXISTING MEMBRANE ROOFING SYSTEM DOWN TO SUBSTRATE. INSTALL NEW D40. MEMBRANE ROOFING SYSTEM, FLASHING, COUNTER FLASHING AND ROOFING INSULATION (MINIMUM REQUIRED R-VALUE). INSPECT EXISTING SUBSTRATE FOR STABILITY. EXISTING CLAY & STONE PARAPET CAPS TO BE SALVAGED FOR REINSTALLATION IN SAME LOCATION ON TOP OF NEW PARAPET COUNTER FLASHING. REFER TO NOTE C12 AND C2.
- REMOVE EXISTING ASPHALT OR SLATE ROOF SHINGLES AND ANY ROOFING MEMBRANES DOWN D41 TO SOUND SUBSTRATE OR TO ORIGINAL ROOFING STRUCTURE IF REQUIRED. PREPARE ROOF STRUCTURE FOR NEW ROOFING SYSTEM INSTALLATION. REFER TO NOTE C40 FOR NEW ROOFING INFORMATION.
- D42 REMOVE STONE COPINGS AND CLEAN FOR REINSTALLATION. PATCH AND REPAIR EXISTING COPPER FLASHING. IF DAMAGED OR DETERIORATED, ROOFING CONTRACTOR TO INSTALL NEW FLASHING IN CONJUNCTION WITH NEW ROOFING SYSTEM INSTALLATION. NEW TO BE INSTALLED TO COVER TOP OF BRICK PARAPETS PRIOR TO REINSTALLATION OF STONE CAPS.
- D43. REMOVE EXISTING RADIATOR.
- D44. REMOVE EXISTING NON-HISTORIC SOFFIT ABOVE UP TO UNDERSIDE OF EXISTING CROWN



PROPOSED HISTORIC REHABILITATION & RENOVATION:

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NOTES REFERENCED ON DEMOLITION AND CONSTRUCTION DRAWINGS

KEYED NOTES



HISTORIC DOOR FRAME TO REMAIN. REMOVE EXISTING WALL INFILL AND EQUIPMENT. RESTORE EXISTING FRAME AND PREPARE FOR INSTALLATION OF NEW WOOD DOOR. EXCAVATE EXISTING DIRT BASEMENT FLOOR TO PROVIDE MINIMUM 9' CLEAR HEAD HEIGHT BELOW NEW RATED DRYWALL CEILING ABOVE. COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER REMOVE NON-HISTORIC BENCH EXISTING BOX GUTTERS TO REMAIN AND BE RESTORED. INSPECT AND REPLACE EXISTING METAL GUTTER LINER IF REQUIRED.

D49.

D45

D46

D47

D48

D50.

MOLDINGS TO REMAIN.

EXSTING ROOF HATCH TO REMAIN

ATTIC LEVEL OF BUILDING 1 TO REMAIN ABANDONED IN PLACE.

DRAWING ISSUE INFORMATION:

CITY LANDMARKS REVIEW

OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

G1.10

CONSTRUCTION & REHABILITATION

- EXISTING HISTORIC STAIR TO REMAIN. C1
- CLEAN / RESTORE ALL EXTERIOR BRICK, STONE DETAILING, AND STONE COPINGS ON ALL C2. BUILDINGS, TYPICAL. REFER TO GENERAL NOTES.
- C3. NEW GUARDRAILING UP TO 3'-6" ABOVE FINISHED ADJACENT WALKING SURFACE.
- C4 NEW ELEVATOR CAB AND DOORS: INSTALL 4,500LB CAPACITY SINGLE OPENING ELEVATOR WITH 3 STOPS. 2HR RATED HOISTWAY CONSTRUCTION.
- NEW ACCESSIBLE BUILDING ENTRY. CONCRETE WALKWAY AND LANDSCAPE TO SLOPE UP TO C5. BUILDING ENTRY LANDING. UNLESS NOTED OTHERWISE, MAINTAIN SLOPE LESS THAN 2% SO THAT HAND RAILINGS WILL NOT BE REQUIRED
- EXISTING STAIR TO REMAIN. PATCH, REPAIR, & REFINISH EXISTING WOOD TREADS, RISERS, RAILING, C6. AND TRIM INCLUDING WALL BASE AND ADJACENT TRIM ON WALLS AND AROUND FLOOR 2 FLOOR OPENING. USE SALVAGED SPINDLES & NEWEL POSTS AS TEMPLATES FOR ANY REPLACEMENT.
- C7 EXISTING FIRE STAIR TO REMAIN. PATCH, REPAIR, & REFINISH. REFER TO NOTE D38 REGARDING SCOPE OF WORK FOR STAIR 2C
- EXISTING HISTORIC STAIR MAY BE CONCEALED BEHIND NON-ORIGINAL EXISTING RAMP. EXISTING C8 STAIR TO BE INSPECTED FOR POSSIBLE RESTORATION IF UNCOVERED DURING DEMOLITION.
- NEW PRIVATE STAIR WITHIN APARTMENTS, SOLID WOOD TREADS AND CLOSED RISERS ON METAL C9 STRINGERS. METAL HANDRAILING WITH CABLE RAILING GUARDRAILS WHERE REQUIRED. SPIRAL STAIRS TO HAVE WOOD TREADS WITH OPEN RISERS SUPPORTED BY METAL STRUCTURE. STAIR LANDINGS ARE LOWER THAN EXISTING WINDOW SILLS WHEN ADJACENT TO WINDOWS.
- C10 INSTALL NEW BRICK TO MATCH SIZE & COURSING OF EXISTING BRICK, SUBMIT SAMPLES OF BRICK AND GROUT FOR APPROVAL BY ARCHITECT AND PRESERVATION CONSULTANT.
- INSTALL NEW FULLY ADHERED MEMBRANE ROOF TO COVER BOARD, INSULATION (MINIMUM C12. REQUIRED R-VALUE, VAPOR BARRIER ON 1/2" GLASS-MAT SHEATHING OVER NEW JOISTS AS SPECIFIED BY STRUCTURAL ENGINEER. MAINTAIN MIN. SLOPE 1/4" PER FOOT TO GUTTERS.
- EXISTING PORCH: DECORATIVE PORCH STRUCTURE AND WOOD BRACKETS TO REMAIN. PORCH C13. STEPS AND DECK TO BE INSPECTED AND RESTORED. NON-ORIGINAL PORCH ELEMENTS TO BE REMOVED. PORCH TO BE RESTORED TO ORIGINAL HISTORIC CHARACTER.
- INSTALL NEW EXTERIOR METAL HOODS AND WOOD TRIM AROUND NEW WINDOW OPENINGS ON C14. BUILDING. NEW METAL HOODS AND DETAILING TO MATCH THOSE OF THE ADJACENT HISTORIC WINDOW OPENINGS TO REMAIN.
- C15 INSTALL MEDIUM DENSITY CLOSED CELL SPRAY FOAM INSULATION TO UNDERSIDE OF EXISTING WOOD ROOF SHEATHING THROUGHOUT. ACHIEVE MINIMUM CODE REQUIRED R-VALUE. TYPICAL FOR ALL SLOPED ROOFING SYSTEMS.
- PATCH, REPAIR, AND RESTORE ALL EXTERIOR DECORATIVE WOOD TRIM. C16.
- NEW FRONT PORCH TO BE CONSTRUCTED WITH WOOD POSTS AND DECORATIVE TRIM SIMILAR C17 TO THE 2 EXISTING PORCH STRUCTURES TO REMAIN.
- RESTORE HISTORIC PORCH C18.
- C19 NEW FOYER ENCLOSURE ADDITION ADDED TO WEST ENTRANCE OF BUILDING 2. APPEARANCE TO CLOSELY REPLICATE HISTORIC FOYER SHOWN IN PHOTO ON COVER SHEET.
- NEW PAINTED ALUMINUM ZERO SIGHT LINE ARCHITECTURAL AIR INTAKE AND EXHAUST LOUVERS C20 INSTALLED WITHIN EXISTING BASEMENT WINDOW ROUGH OPENINGS. EXISTING WINDOW SILL TO BE INSPECTED, RESTORE AND REPAIR IF CONDITION ALLOWS, REPLACE WITH NEW SILL MATCHING. SIZE AND DIMENSIONS OF EXISTING SILL IF DETERIORATION OF EXISTING SILL IS BEYOND SALVAGE
- C21 NEW STONE AND BRICK STEPS AND ENTRY PORCH WITH TERRACED PLANTERS CONSTRUCTED AT THE NEW MAIN APARTMENT BUILDING ENTRY INTO THE EXISTING ELEVATOR LOBBY.
- C22 EXISTING BUILDING ENTRY PORCH AND WALKWAY TO REMAIN. PATCH AND REPAIR SIDEWALK. STEPS, AND PORCH.
- UNUSED C23.
- C24 EXISTING PORCH AND STEPS FOR BUILDING 3 TO REMAIN. OUT OF SCOPE OF PROJECT.
- C25. ALL EXISTING RETAINING WALLS TO BE INSPECTED. PATCH AND REPAIR IF POSSIBLE. REPLACE IF NECESSARY
- C26 PATCH AND REPAIR EXISTING CONCRETE STRUCTURAL FLOORS TO REMAIN. PREPARE FOR NEW FINISH INSTALLATION. REFER TO FINISH LEGEND.
- NEW CONCRETE FLOOR C27.
- C28. NEW MEMBRANE ROOF ON PORCH ROOF BELOW.
- C29 EXISTING DORMER ABOVE TO REMAIN
- SLOPING ROOF STRUCTURE AND CEILING ABOVE. NEW KNEE WALLS PROVIDED WITHIN UNIT C30 TO MAINTAIN MINIMUM HEAD ROOM CLEARANCE OF 7'-0". HEADROOM ABOVE STORAGE IN

KEYED NOTES (CONTINUED...)

CLOSETS MAY BE LESS THAN 7'-0"

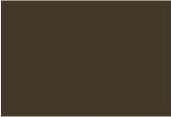
NEW DECORATIVE METAL RAILING. C31

- C32. REPAIR/CLEAN AND REPAINT EXISTING DECORATIVE METAL.
- INSTALL NEW FRAMLESS FLUSH DRYWALL HINGED CEILING PANEL TO PROVIDE ACCESS TO C33 ABANDONED ATTIC AREA
- C.34 NEW MECHANICAL WELLS FOR NEW REQUIRED HVAC EQUIPMENT SUPPORTING BUILDINGS 1 AND 2. WELLS ARE MIN. 6' DEEP AND SURROUNDED BY BRICK KNEE WALLS AND LANDSCAPING TO CONCEAL FOUIPMENT FROM VIEW
- HATCH INDICATES AREAS WITHIN OF EXISTING WOOD FRAMED WALLS TO REMAIN TO BE USED C35 TO CONCEAL CONSOLIDATED PLUMBING, HVAC, AND SPRINKLER PIPE RISERS WITHIN THE EXISTING STUD CAVITIES FOR THE (4) NORTH APARTMENTS OF BUILDING 1. FINAL DESIGN AND SPECIFIC LOCATIONS TO BE EVALUATED BY THE ARCHITECT & MEP ENGINEER DURING THE CONSTRUCTION DOCUMENTS PHASE OF THE PROJECT AND SUBMITTED FOR REVIEW PRIOR TO WORK COMMENCING.
- C36. ALL HISTORIC DECORATIVE METAL EXTERIOR WINDOW/DOOR HOODS TO REMAIN. RESTORE AND REFINISH. REFER TO WINDOW GENERAL NOTES AND COORDINATE WITH WINDOW INSTALLATION.
- NEW ELECTRIC ENCLOSED ACCESSIBLE PASSENGER LIFT PROVIDING ACCESSIBLE CIRCULATION C37. BETWEEN FLOOR 1 AND BASEMENT LEVELS.
- EXISTING BOX GUTTERS TO REMAIN AND BE RESTORED. INSPECT AND REPLACE EXISTING METAL C.38 GUTTER LINER IE REQUIRED
- C39. EXISTING ROOF HATCH TO REMAIN.
- C40 INSTALL NEW ASPHALT ROOFING SYSTEM ON SLOPES ROOFS, PREPARE EXISTING SUBSTRATE STRUCTURE FOR NEW ROOFING SYSTEM INSTALLATION: ARCHITECTURAL ASPHALT SHINGLES (GAF SLATELINE OR EQUIVALENT), UNDERLAYMENT, AND ICE & WATER SHIELD, SNOW GUARD, AND NEW PLYWOOD SUBSTRATE IF REQUIRED. EXISTING COPPER FLASHING ON PARAPETS TO REMAIN IF IN GOOD CONDITION. PATCH AND REPAIR AS REQUIRED.
- INSTALL NEW MEMBRANE ROOFING SYSTEM, FLASHING, COUNTER FLASHING AND ROOFING C41. INSULATION (MINIMUM REQUIRED R-VALUE). INSPECT EXISTING SUBSTRATE FOR STABILITY. EXISTING CLAY & STONE PARAPET CAPS TO BE SALVAGED FOR REINSTALLATION IN SAME LOCATION ON TOP OF NEW PARAPET COUNTER FLASHING. REFER TO NOTE C12.
- C42. NEW PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS INSTALLED IN ORIGINAL LOCATIONS.
- C43. EXISTING LIGHT WELL TO REMAIN. PATCH AND REPAIR AS REQUIRED. CONFIRM THAT RETAINING WALLS ARE STRUCTURALLY SOUND, AND THAT AREAS DRAINS ARE IN PLACE AND OPERATIONAL.
- ENLARGE OR COMBINED EXISTING LIGHT WELLS. NEW BRICK RETAINING WALLS WITH STONE CAPS C44 SIMILAR TO EXISTING ADJACENT LIGHT WELLS.

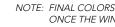
WINDOWS

- \/\/1 REINSTATE HISTORIC WINDOW OPENING. NEW METAL WINDOW TO BE INSTALLED IN NEW WALL OPENING. NEW WINDOWS, WINDOW FRAMES, AND WINDOW TRIM TO MATCH HISTORIC CHARACTERISTICS OF ADJACENT HISTORIC WINDOWS. NEW WINDOWS TO INCLUDE CLEAR INSULATED GLAZING UNIT UNLESS OTHERWISE NOTED.
- W2. NEW EXTERIOR ALUMINUM STOREFRONT WINDOWS WITH CLEAR INSULATED GLASS.
- REMOVE EXISTING VINYL WINDOWS AND METAL EXTERIOR FRAME DOWN TO ORIGINAL ROUGH W3 OPENING. INSTALL NEW EXTERIOR ALUMINUM STOREFRONT WINDOWS WITH CLEAR INSULATED GLASS.
- NEW METAL WINDOW TO BE INSTALLED IN NEW WALL OPENING.NEW WINDOWS, WINDOW W4 FRAMES, AND WINDOW TRIM TO MATCH HISTORIC CHARACTERISTICS OF ADJACENT HISTORIC WINDOWS. ADD SOLDIER COURSING AT HEAD OF NEW WINDOW OPENING TO DIFFERENTIATE FROM ADJACENT ORIGINAL OPENINGS

WINDOWS AND TRIM







SW7675 Sealskin, or similar Standard Colors

KEYED NOTES, FINISHES



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PROPOSED HISTORIC REHABILITATION & RENOVATION:

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NOTES REFERENCED ON DEMOLITION AND CONSTRUCTION DRAWINGS



WALLS: CEILINGS: CROWN:

2.

INTERIOR FINISHES

WALLS: CEILINGS: CROWN:

WALLS: CEILINGS:

WALLS: CEILINGS:

FLOORING: CARPET WALLS: CEILINGS:

FITNESS: OFFICE



ACOUSTIC SEPARATION BETWEEN ADJACENT UNITS IS REQUIRED BY CODE. MINIMUM STC-50 IN WALLS AND IIC-50 IN FLOORS AND CEILINGS.

BUILDING 1: WHERE EXISTING HISTORIC CEILINGS AND PLASTER MOLDINGS WILL REMAIN. AN ACOUSTIC TOPPING WILL BE APPLIED ON TOP OF EXISTING WOOD FLOORS TO ACHIEVE MINIMUM IIC-50 RATING. ASSUME TOPPING TO CONSIST OF 5/8" ACOUSTIC MAT WITH A 1.5" GYPCRETE TOPPING. FINISHED FLOORING TO BE INSTALLED ON TOP OF GYPCRETE.

BUILDING 2: INSTALL SUSPENDED ACOUSTIC DRYWALL CEILING ASSEMBLY BELOW EXISTING CONCRETE FLOOR STRUCTURE TO REMAIN. ASSUME THAT FINISHED FLOORING CAN BE INSTALLED DIRECTLY ON TOP OF EXISTING CONCRETE SLAB.

BUILDING 1 APARTMENTS (LIVING AREAS, BEDROOMS, AND COMMON CORRIDORS):

FLOORING: EXISTING WOOD FLOORING TO REMAIN. REFINISH. INSTALL NEW MATCHING WOOD FLOORING IF EXISTING FLOOR IS MISSING OR DAMAGED.

WALL BASE: EXISTING WOOD WALL BASE TO REMAIN. REFINISH. INSTALL NEW MATCHING WOOD WALL BASE IF EXISTING WALL BASE IS MISSING OR DAMAGED.

PAINTED DRYWALL/PLASTER. EXISTING PLASTER WALLS TO BE SANDED SMOOTH. PAINTED DRYWALL/PLASTER. EXISTING PLASTER CEILING TO BE SANDED SMOOTH. EXISTING PLASTER CROWN MOLDINGS TO REMAIN. REPAIR, RESTORE, AND REFINISH. INSTALL NEW MATCHING PLASTER MOLDING IF EXISTING IS MISSING OR DAMAGED. REFER CROWN MOLDING KEY ON SHEET G1.12

BUILDING 1 APARTMENTS (BATHROOMS):

FLOORING: CERAMIC TILE FLOORING

WALL BASE: EXISTING WOOD WALL BASE TO REMAIN. REFINISH. INSTALL NEW MATCHING WOOD WALL BASE IF EXISTING WALL BASE IS MISSING OR DAMAGED.

CERAMIC WALL TILE ON WET WALLS. PAINTED DRYWALL/PLASTER ELSEWHERE. EXISTING PLASTER WALLS TO BE SANDED SMOOTH.

PAINTED DRYWALL/PLASTER. EXISTING PLASTER CEILING TO BE SANDED SMOOTH. EXISTING PLASTER CROWN MOLDINGS TO REMAIN. REFINISH. INSTALL NEW MATCHING PLASTER MOLDING IF EXISTING IS MISSING OR DAMAGED. REFER CROWN MOLDING KEY ON SHEET G1.12

BUILDING 2 APARTMENTS (LIVING AREAS AND BEDROOMS):

FLOORING: VINYL PLANK FLOORING WALL BASE: 6" FLAT WOOD WALL BASE, PAINTED. PAINTED DRYWALL/PLASTER. EXISTING PLASTER WALLS TO BE SANDED SMOOTH. PAINTED DRYWALL

BUILDING 2 APARTMENTS (BATHROOMS):

FLOORING: CERAMIC TILE FLOORING WALL BASE: 6" CERAMIC TILE BASE CERAMIC WALL TILE ON WET WALLS. PAINTED DRYWALL ELSEWHERE. EXISTING PLASTER WALLS TO BE SANDED SMOOTH. PAINTED DRYWALL.

BUILDING 2 COMMON CORRIDORS & ELEVATOR LOBBY:

WALL BASE: 6" FLAT WOOD BASE, PAINTED PAINTED DRYWALL/PLASTER. EXISTING PLASTER WALLS TO BE SANDED SMOOTH. PAINTED DRYWALL

BUILDING 2 MISCELLANEOUS

FITNESS ROOM FLOOR TO RECEIVE RUBBER FITNESS FLOORING AND ACOUSTIC CEILING THE OFFICE FLOOR TO RECEIVE CARPET AND ACOUSTIC CEILING TILE.

NOTE: FINAL COLORS FOR WINDOWS AND EXTERIOR TRIM TO BE CONFIRMED ONCE THE WINDOW VENDOR CONTRACT HAS BEEN AWARDED

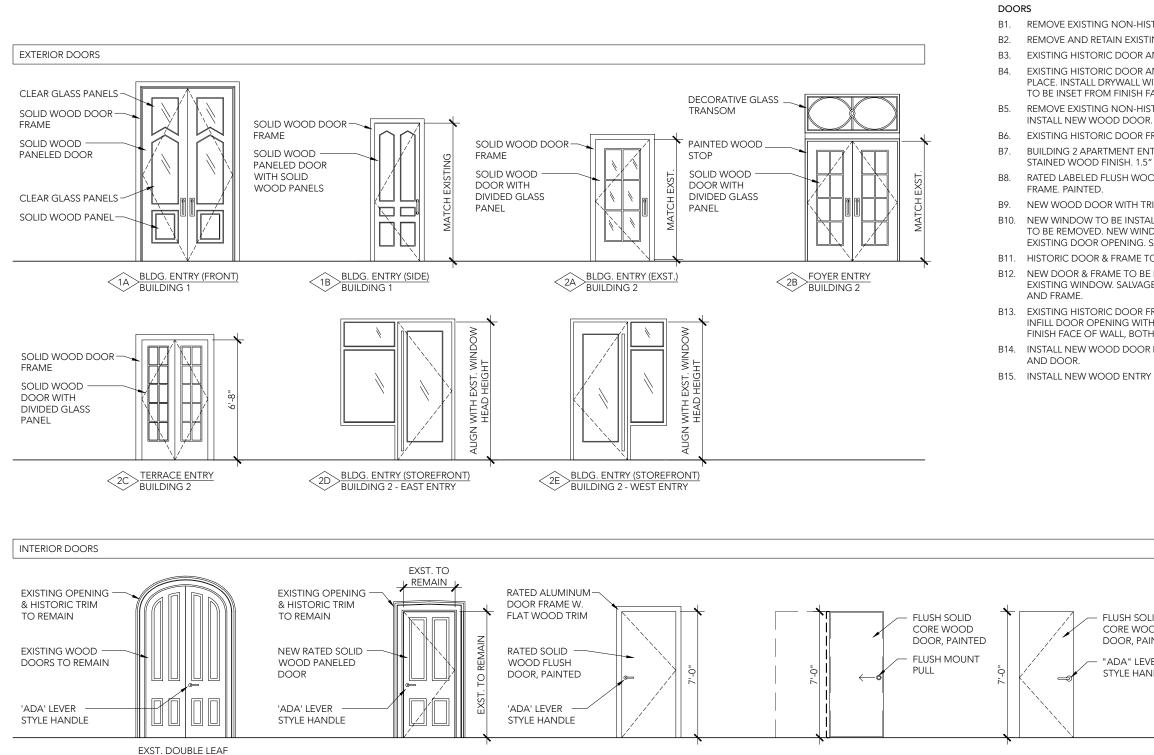
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CITY LANDMARKS REVIEW

OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

G1.11





UNIT ENTRY DOOR

BUILDING 1

APARTMENT DOOR (SWING) TYPICAL

DOOR ELEVATIONS & NOTES

APARTMENT DOOR (POCKET)

TYPICAL

UNIT ENTRY DOOR

BUILDING 2



PROPOSED HISTORIC REHABILITATION & RENOVATION:

UNIT ENTRY DOOR

BUILDING 1 (FLOOR 1)



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REMOVE EXISTING NON-HISTORIC DOOR AND FRAME DOWN TO ROUGH OPENING.

REMOVE AND RETAIN EXISTING HISTORIC DOOR. EXISTING FRAME TO REMAIN.

EXISTING HISTORIC DOOR AND DOOR FRAME TO REMAIN AS OPERABLE DOOR

EXISTING HISTORIC DOOR AND DOOR FRAME TO REMAIN. EXISTING DOOR TO BE FIXED SHUT IN PLACE. INSTALL DRYWALL WITHIN EXISTING DOOR FRAME ON UNIT SIDE OF WALL. NEW DRYWALL TO BE INSET FROM FINISH FACE OF WALLS.

REMOVE EXISTING NON-HISTORIC DOOR FROM HISTORIC DOOR FRAME. FRAME TO BE RESTORED.

EXISTING HISTORIC DOOR FRAME TO REMAIN.

BUILDING 2 APARTMENT ENTRY DOORS: NEW SOLID CORE FLUSH APARTMENT ENTRY DOORS. STAINED WOOD FINISH. 1.5" ALUMINUM FRAMES.

RATED LABELED FLUSH WOOD DOOR FOR EGRESS STAIRS AND UTILITY ROOMS WITH RATED METAL

NEW WOOD DOOR WITH TRIM AND VISION PANELS MATCHING HISTORIC PHOTO.

NEW WINDOW TO BE INSTALLED IN LOCATION OF EXISTING DOOR OPENING. DOOR & FRAME TO BE REMOVED. NEW WINDOW MATCH ADJACENT HISTORIC WINDOWS TO BE INSTALLED IN EXISTING DOOR OPENING. SALVAGE EXISTING DOOR FRAME IF POSSIBLE.

B11. HISTORIC DOOR & FRAME TO BE REMOVED. SALVAGE FOR REUSE. INFILL OPENING WITH DRYWALL.

NEW DOOR & FRAME TO BE INSTALLED IN LOCATION OF EXISTING WINDOW OPENING, REMOVE EXISTING WINDOW. SALVAGE HISTORIC WINDOW FRAME IF IT EXISTS. INSTALL NEW WOOD DOOR

EXISTING HISTORIC DOOR FRAME TO REMAIN. REMOVE ANY EXISTING NON-HISTORIC DOOR AND INFILL DOOR OPENING WITH PAINTED DRYWALL. FINISH FACE OF DRYWALL TO BE INSET FROM FINISH FACE OF WALL, BOTH SIDES.

INSTALL NEW WOOD DOOR FRAME AND DOOR MATCHING ADJACENT HISTORIC DOOR FRAME

B15. INSTALL NEW WOOD ENTRY DOOR WITHIN EXISTING WOOD FRAME TO REMAIN.

FLUSH SOLID CORE WOOD DOOR, PAINTED

"ADA" LEVER STYLE HANDLE.

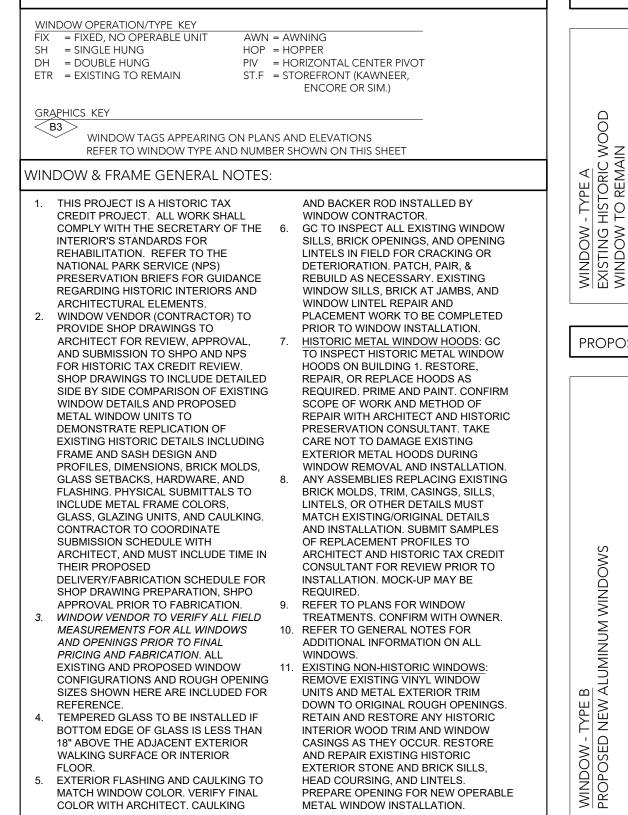
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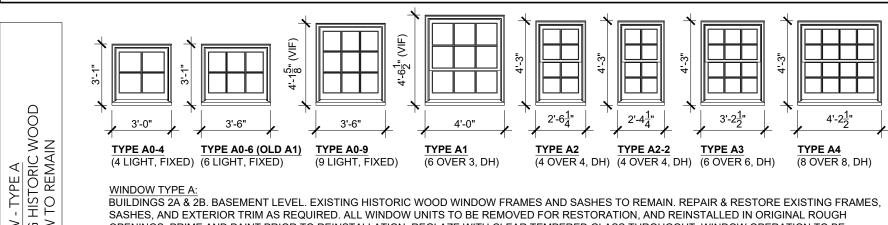
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G1.12

EXISTING WINDOW TYPES



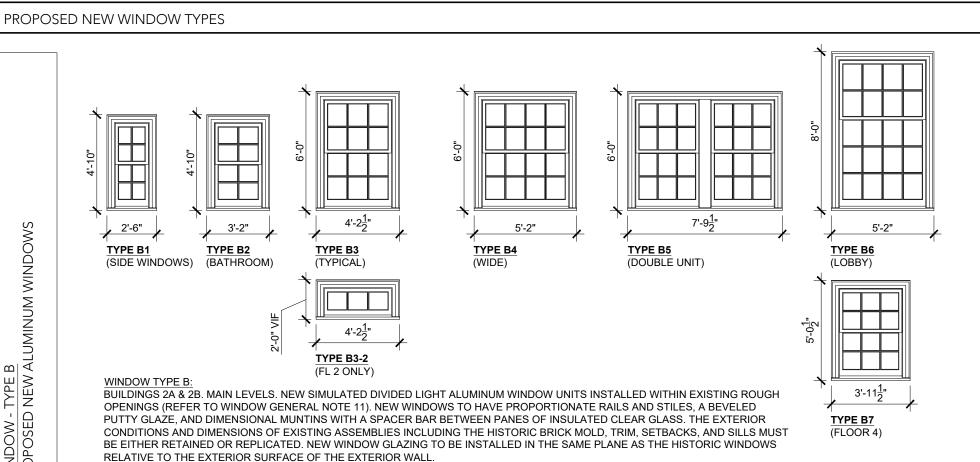
WINDOW & FRAME KEYED REMARKS



SASHES, AND EXTERIOR TRIM AS REQUIRED. ALL WINDOW UNITS TO BE REMOVED FOR RESTORATION, AND REINSTALLED IN ORIGINAL ROUGH OPENINGS. PRIME AND PAINT PRIOR TO REINSTALLATION. REGLAZE WITH CLEAR TEMPERED GLASS THROUGOUT. WINDOW OPERATION TO BE

ROUGH OPENINGS PRIOR TO REINSTALLATION OF WINDOWS.

(TYPE A) EXISTING EXTERIOR ELEVATIONS SCALE: 3/4" = 1'-



B

WINDOW ELEVATIONS & NOTES



FRANKLIN YARDS

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PROPOSED HISTORIC REHABILITATION & RENOVATION

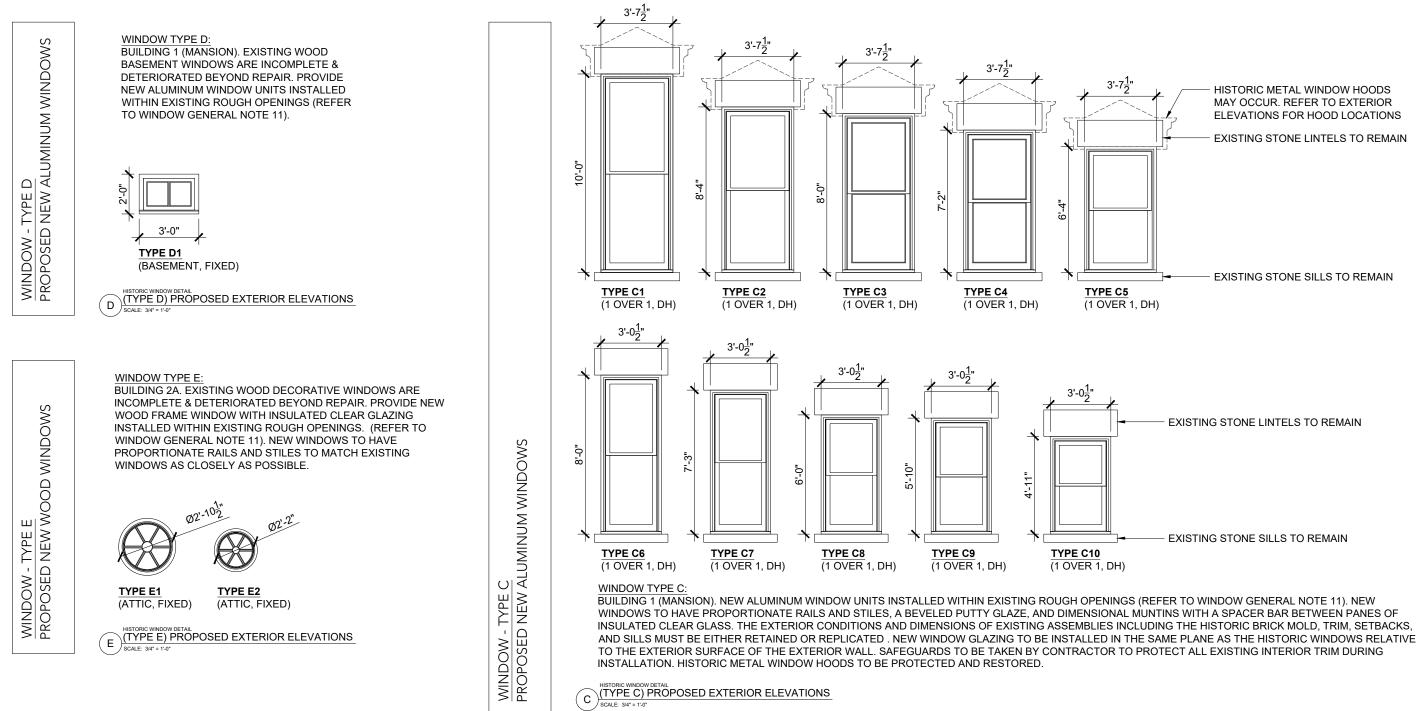
BUILDINGS 2A & 2B. BASEMENT LEVEL. EXISTING HISTORIC WOOD WINDOW FRAMES AND SASHES TO REMAIN. REPAIR & RESTORE EXISTING FRAMES, RESTORED AND REPAIRED. ALL EXISTING EXTERIOR SECURITY SCREENS TO BE REMOVED, RESTORED, AND REINSTALLED. PATCH AND REPAIR



G1.13

DRAWING ISSUE INFORMATION

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WINDOW ELEVATIONS & NOTES



DRAWING ISSUE INFORMATION:

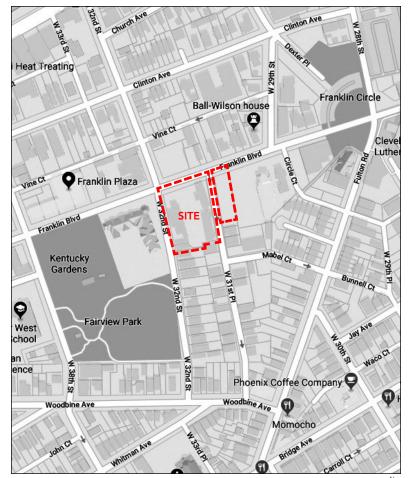
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G1.14

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EXISTING SITE FROM ABOVE LOOKING SOUTH, CIRCA 2019

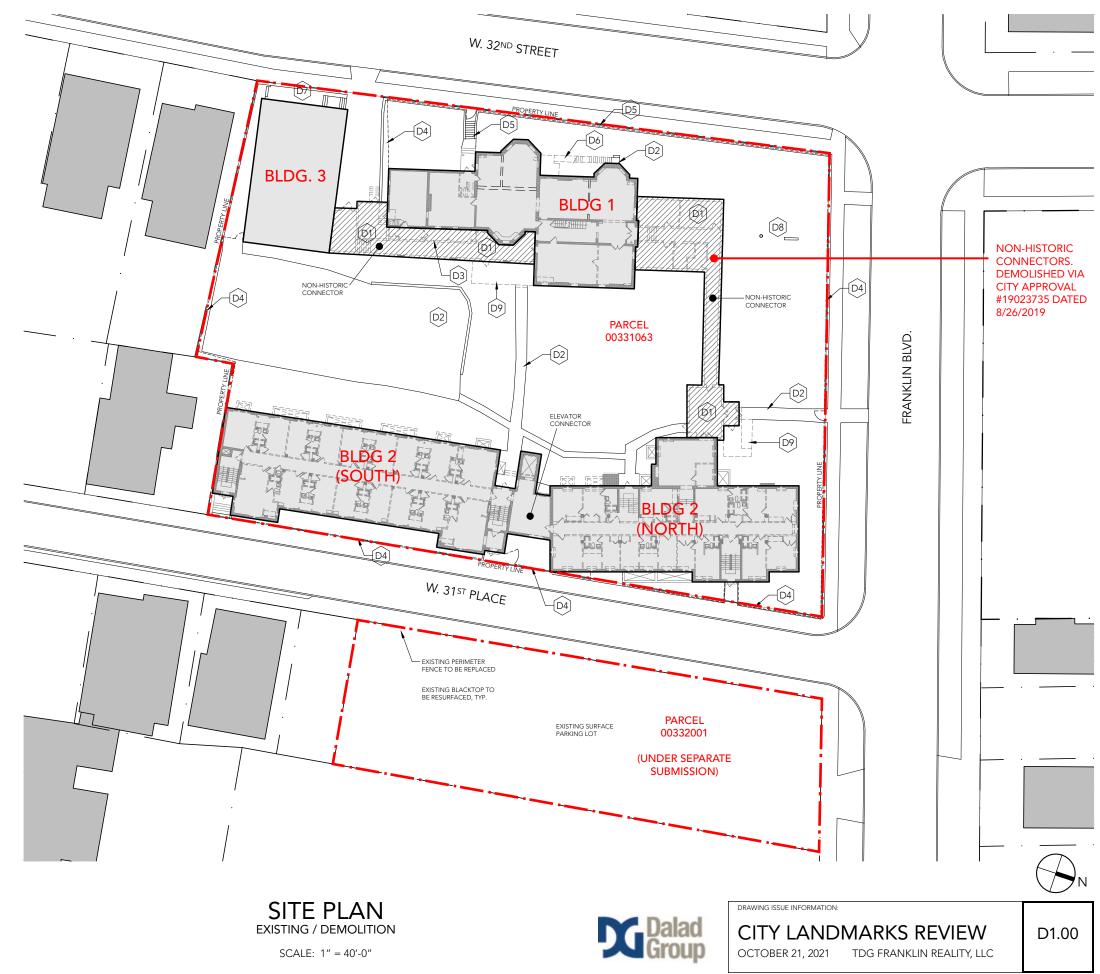


SITE VICINITY PLAN

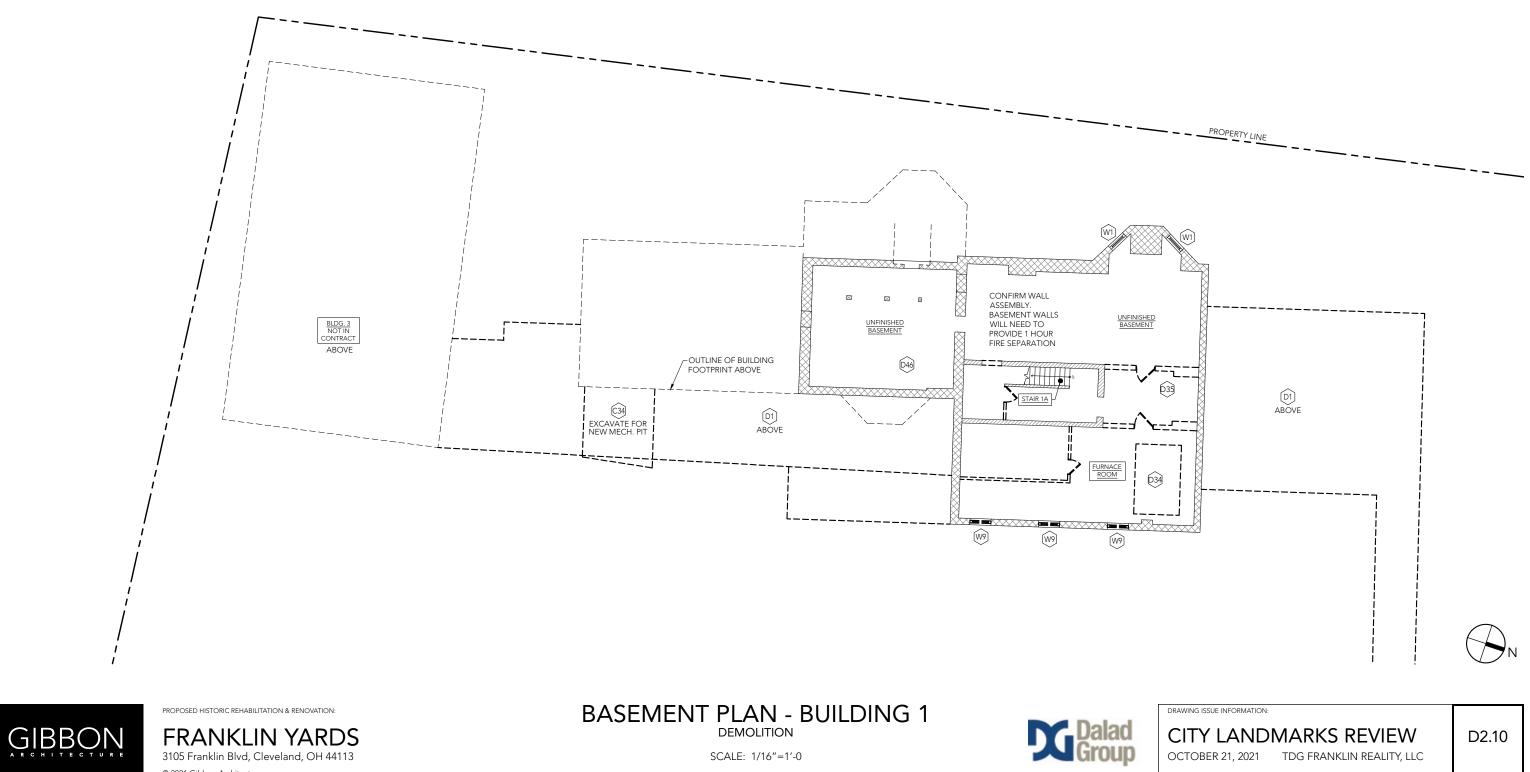




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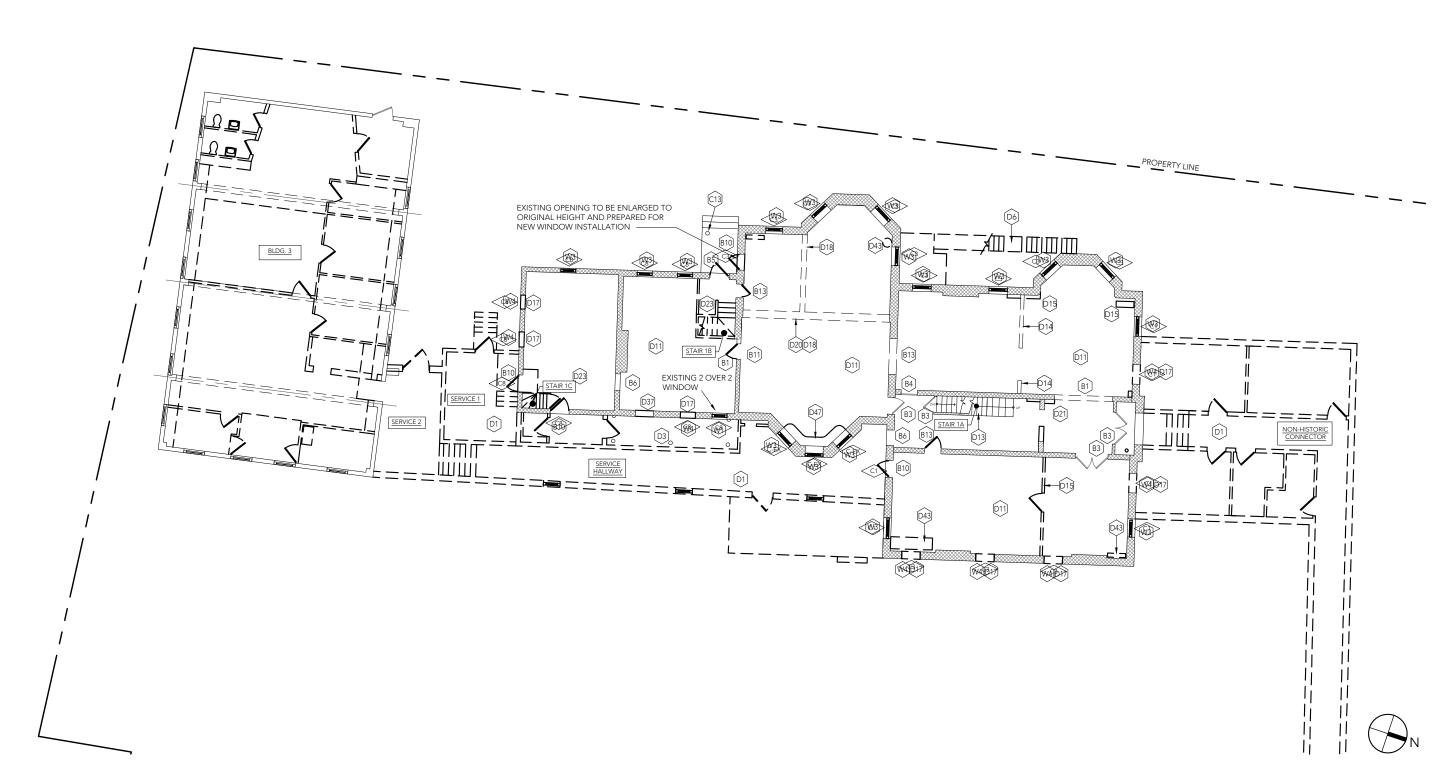












FLOOR 1 PLAN - BUILDING 1





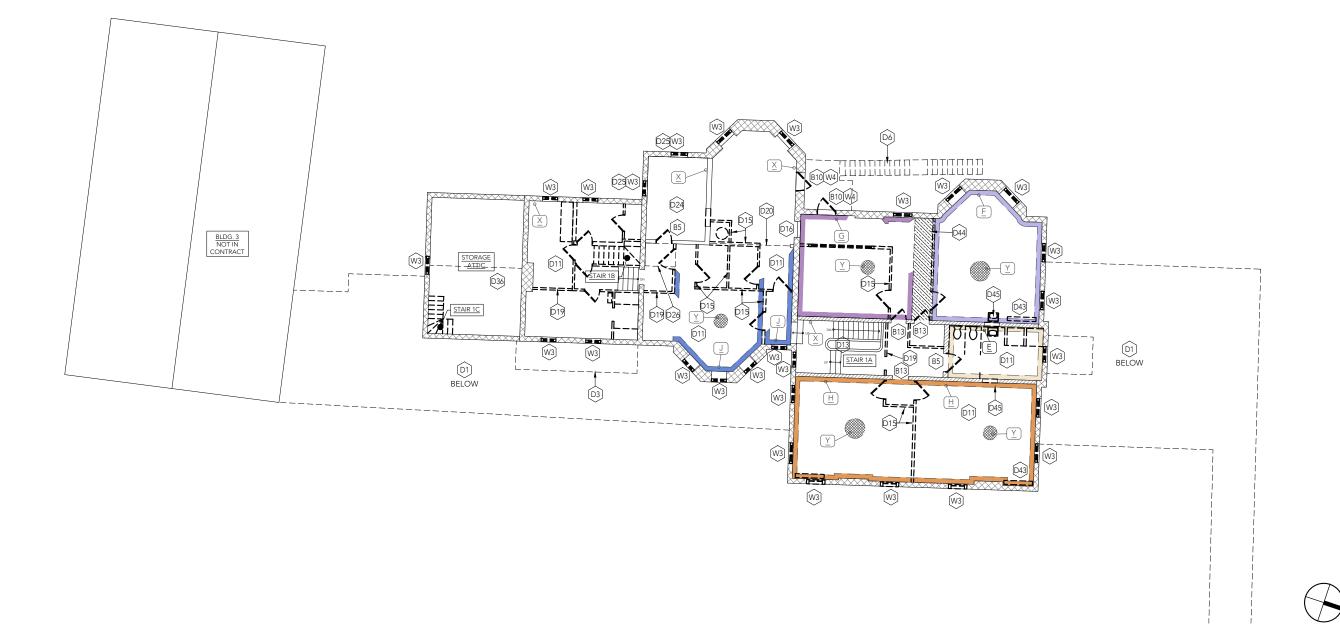


PROPOSED HISTORIC REHABILITATION & RENOVATION:

SCALE: 1/16"=1'-0

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D2.11





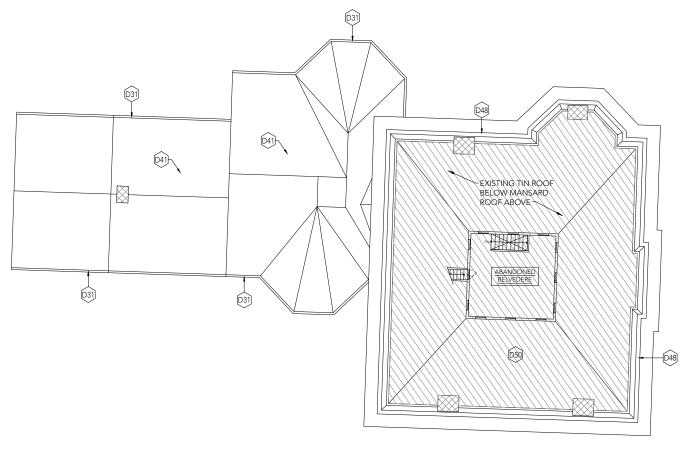


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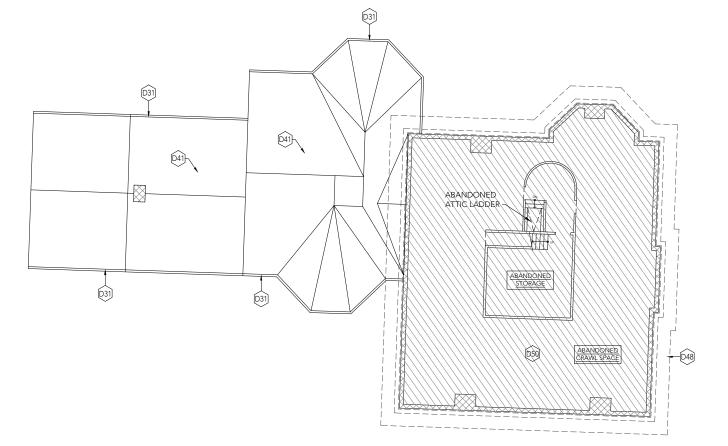


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D2.12



BELVEDERE LEVEL (BUILDING 1)





PROPOSED HISTORIC REHABILITATION & RENOVATION:



ATTIC PLANS - BUILDING 1

SCALE: 1/16"=1'-0

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D2.13



ATTIC LEVEL (BUILDING 1)



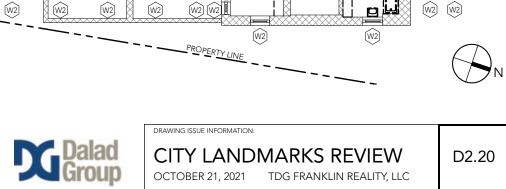


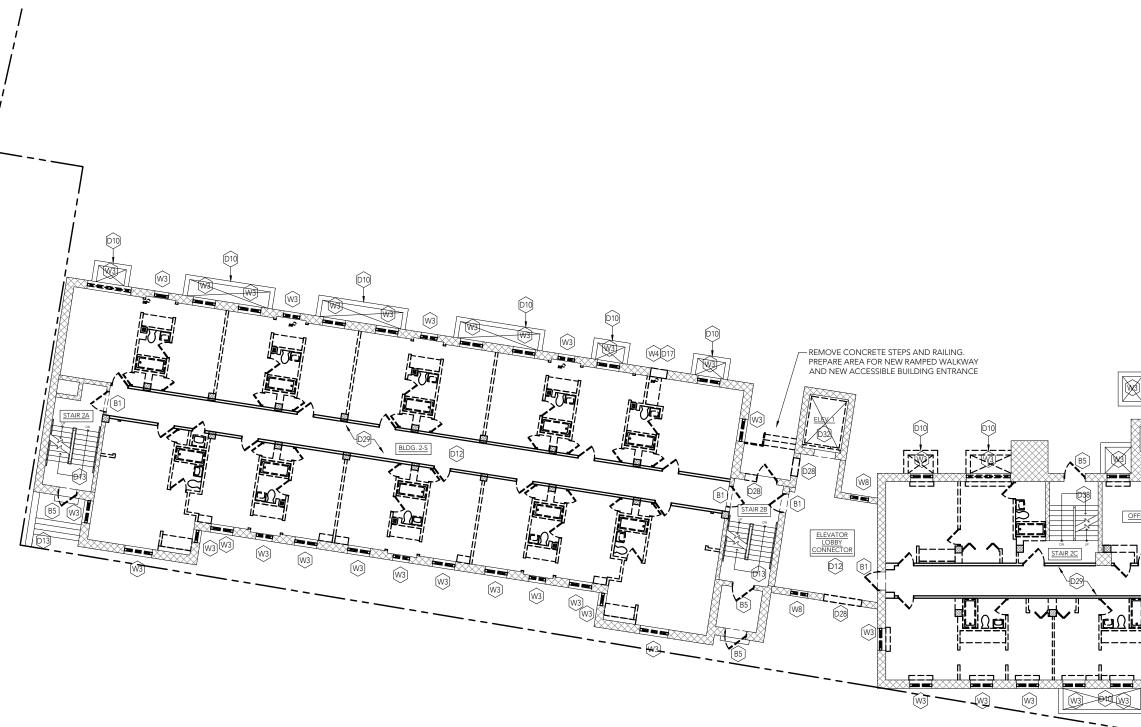




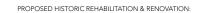


SCALE: 1/16"=1'-0











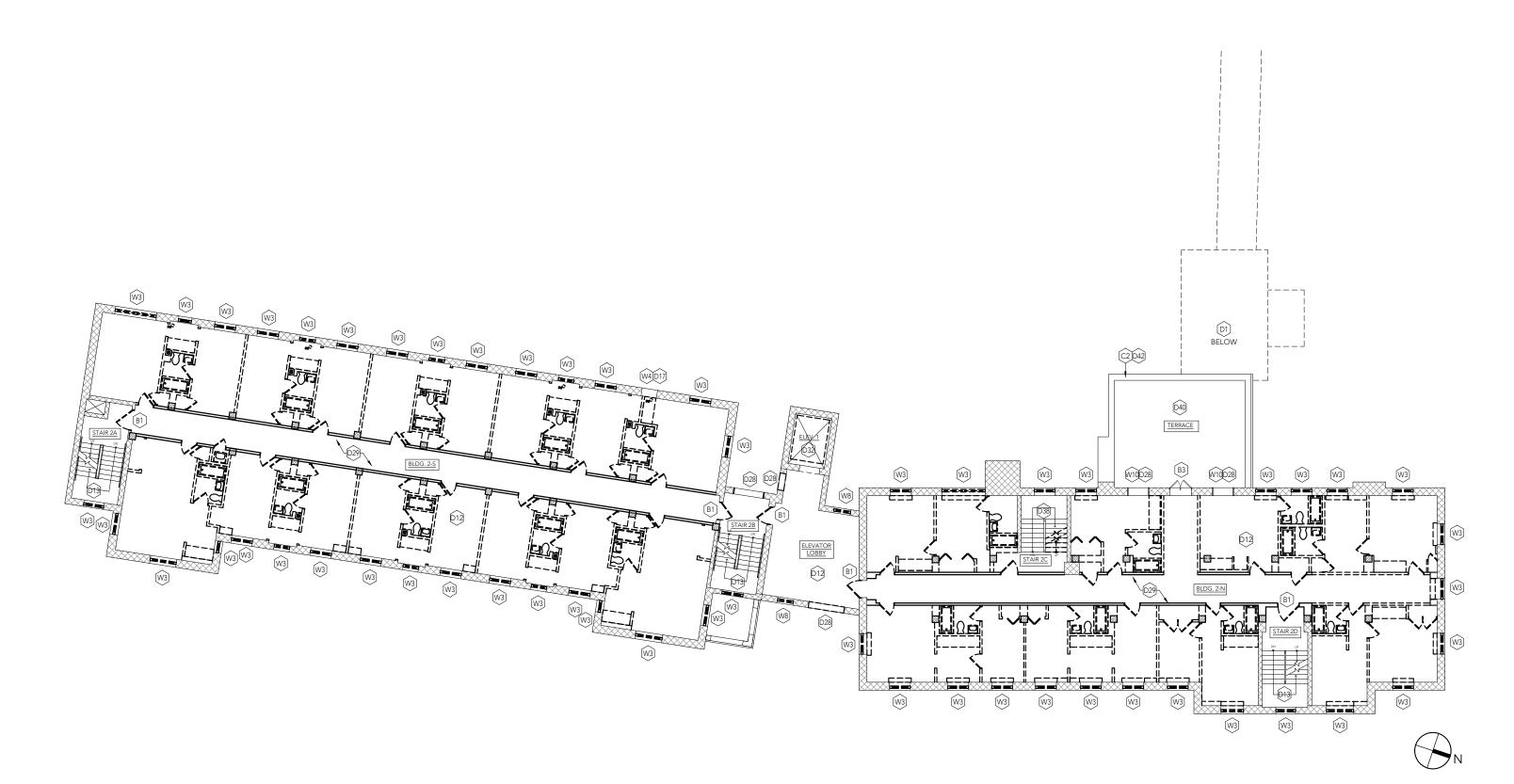


S Dalad Group

SCALE: 1/16"=1'-0

ii 11 11 11 11 VESTIBULE FOYER B3 LOBBY D33 _____ (W3) (W3) (B6) W3 (W3) BLDG. 2-N (W3) W3 W3 DRAWING ISSUE INFORMATION: CITY LANDMARKS REVIEW D2.21

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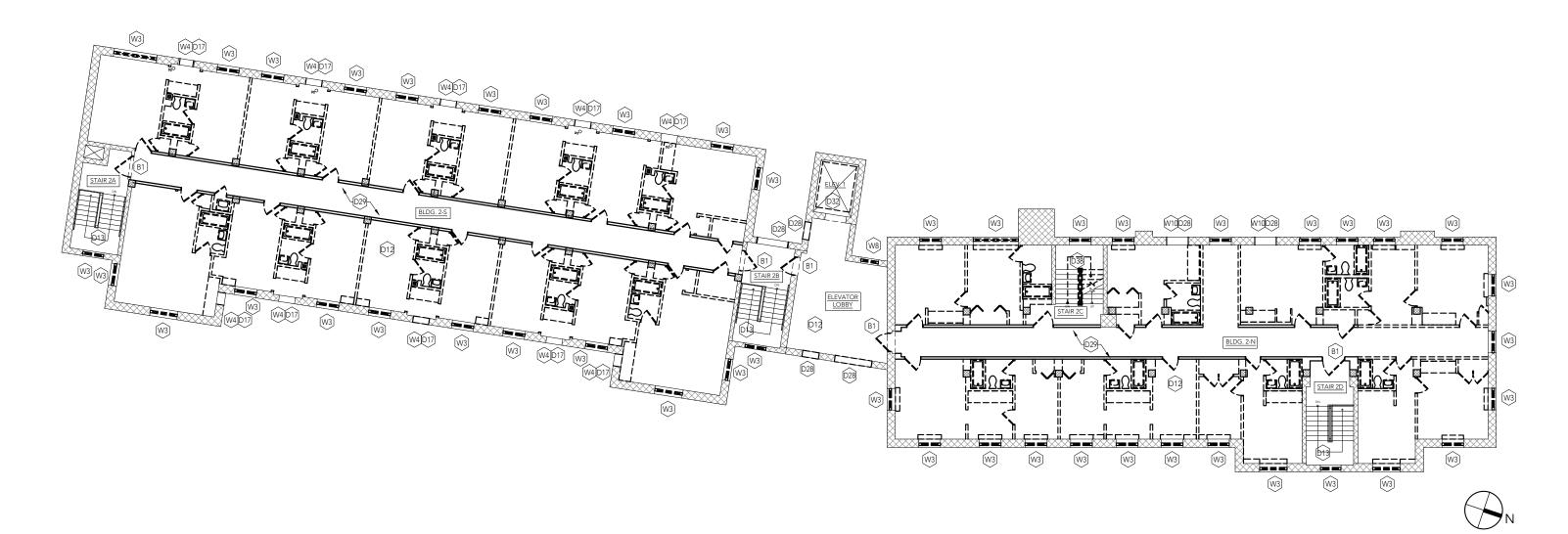








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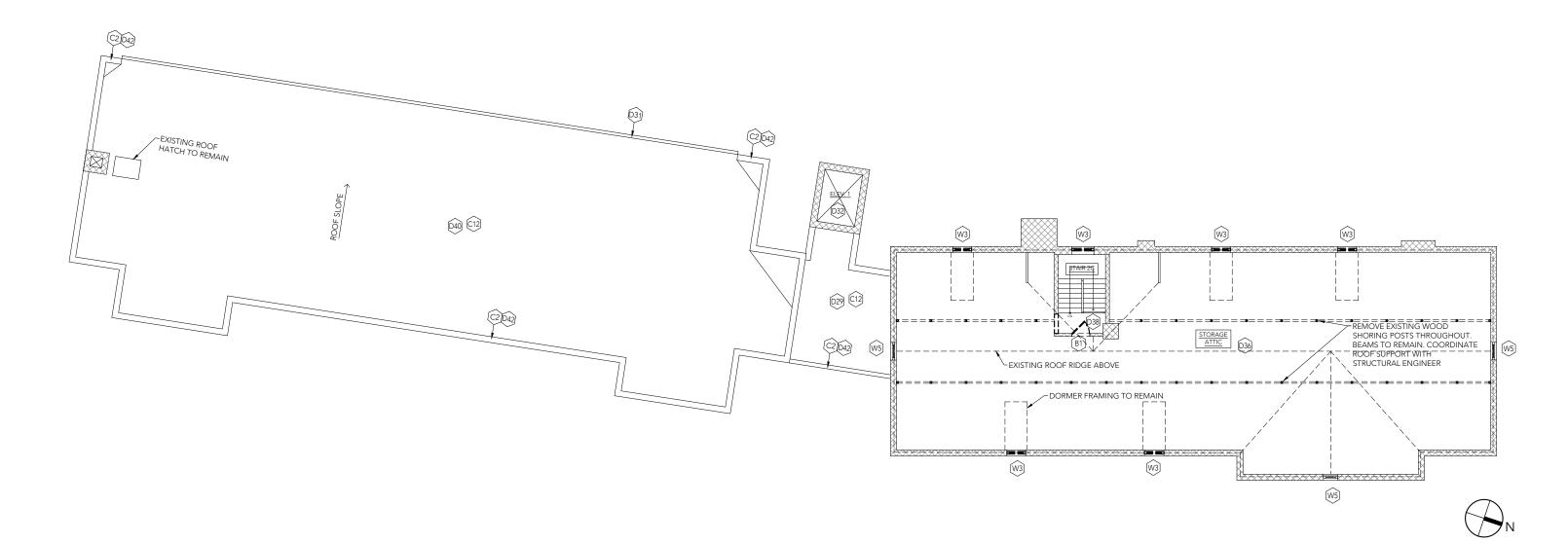


SCALE: 1/16"=1'-0

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DRAWING ISSUE INFORMATION:

D2.23





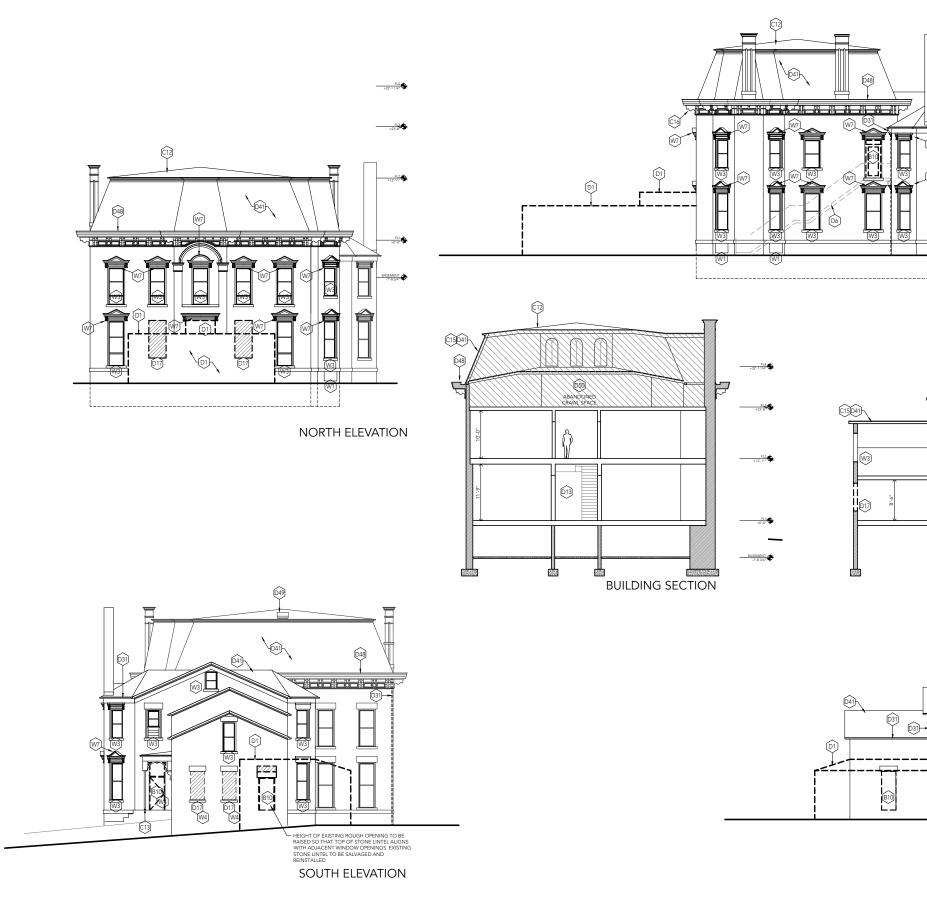








D2.24



ELEVATIONS & SECTIONS - BUILDING 1

SCALE: 1"=20'-0



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W4

D3

[W7]

D31

D41

(W3)

D31

C13

C15D41

W3

D31

D1

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PROPOSED HISTORIC REHABILITATION & RENOVATION:



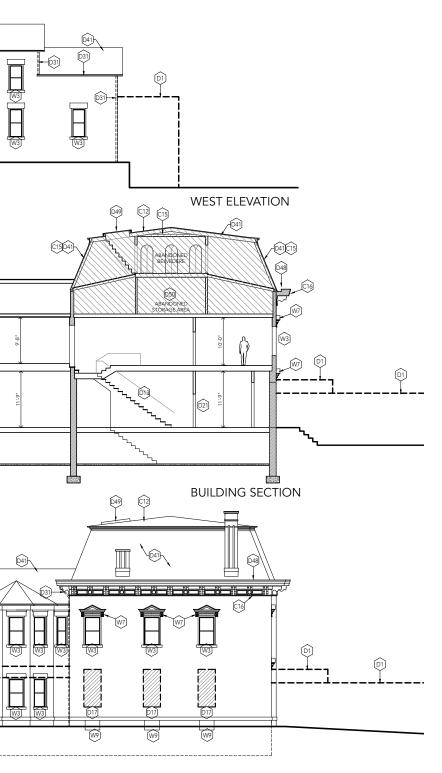


 CITY LANDMARKS REVIEW
 D3.00

 OCTOBER 21, 2021
 TDG FRANKLIN REALITY, LLC

DRAWING ISSUE INFORMATION:

EAST ELEVATION







FRANKLIN YARDS 3105 Franklin Blvd, Cleveland, OH 44113 © 2021 Gibbon Architecture

PROPOSED HISTORIC REHABILITATION & RENOVATION

ELEVATIONS & SECTIONS - BUILDING 2 DEMOLITION



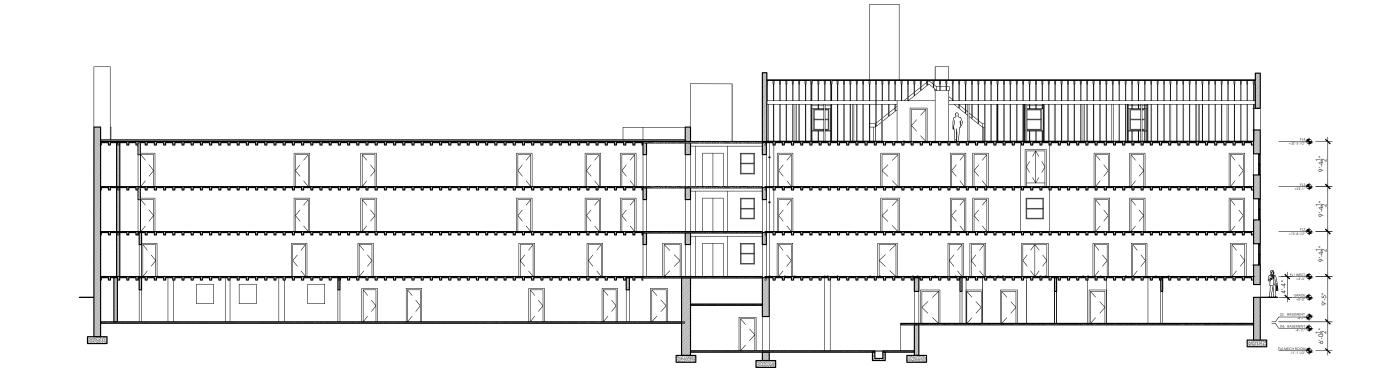
SCALE: 1"=20'-0

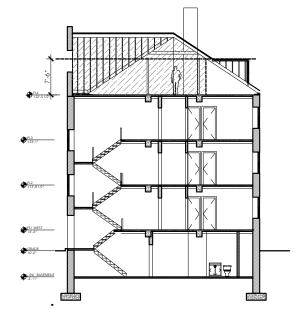
CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

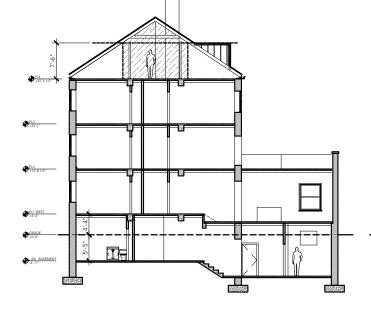
DRAWING ISSUE INFORMATION

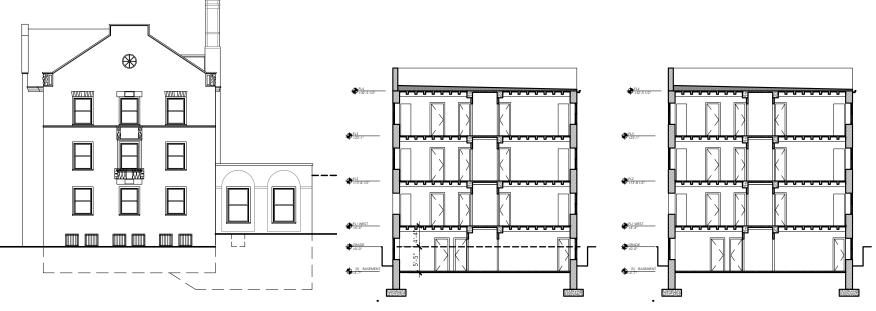
WEST ELEVATION

D3.01









NORTH ELEVATION





ELEVATIONS & SECTIONS - BUILDING 2



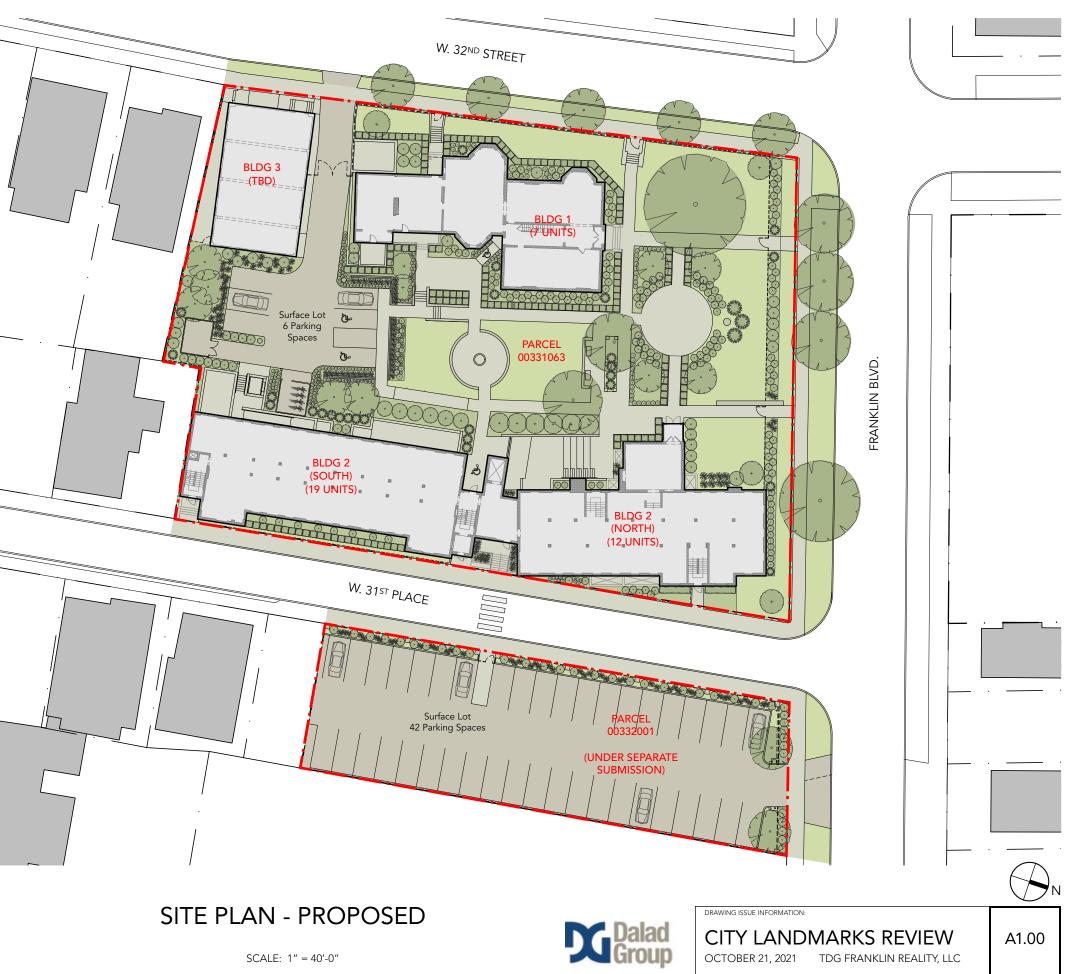
SCALE: 1"=20'-0

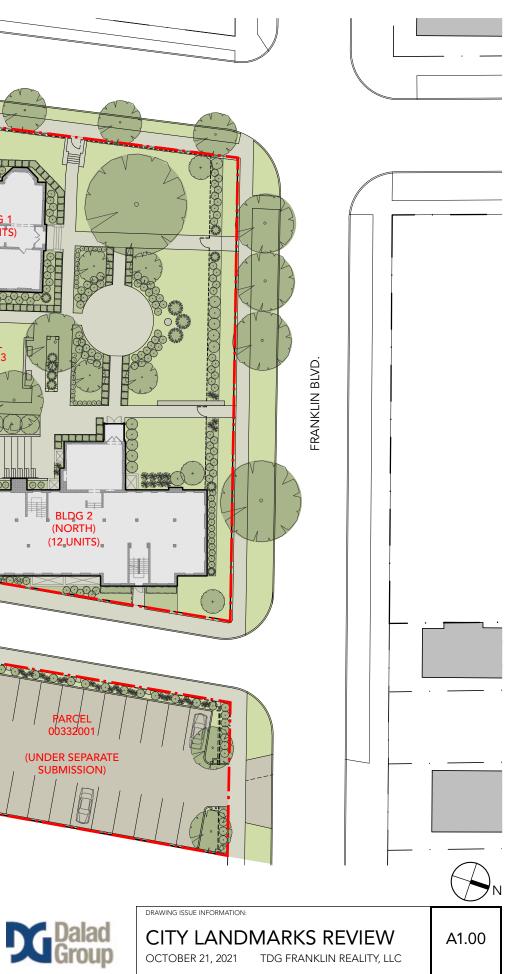
CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC D3.02



EXISTING SITE FROM ABOVE LOOKING SOUTH, CIRCA 2019

PROJECT SUMMARY									
BUILDING AREA (G	SF)								
	SUB	FL 1	FL2	FL3	FL4	TOTALS			
BLDG 1	2,625 gsf	3,875 gsf	3,875 gsf	2,008 gsf		12,383 gsf			
BLDG 2	10,081 gsf	9,767 gsf	9,110 gsf	9,110 gsf	3,960 gsf	42,028 gsf			
BLDG 3		2,172 gsf				2,172 gsf			
TOTAL AREA						56,583 gsf			
APARTMENTS									
BLDG 1	20 (1 BR)	11 (2 BR)	31 (TOTAL)						
BLDG 2	6 (1 BR)	1 (2 BR)	7 (TOTAL)						
TOTAL APTS	26 (1 BR)	12 (2 BR)	38 APARTMENTS						
OFF-STREET PARKI	BICYLE PARKING								
SURFACE LOT	6 SPACES			8 BICYCLE PARKING OUTSIDE					
SURFACE LOT	42 SPACES			6 BICYCLE PARKING INSIDE					
TOTAL PARKING	48 SPACES			14 TOTAL BIKE PARKING					
				**(§349.15.C: PROVIDE @ 1/20 RATIO) (MINIMUM OF 3 ARE REQ'D)					







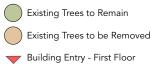
FRANKLIN YARDS 3105 Franklin Blvd, Cleveland, OH 44113 © 2021 Gibbon Architecture



greenscreen®: Fencing System, 7' Tall



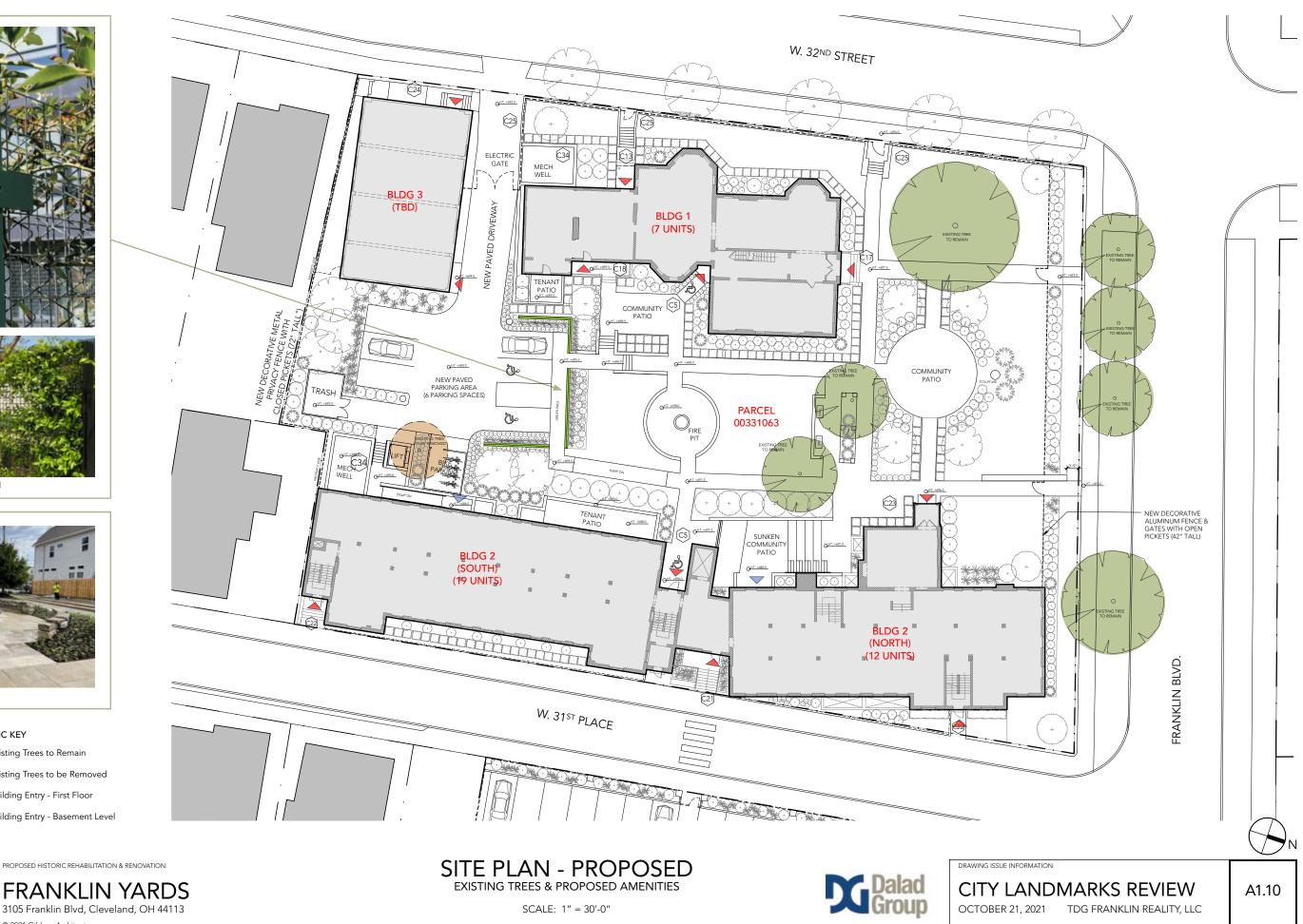


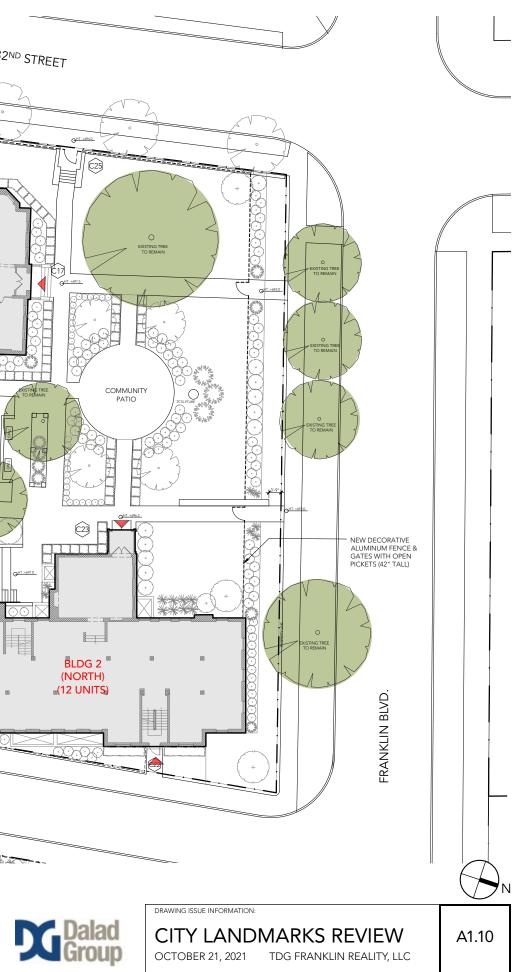


Building Entry - Basement Level





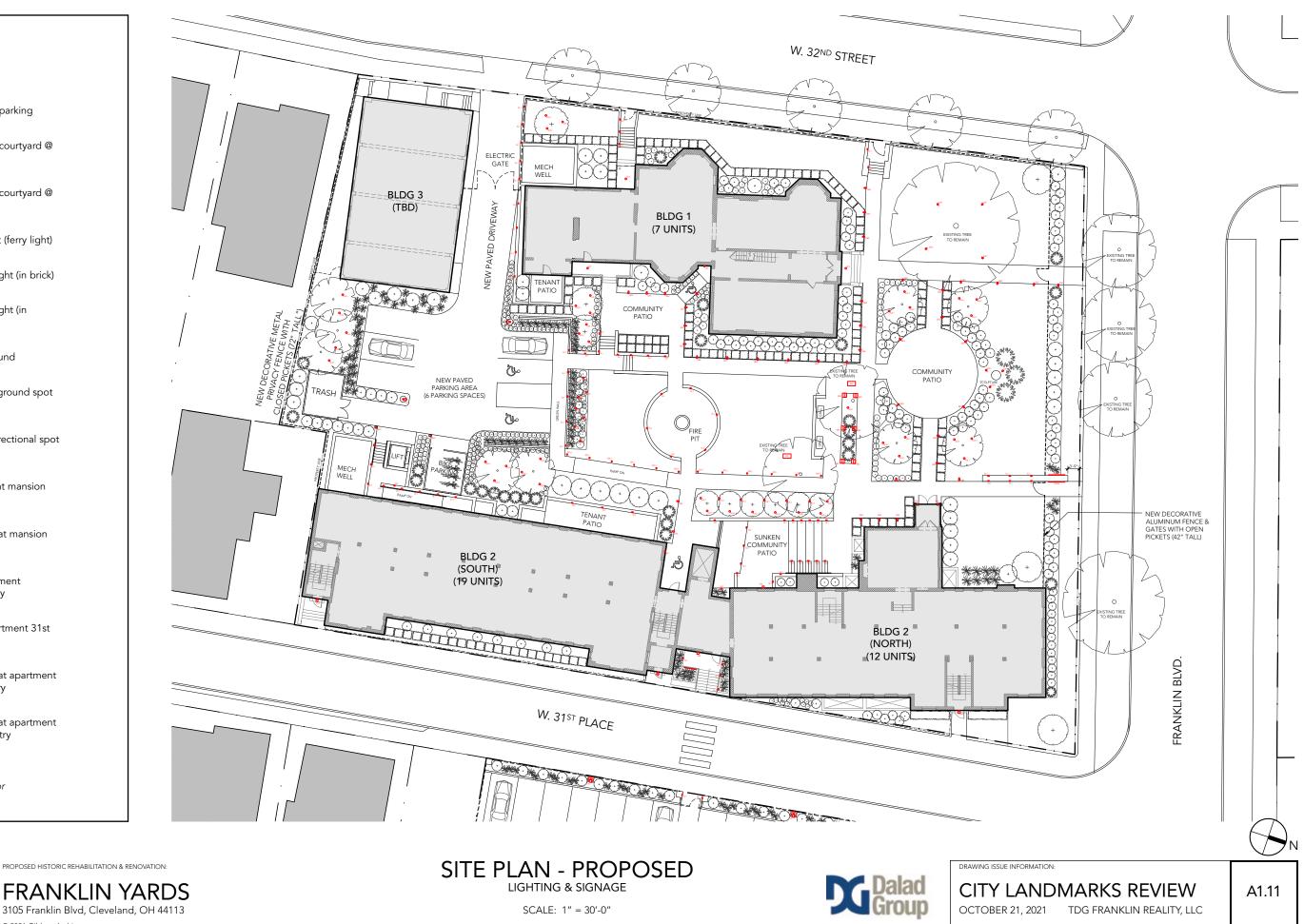




SITE LIGHTING SCHEDULE

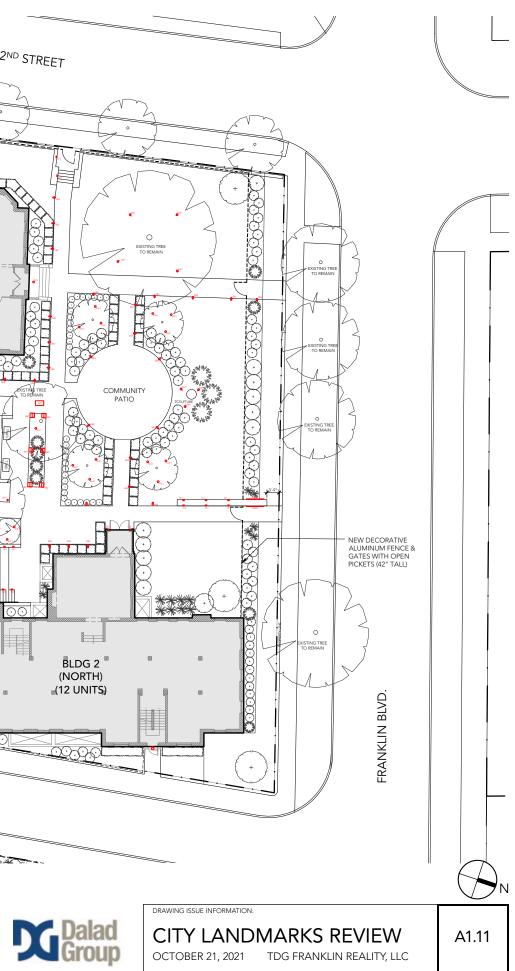
- SS parking pole light landscape bollard – parking SB1 SB2 landscape bollard – courtyard @ grill area SB3 landscape bollard – courtyard @ pathways
- garden cylinder light (ferry light) SG1
- SL1 recessed wall/stair light (in brick)
- SL2 recessed wall/stair light (in concrete steps)
- SPL1 pathway light, inground
- SUL1 landscape accent inground spot up (trees)
- SW1 landscape accent directional spot (shielded)
- SZ1 hanging entry light at mansion porches
- SZ2 custom wall sconce at mansion accessible entry
- SZ3 wall sconce at apartment courtyard lobby entry
- SZ4 carraige light at apartment 31st historic stair entries
- SZ5 custom wall sconce at apartment 31st street main entry
- SZ6 custom wall sconce at apartment sunken courtyard entry

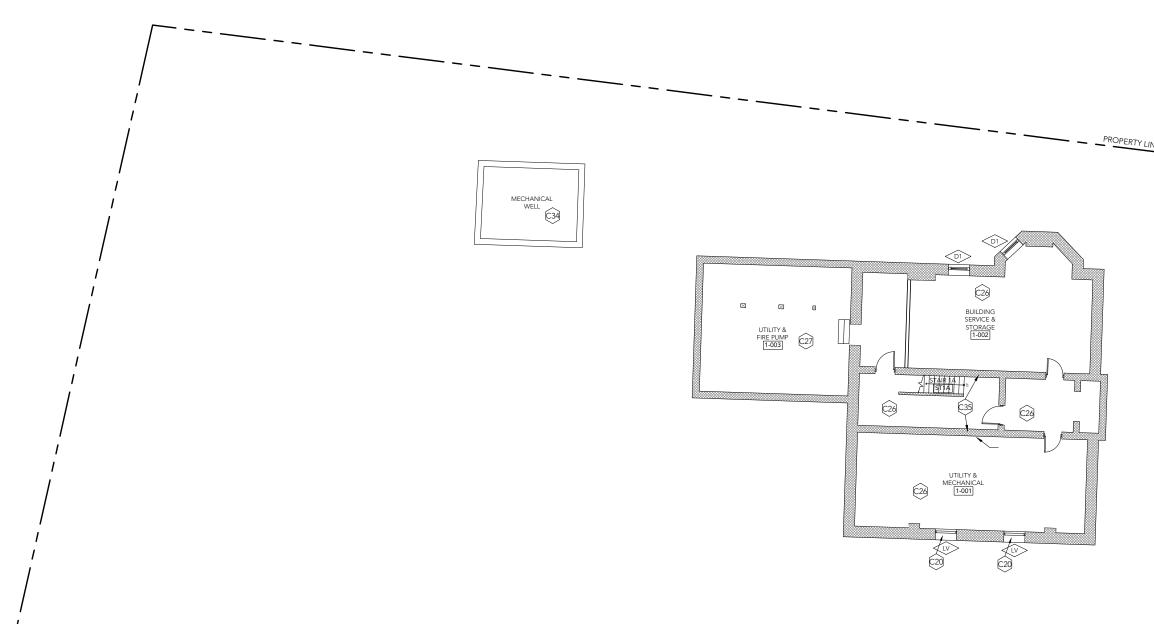
BUILDING SIGNAGE Refer to page A3.01 for Exterior Building Signage Elevations

















BASEMENT PLAN - BUILDING 1

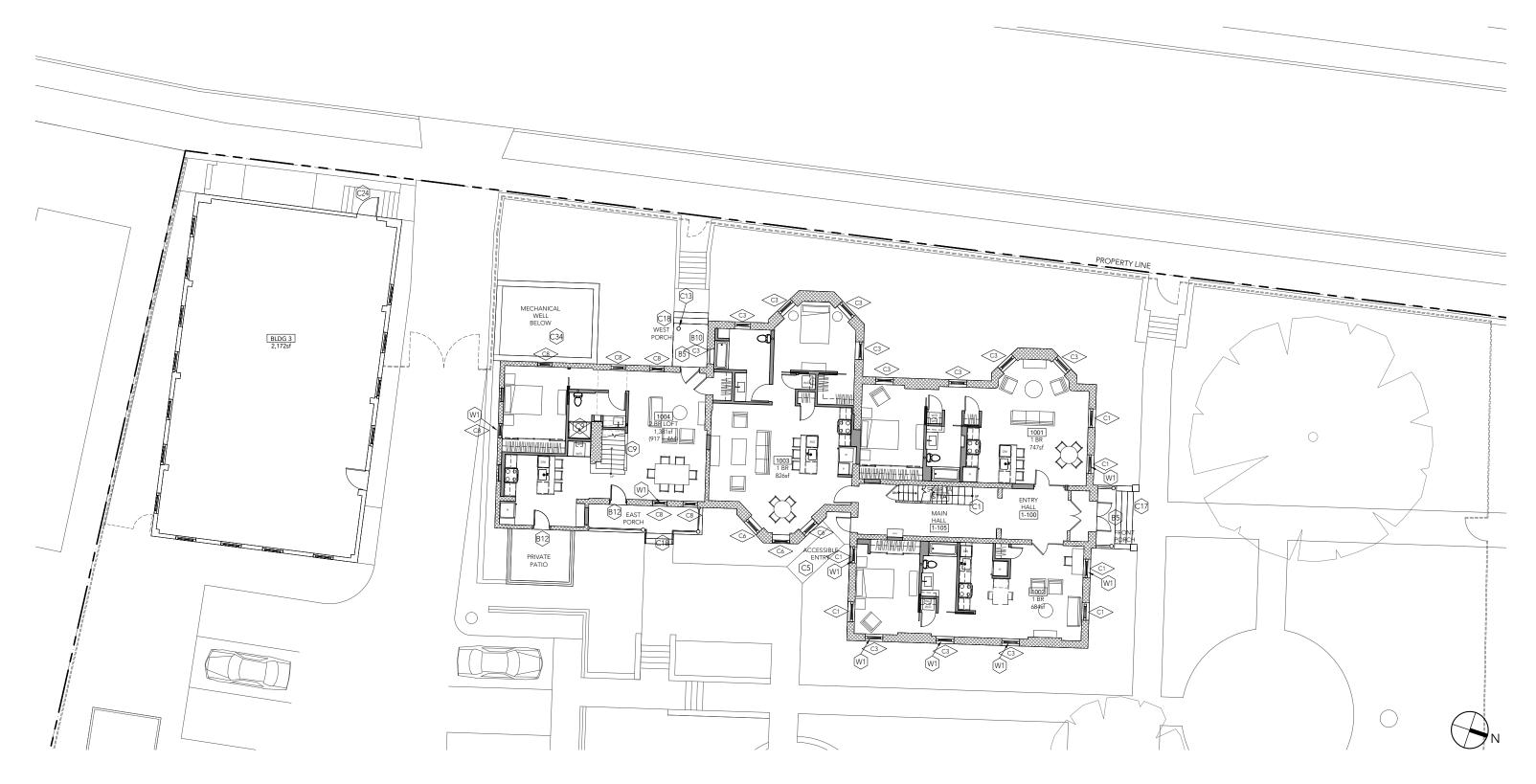
SCALE: 1/16"=1'-0

CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

DRAWING ISSUE INFORMATION:

A2.10





FLOOR 1 PLAN - BUILDINGS 1 & 3



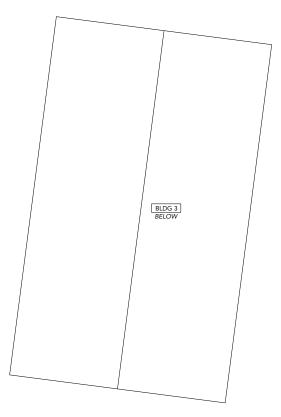
PROPOSED HISTORIC REHABILITATION & RENOVATION:

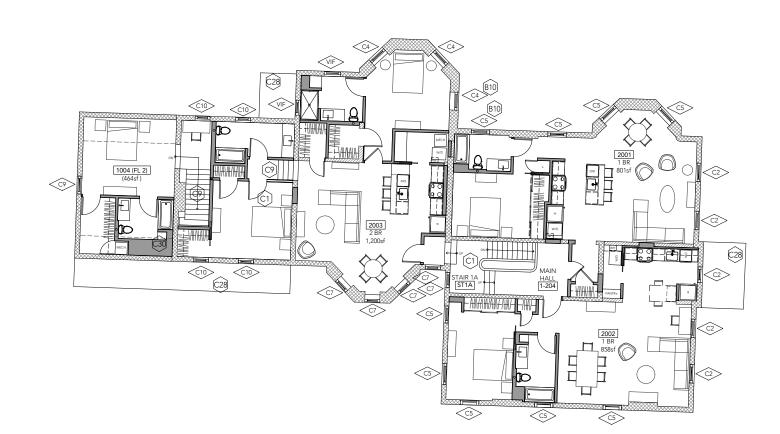


SCALE: 1/16"=1'-0

CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

A2.11













SCALE: 1/16"=1'-0



CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

DRAWING ISSUE INFORMATION:

A2.12







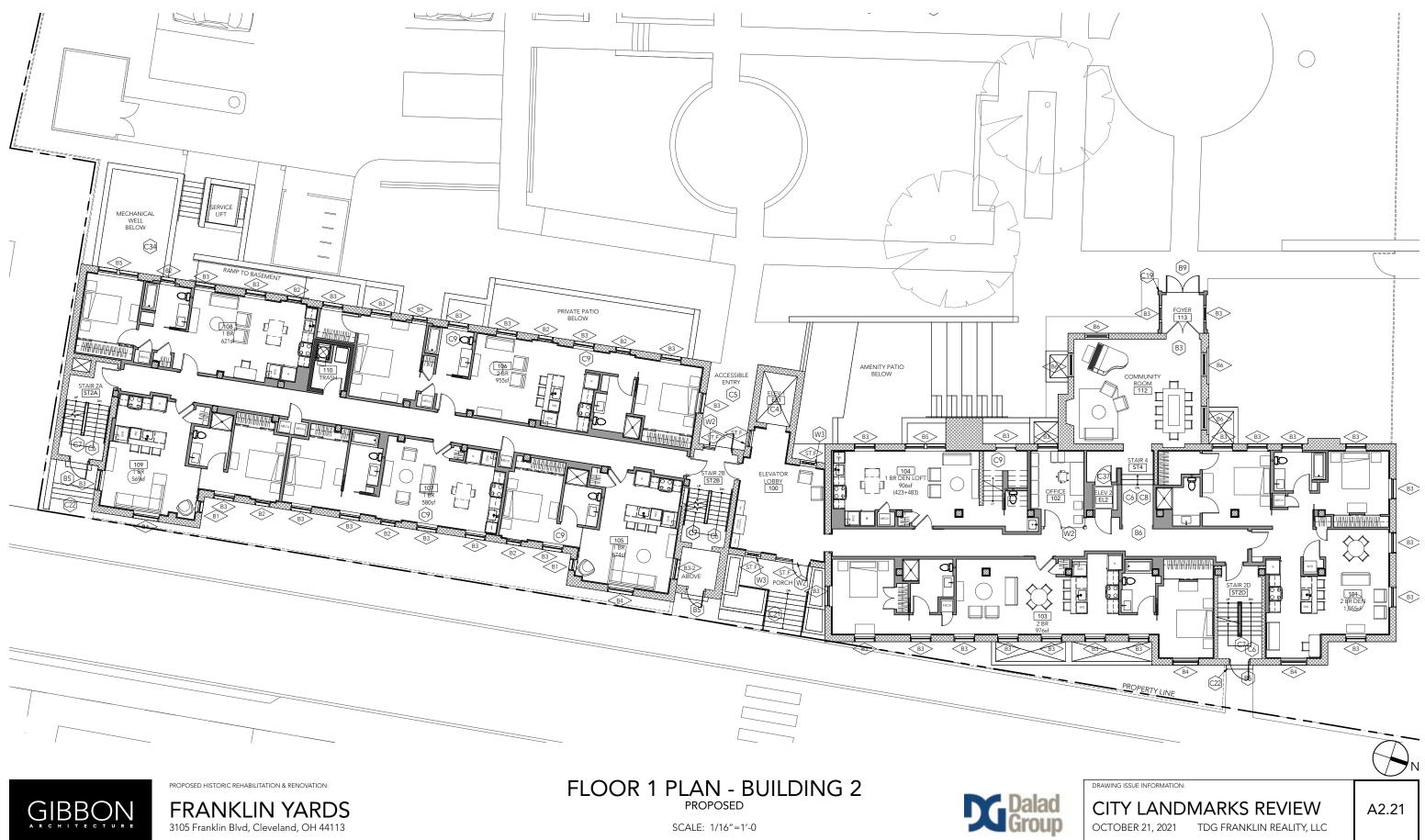




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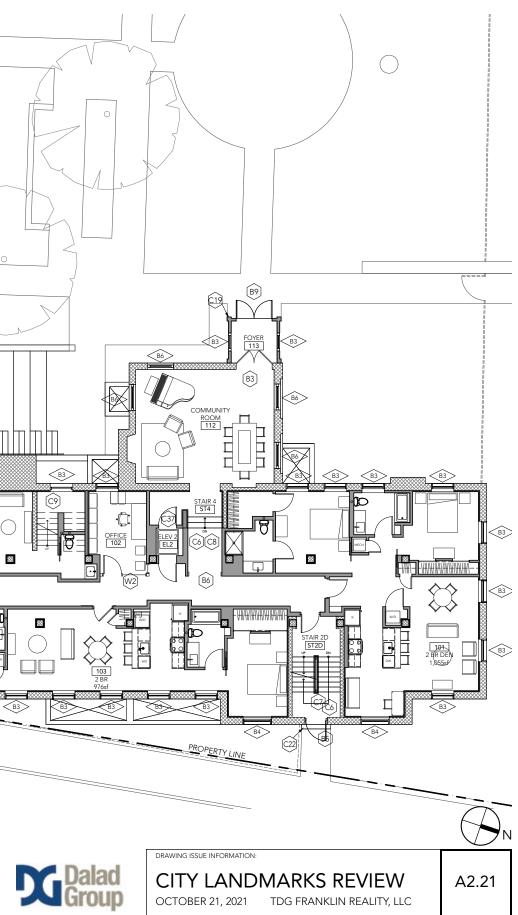
CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

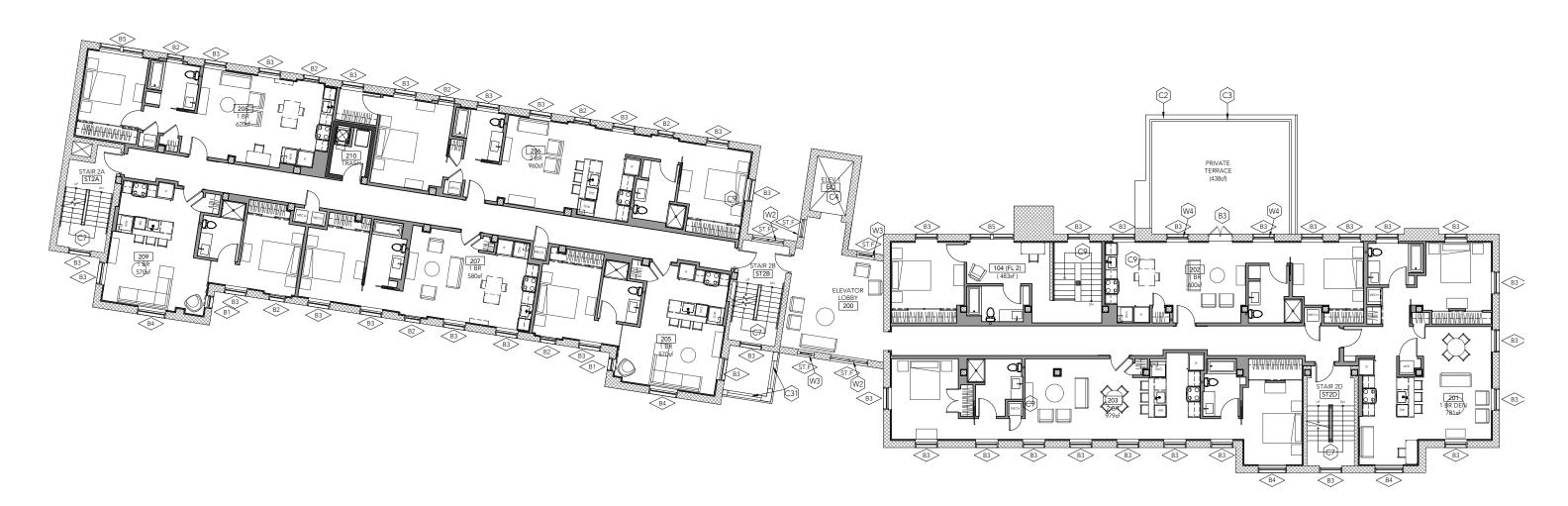
A2.20





© 2021 Gibbon Architecture







PROPOSED HISTORIC REHABILITATION & RENOVATION:





FLOOR 2 PLAN - BUILDING 2

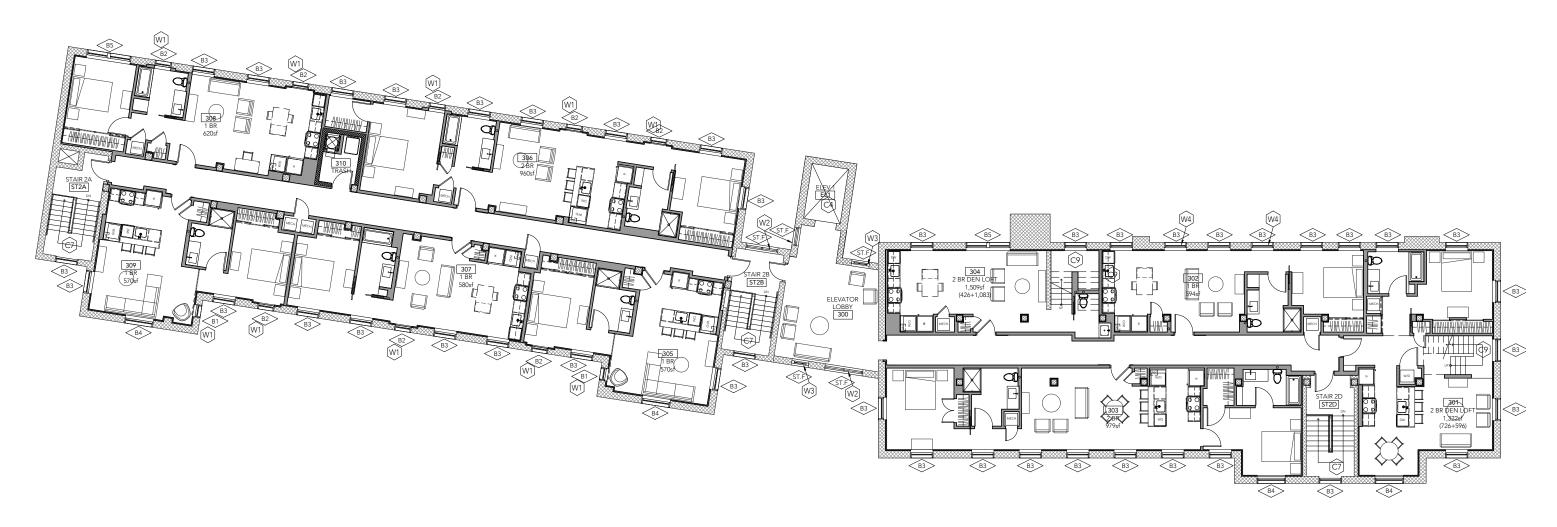
SCALE: 1/16"=1'-0

CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

DRAWING ISSUE INFORMATION:

A2.22







PROPOSED HISTORIC REHABILITATION & RENOVATION:





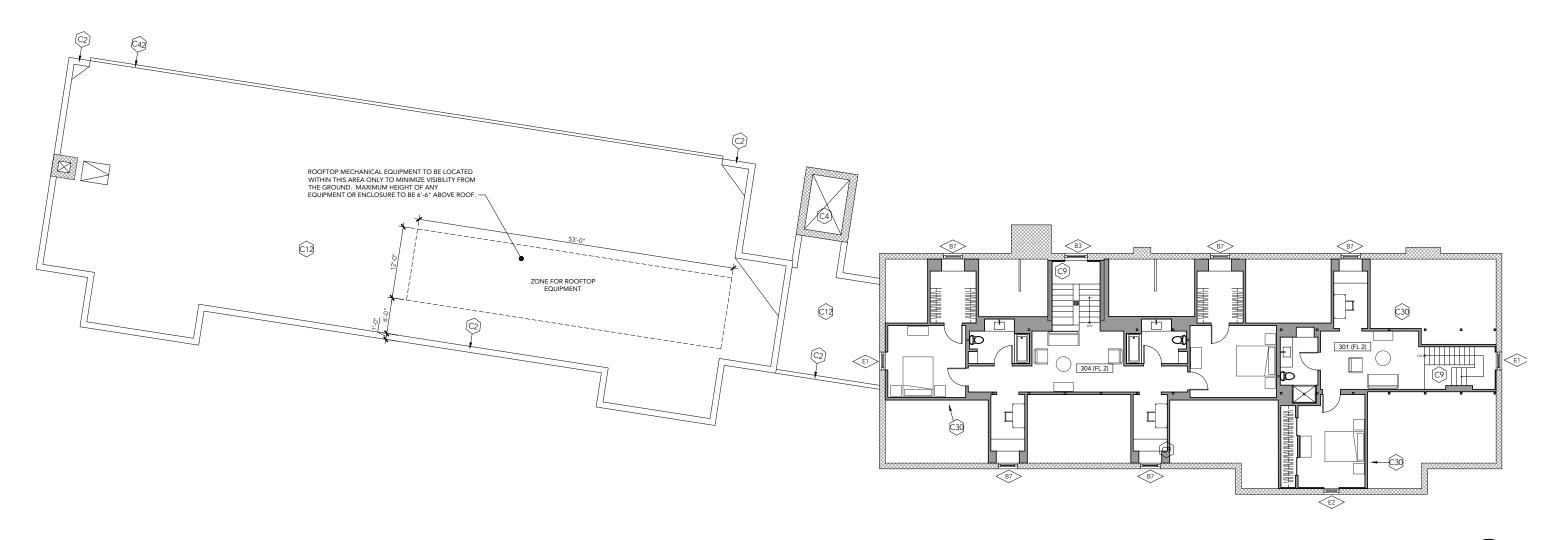
FLOOR 3 PLAN - BUILDING 2

SCALE: 1/16"=1'-0

CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC A2.23









PROPOSED HISTORIC REHABILITATION & RENOVATION:



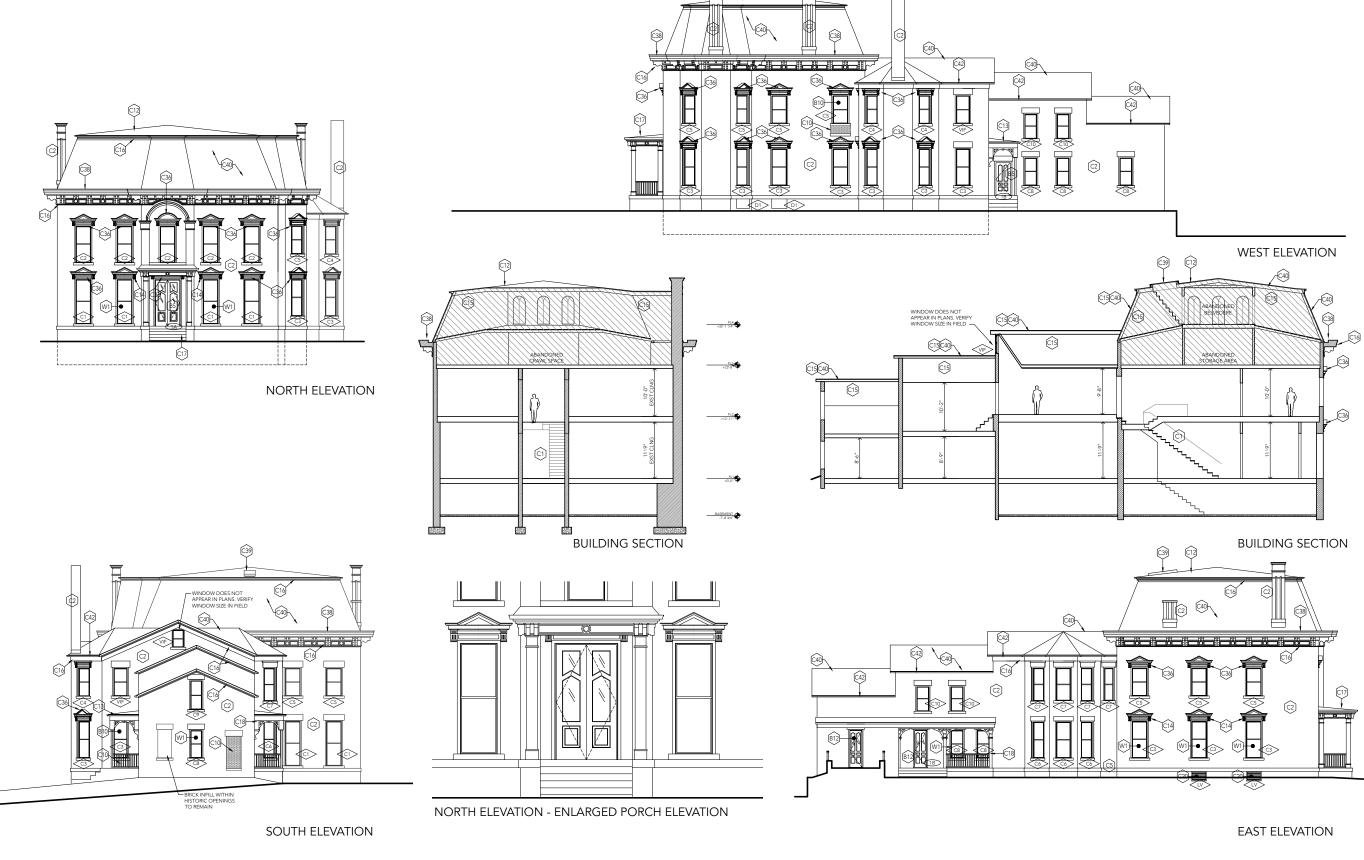
FRANKLIN YARDS 3105 Franklin Blvd, Cleveland, OH 44113 © 2021 Gibbon Architecture FLOOR 4 PLAN - BUILDING 2 PROPOSED SCALE: 1/16"=1'-0

CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

DRAWING ISSUE INFORMATION:

A2.24





(C12)

ELEVATIONS & SECTIONS - BUILDING 1

SCALE: 1"=20'-0

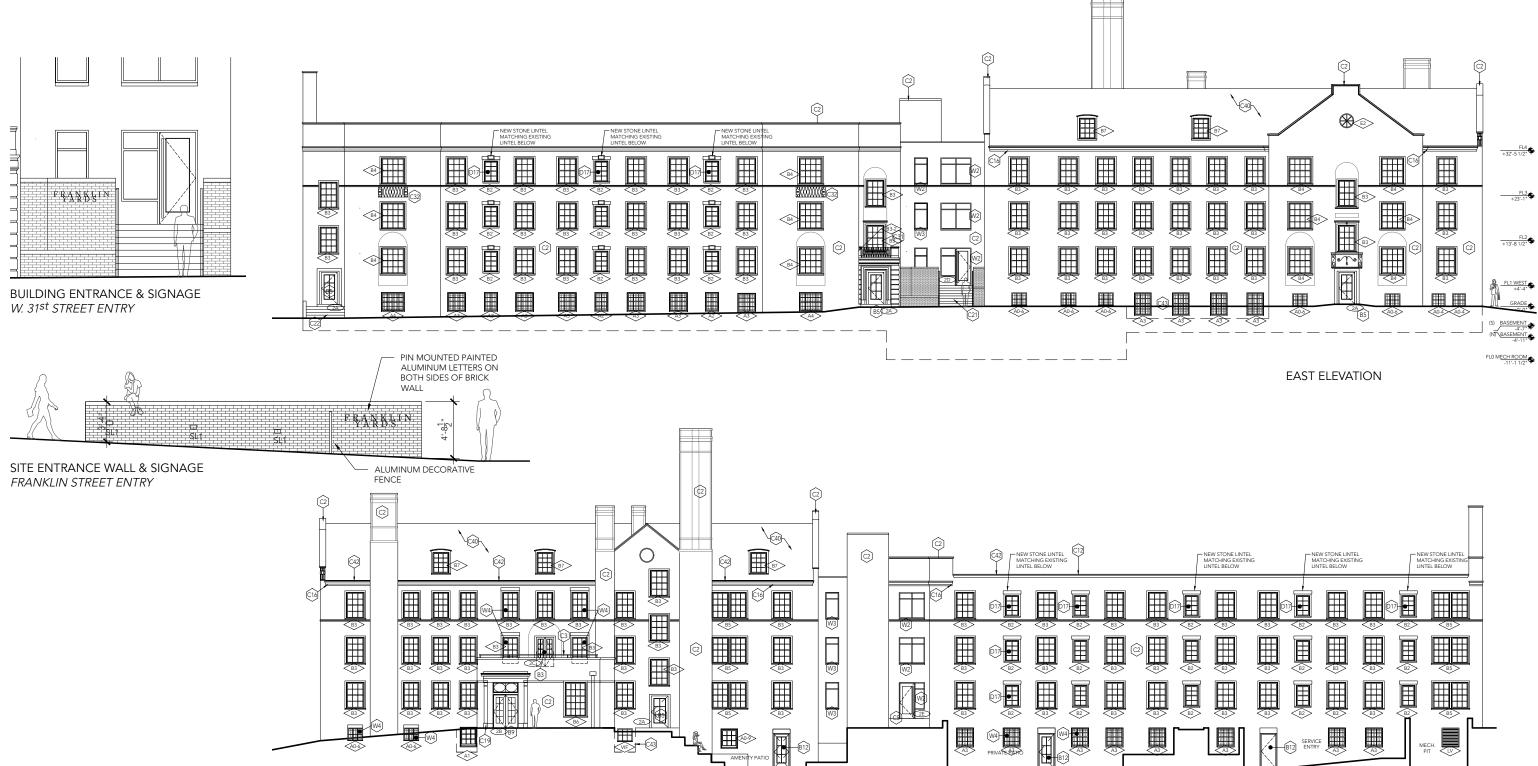




PROPOSED HISTORIC REHABILITATION & RENOVATION

CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC A3.00

DRAWING ISSUE INFORMATION:



ELEVATIONS & SECTIONS - BUILDING 2 PROPOSED



PROPOSED HISTORIC REHABILITATION & RENOVATION:



FRANKLIN YARDS 3105 Franklin Blvd, Cleveland, OH 44113 © 2021 Gibbon Architecture

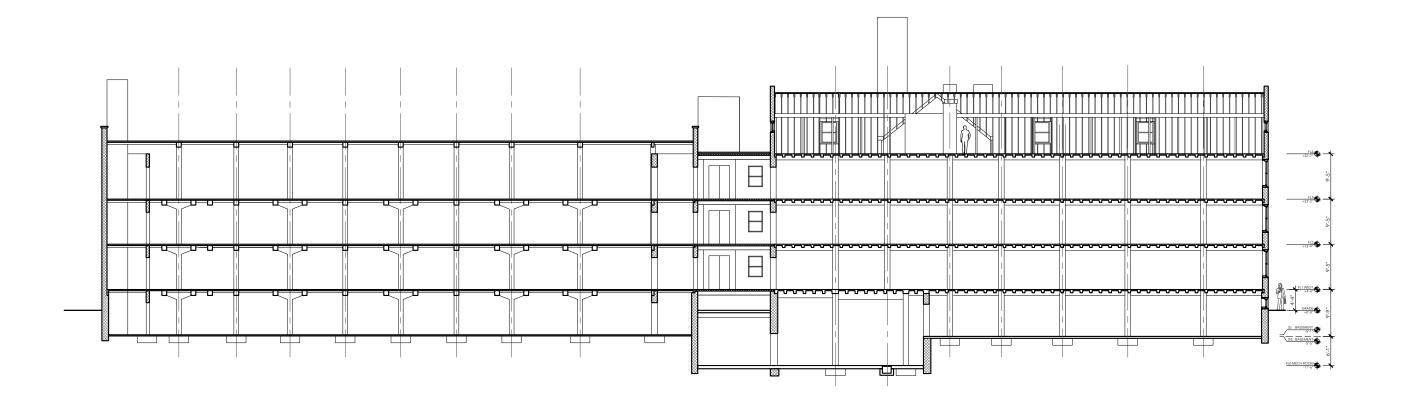
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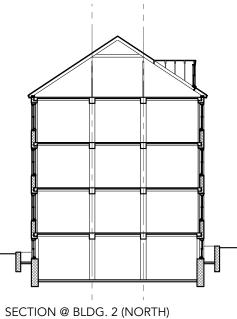
CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

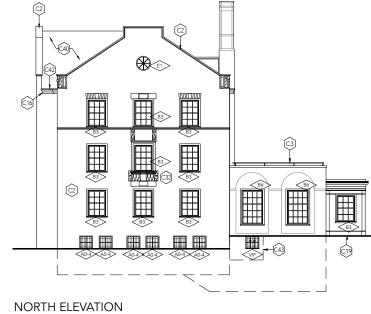
DRAWING ISSUE INFORMATION

WEST ELEVATION

A3.01











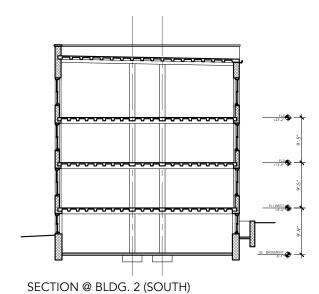
ELEVATIONS & SECTIONS - BUILDING 2

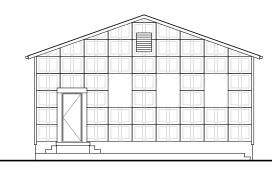


SCALE: 1"=20'-0

CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC A3.02

DRAWING ISSUE INFORMATION:

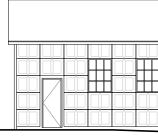




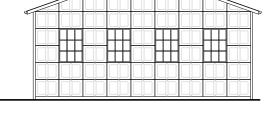


BLDG. 3 (WEST ELEVATION)

BLDG. 3 (SOUTH ELEVATION)



BLDG. 3 (NORTH ELEVATION)



BLDG. 3 (EAST ELEVATION)



PROPOSED HISTORIC REHABILITATION & RENOVATION:





ELEVATIONS & SECTIONS - BUILDING 3

SCALE: 1"=20'-0

CITY LANDMARKS REVIEW OCTOBER 21, 2021 TDG FRANKLIN REALITY, LLC

A3.03

DRAWING ISSUE INFORMATION:

		_



LANDSCAPE PLAN FRANKLIN | CLEVELAND, OHIO



CBF - European Hornbeam

CV - White Fringetree

CK - Kousa Dogwood



MYB - Yellow Bird Magnolia



MV - Sweetbay Magnolia



MASS - Spring Snow Crabapple



UVF - Valley Forge Elm



PLANT PALETTE FRANKLIN | CLEVELAND, OHIO



SHRUBS



ARLS - Mound Chokeberry



AZ - Azalea



BXGG - Green Gem Boxwood





CDEA - Beautyberry



HYA - Annabelle Hydrangea



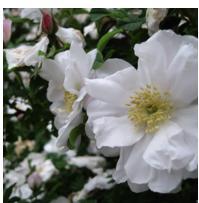
HLL - Little Lime Hydrangea



HPB - Bombshell Hydrangea



MB - Betty Magnolia



RKW - White Knock Out Rose

DERUlandscape architecture 812 Huron Road E, #411 Cleveland. OH 44115 | 216.466.4355



RRA - White Rugosa Rose



SP - Anthony Waterer Spirea



TMD - Dense Yew



VPS - Doublefile Viburnum



TOW - Globe Arborvitae



TPG - Gelderland Arborvitae







CA - Summersweet





PF - Cinquefoil







TMH - Hick's Yew

PLANT PALETTE FRANKLIN | CLEVELAND, OHIO



ALL - Ornamental Onion



AMS - Arkansas Blue Star



CAL - Karl Foerster Reed Grass



ECH - Purple Coneflower



HEL - Perennial Sunflower



HEM - Daylily



HOS - Plantain Lily



IRIS - Siberian Iris



LAV - Lavender



LIR - Lilyturf



PACH - Spurge



PAN - Switchgrass



PHX - Moss Phlox



POV - Solomon's Seal



PUL - Lungwort



PLANT PALETTE FRANKLIN | CLEVELAND, OHIO

LON - Native Honeysuckle



HUM - Hops Vine





AKE - Fiveleaf Akebia



GROUNDCOVERS & VINES



October 28, 2021

Case 21-081: Ohio City, Lorain Avenue Historic Districts
1730 West 25th Street, 2810 Clinton Avenue, 2459 Washington Avenue, 4909 Lorain Avenue
Matthew 25 Collection Sculpture Installations
Ward 3: McCormack
Project Representatives: Gregory Peckham, Nancy Boylan, LAND Studio; Maria Estes,
Community West Foundation



Matthew 25 Collection



ABOUT COMMUNITY WEST FOUNDATION

At Community West Foundation We Support Agencies that:

- Provide Shelter to the Homeless
- Eliminate Food Insecurity and Hunger
- Ensure that Everyone has Access to Clean Water
- Support Refugees
- Offer Physical, Mental Health, and Addiction Recovery Programs
- Help the Formerly Incarcerated Re-Integrate into Society

In 2020 Community West invested in 70+ nonprofit organizations totaling more than \$7.4M (largest year in history)

Examples of the Diverse Agencies We Support

Building Hope in the City The Refugee Response May Dugan Center

Scranton Road Ministries Seeds of Literacy Edna House for Women Cleveland Housing Network Providence House Front Steps





NEWS

F

Cleveland Statue Sparks Conversation and a 911 Call

BY KARLYNN WELLS I CLEVELAND PUBLISHED 5:00 AM ET OCT. 18, 2020

CLEVELAND – Through a collaboration with the Community West Foundation, a statue named Homeless Jesus was temporarily installed at St. Barnabas Episcopal Church a few days ago. Priest Alex Martin says the statue, created by a Canadian sculptor Timothy Schmalz, is there to remind people that homelessness is a

significant problem.

③wkyc studios

Weather Near Me VERIFY Watch

🗧 CORONAVIRUS COVID-19 VACCINE RADAR CLEVELAND AKRON EDUCAT

FAITH

News

Police called to check up on 'Sleeping Jesus' statue outside Bay Village church

The church's priest hopes the episode sparks conversation.



Elevate awareness & stimulate dialogue about critical social justice issues

Highlight partner organizations that are impacting critical social justice issues

Beautify and enhance community spaces with a powerful, artful message

Canadian born (1969) sculptor

Schmalz's work is in city's across the world including Rome, Johannesburg, Dublin, Madrid.

Rome is the only city in the world that is home to the complete Matthew 25 collection. Cleveland will join Rome by the end of 2021.



LOCATIONS

COMMUNITY PARTNERS

3389 Fulton Road

1730 W. 25th Street

2810 Clinton Avenue

2459 Washington

4909 Lorain Avenue

Family Ministry Center

Cleveland Clinic Lutheran Hospital

Malachi House

St. Malachi Parish

Urban Community School/Refugee Response

HOMELESS JESUS

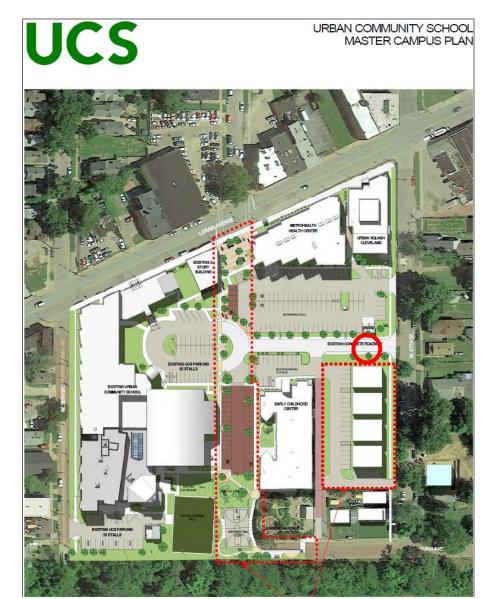
St. Malachi Parish 2459 Washington Avenue

Artwork Material Bronze Artwork Dimensions 36" H x 84" W x 24" D Weight 600 lbs.





WHEN I WAS A STRANGER Refugee Response @ Urban Community School Corner of W. 47th Street & Lorain Court





Artwork Material Bronze Artwork Dimensions 42" H x 23" W x 39" D Sculpture Weight 300 lbs. Stump Seating Weights 100 lbs. each

WHEN I WAS SICK

Cleveland Clinic Lutheran Hospital W. 25th Street & Vestry Avenue

Artwork Material Bronze Artwork Dimensions 39" H x 78" W x 38" D Weight 200 lbs.





WHEN I WAS NAKED Malachi House

2810 Clinton Avenue

Artwork Material	Artwork Weight	
Bronze	200 lbs.	
Base Material	Base Weight	
Granite	200 lbs.	
Artwork Dimensions	Artwork Base Dimensions	
24" H x 36" W x 36" D	12" H x 40" W x 40" D	







WHEN I WAS IN PRISON Family Ministry Center

3389 Fulton Road

Artwork Material Bronze Base Material Granite Artwork Dimensions 27" H x 23" W x 7.5" D Pedestal Dimensions 42" H x 29" W x 13" D

STORER AV & FULTON RD

Artwork Weight 75 lbs. Base Weight 1,360 lbs.



WHEN I WAS HUNGRY & THIRSTY

previously installed by Old Stone Church



When I Was Hungry and Thirsty Old Stone Church



🚯 💟 🛅 📴 🔕 🔍

Matthew 25: Six public art sculptures depicting basic human rights to be installed around city

SHARE 👔 🕥 🛅 🙆





Creator of 'Homeless Jesus' has found a home in Cleveland for 5 more sculptures

Updated: Aug. 02, 2021, 3:12 p.m. | Published: Aug. 02, 2021, 2:00 p.m.



'Homeless Jesus' was the first sculpture the Community West Foundation acquired; now, five others with different messages are coming to be placed around the Cleveland area. (cleveland.com)



By Linda Gandee



DO YOU HAVE QUESTIONS ON THE 2022

Matthew 25 **Collection**

THANK YOU!







St.Malachi Parish





Cleveland Clinic Lutheran Hospital





October 28, 2021

Case 21-082: Cleveland Museum of Art Fine Arts Garden (19-019 Master Plan 5/9/2019) 11150 East Boulevard Fine Arts Garden Extension Ward 9: Conwell Project Representatives: Jeffrey Strean, Architect, Cleveland Museum of Art

Fine Arts Garden Extension

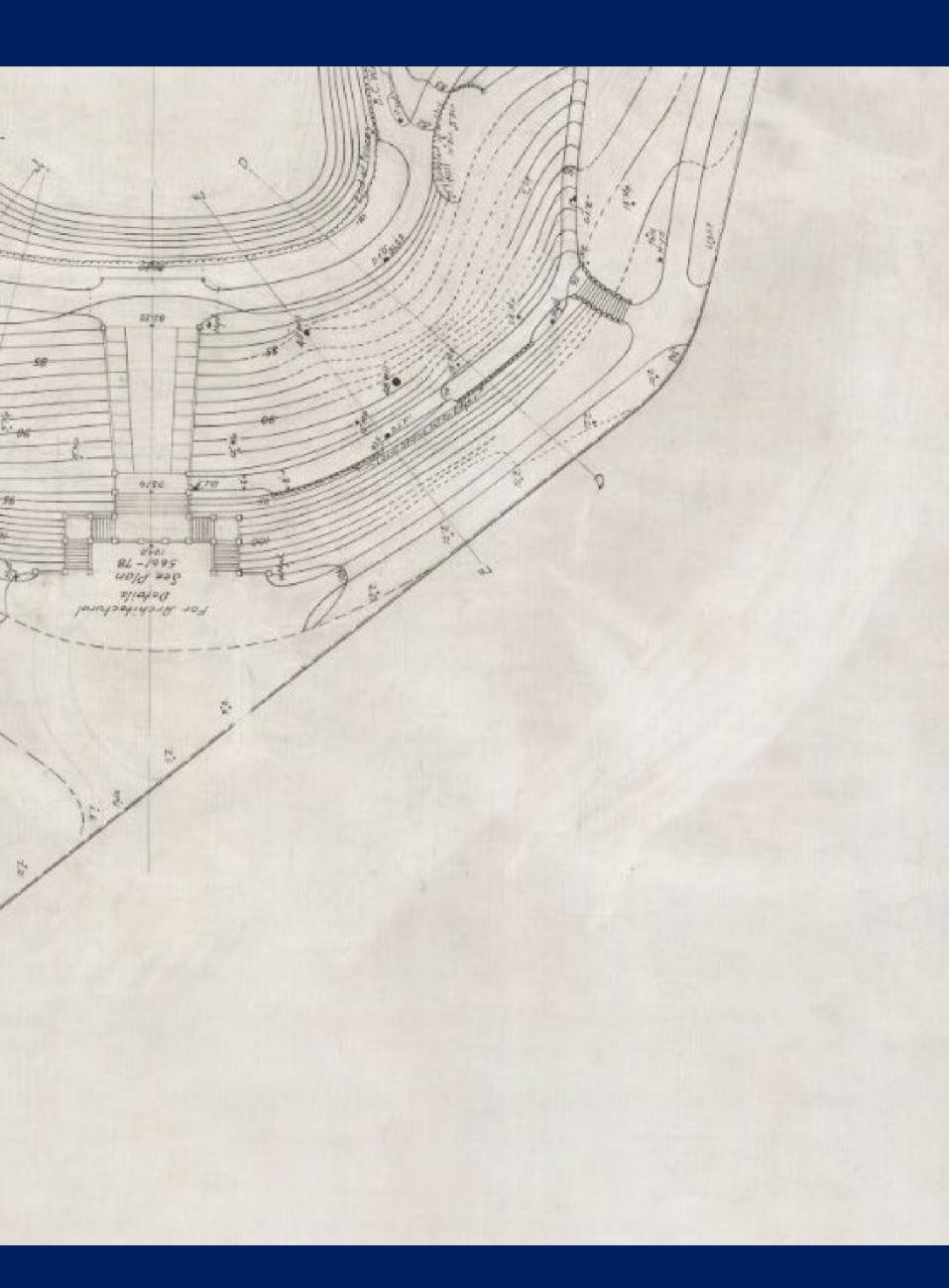
A Partnership between the Cleveland Museum of Art and the Northeast Ohio Regional Sewer District This site, across Chester Avenue from the Olmsted Fine Arts Garden remains a part of the Garden and has been maintained by the Museum since the creation of the Garden in 1928.

Fine Arts Garden

30

Olmsted Brothers 1928

19.4



Fine Arts Garden Olmsted Brothers 1928

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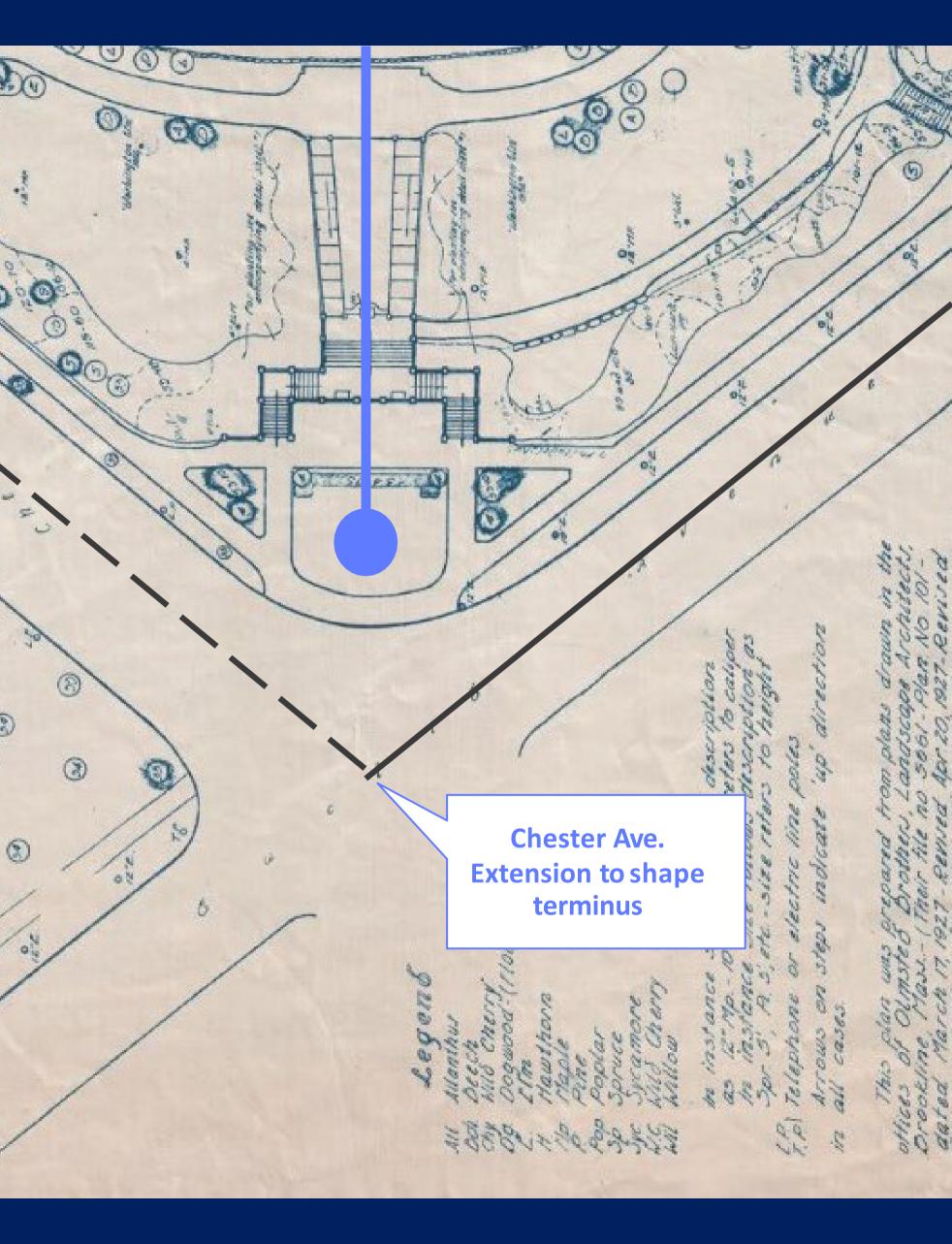
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© ®

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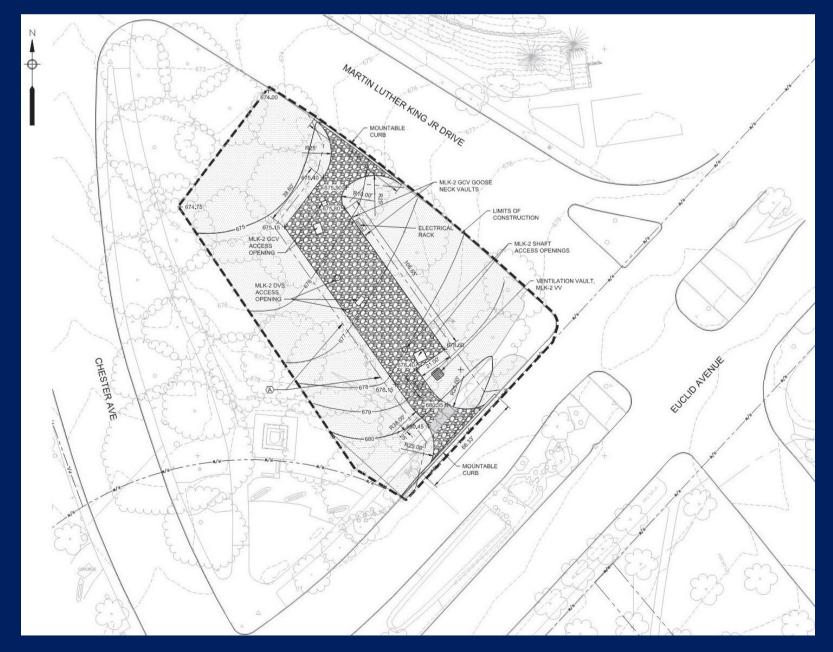


The Northeast Ohio Sewer District has been installing infrastructure on the site as part of its mitigation plan to reduce flooding in the University Circle area. The Cleveland Museum of Art proposes to rehabilitate the site once the infrastructure work is complete.

NEORSD Doan Valley Storage Tunnel

- Reduction of over 365 million gallons of combined sewer overflows (projectwide)
 - Decreased flooding during rain events



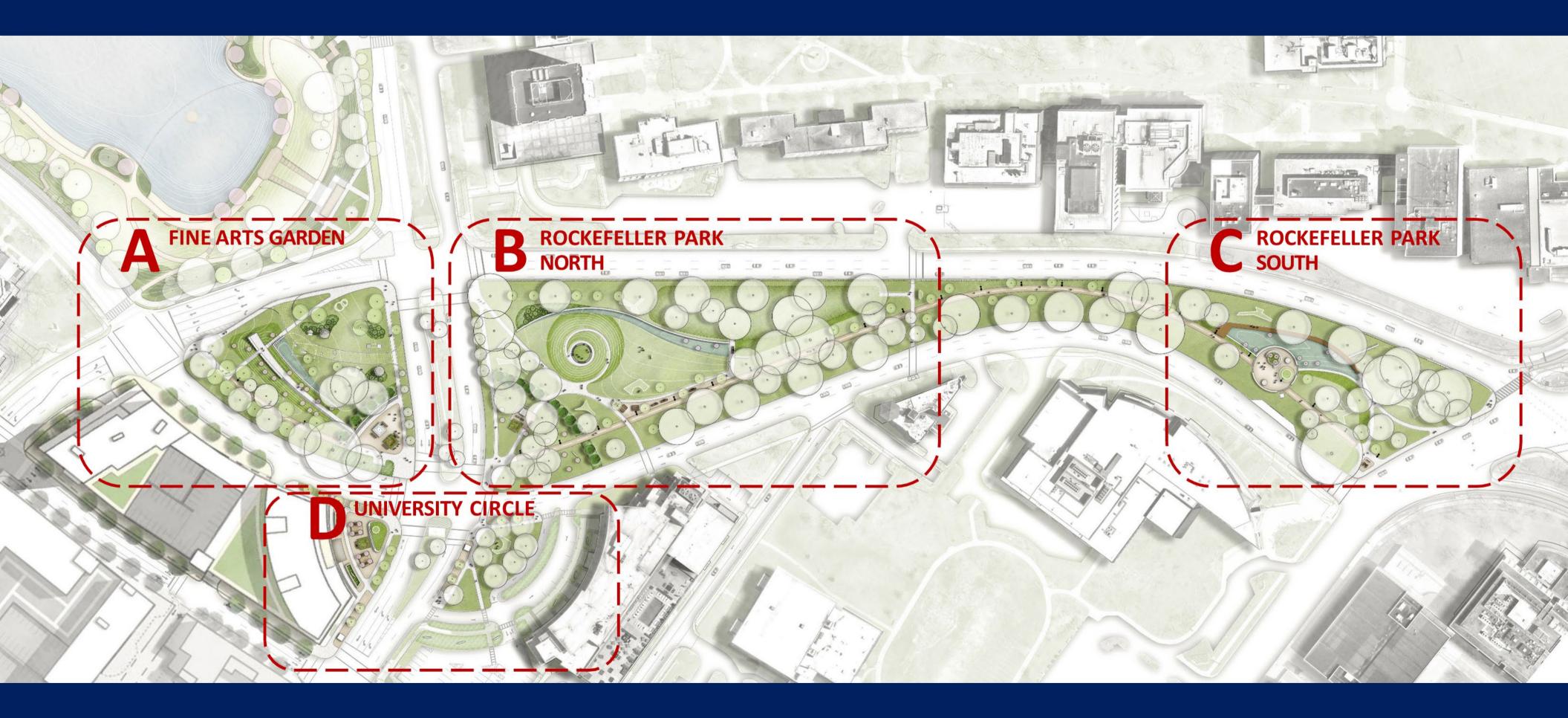


MLK-1 Shaft Site

MLK-2 Shaft Site

This activity created a need for a comprehensive look at the area. The Cleveland Museum of Art and University Circle Incorporated commissioned Sasaki and Associates to create a plan that indicate improved pathways, areas for the gathering of students and residents in the area and a dog park. That plan we presented to the public, online and to City officials for feedback in October of 2020. The proposed improvements to the site are based on the comprehensive Sasaki plan.

Concept Plan



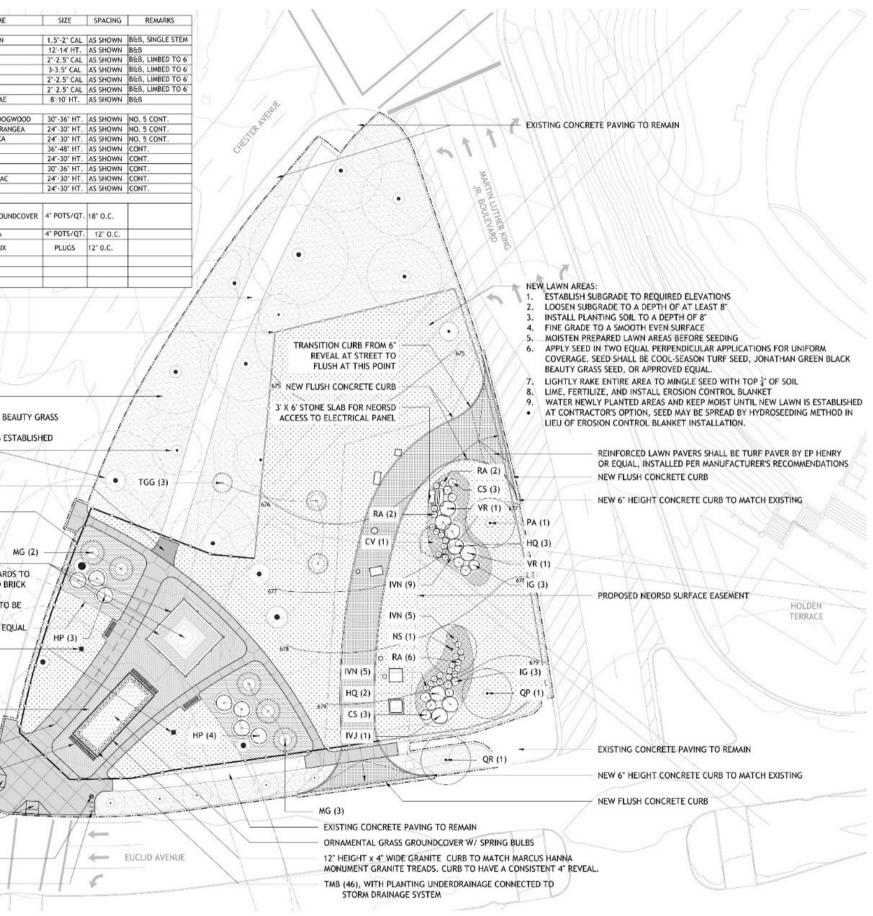
AREA A

Fine Arts Garden

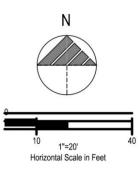


Original Concept Plan

CV MG NS					
	1	CRATAGEUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHOR		
NS	5	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD		
PA	5	NYSSA SYLVATICA PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	BLACK TUPELO LONDON PLANETREE		
QP	1	QUERCUS PALUSTRIS	PIN OAK		
QR	1	QUERCUS RUBRA	RED OAK		
TGG	3	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVIT		
SHRUBS					
CS	6	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG		
HP	7	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYD		
HQ.	6	HYDRANGEA QUERCIFOLIA 'FLEMYGEA'	SNOW QUEEN HYDRANG		
IG	6	ILEX GLABRA 'SHAMROCK'	INKBERRY		
IVN	10	ILEX VERTICILLATA 'NANA'	WINTERBERRY		
IVJ	1	ILEX VERTICILLATA 'JIM DANDY'	WINTERBERRY		
RA VR	10	RHUS AROMATICA 'GRO-LOW' VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHAM	GO-LOW FRAGRANT SUA NY' ALLEGHANY VIBURNUM		
GROUNDC		VIBURRUM A RHTTIDOFHTLEDIDES ALLEGHAN	ALLEGHANT VIDORNOM		
GROUNDE	CTLIG	40% SPOROBOLUS HETEROLEPIS 'TARA'			
	350 SF	40% SESLERIA AUTUMNALIS	ORNAMENTAL GRASS GR		
	2 005 55	20% SALVIA NEMOROSA ' CARADONNA'			
	2,085 SF	PACHYSANDRA TERMINALIS 50% CAREX 'SILVER SCEPTRE'	JAPANESE PACHYSANDR		
	770 SF	50% CAREX SILVER SCEPTRE	CAREX GROUNDCOVER A		
	22,850 SF	NEW LAWN AREAS: SEE NOTES ON PLAN			
		REINFORCED LAWN PAVERS: SEE NOTES ON P	LAN		
E TOT S CODE E T	14,300 SF				
	PROVIDE & LAWN INSI EXISTING I	ALL LAWN AREAS OUTSIDE THIS FOOTP			
	2. OVERSI SEED, 0 3. WATER	EED WITH COOL-SEASON TURF SEED, JO RAPPROVED EQUAL NEWLY PLANTED AREAS AND KEEP MO ULCH RINGS AROUND EXISTING TREES	IST UNTIL NEW LAWN I		
	FROM BASE OF SMALL TREES, TYPICAL. CUT AND PATCH ASPHALT PAVING TO MEET NEW CONCRETE PAVING — NEW CONSTRUCTION FENCE TO MATCH NEORSD MLK-2 SHAFT SITE EXISTING CONSTRUCTION FENCE TO REMAIN				
		UNIVERSITY CIRCLE RIGHT-OF-WAY	t-1/1		
	MARCUS HANNA MONUMENT: BASE SCOPE: MONUMENT, STONE & BRICK PAVING, AND STONE BOLL BE PROTECTED DURING CONSTRUCTION. PRESSURE WASH STONE ANI AT SUBSTANTIAL COMPLETION. ADD-ALTERNATE 02: STONE & BRICK PAVING, AND STONE BOLLARDS REHABILITATED				
		LITATED			
	METAL ED	LITATED GING, TYP BORDER CONCEPTS BORD			
	METAL ED LIGHTING • BASE SO • ADD-AL	LITATED			
	METAL ED LIGHTING • BASE SI • ADD-AI POLES, 3"x9" CON- BITUMINOI HANOVER"	LITATED GING, TYP BORDER CONCEPTS BORD FOR MARCUS HANNA MONUMENT:	ER KING, OR APPROVED		
	METAL ED LIGHTING BASE SI ADD-AI POLES, 3"x9" CON- BITUMINOI HANOVER" APPROVED PAINTED S HARRISON 1939 WOR KENNETH I STEEL FAS	LITATED GING, TYP BORDER CONCEPTS BORD FOR MARCUS HANNA MONUMENT: <u>COPE</u> : NO LIGHTING <u>TERNATE 03</u> : SPOT LIGHTING ON AS SHOWN CRETE UNIT PAVERS ON CONCRETE BAS JS SETTING BED. PAVERS SHALL BE OL BY HANOVER ARCHITECTURAL PRODU	ER KING, OR APPROVED		
	METAL ED LIGHTING BASE S: ADD-AI POLES, 3"x9" CON BITUMINOI HANOVER" APPROVED PAINTED S HARRISON 1939 WOR KENNETH STEEL FAS SURFACE. NEW CURE	LITATED GING, TYP BORDER CONCEPTS BORD FOR MARCUS HANNA MONUMENT: <u>COPE</u> : NO LIGHTING <u>TERNATE 03</u> : SPOT LIGHTING ON AS SHOWN CRETE UNIT PAVERS ON CONCRETE BAS JS SETTING BED. PAVERS SHALL BE, OL BY HANOVER ARCHITECTURAL PRODU EQUAL. PATTERN SHALL BE 90' HERR TRIPING FOR SHARED-USE DILLARD TRAIL LDS FAIR BENCH, MANUFACTURED BY LYNCH & SONS. LENGTH: 96," STAINLE TENERS, UNFINISHED NATURAL IPE SEA	ER KING, OR APPROVED		
	METAL ED LIGHTING BASE SI ADD-AI POLES, 3"x9" CON- BITUMINOI HANOVER" APPROVED PAINTED S HARRISON 1939 WOR KENNETH STEEL FAS SURFACE. NEW CURE OF CLEVEI CHASE PAI FORMS. SP	LITATED GING, TYP BORDER CONCEPTS BORD FOR MARCUS HANNA MONUMENT: COPE: NO LIGHTING TERNATE 03: SPOT LIGHTING ON AS SHOWN CRETE UNIT PAVERS ON CONCRETE BAS JS SETTING BED. PAVERS SHALL BE 'OU BY HANOVER ARCHITECTURAL PRODU O EQUAL. PATTERN SHALL BE 90' HERR TRIPING FOR SHARED-USE DILLARD TRAIL LDS FAIR BENCH, MANUFACTURED BY LYNCH & SONS. LENGTH: 96," STAINLE TENERS, UNFINISHED NATURAL IPE SEA TOTAL QUANTITY: SIX (6) RAMPS TO MEET CITY	ER KING, OR APPROVED		







PLAN KEYNOTES (#)

- 1. CUT AND PATCH ASPHALT PAVING TO MEET NEW CONCRETE RING
- 2. HISTORIC UNIVERSITY CIRCLE RIGHT-OF-WAY
- 3. MARCUS HANNA MONUMENT:
- 3.1. BASE SCOPE: MONUMENT, STONE & BRICK PAVING, AND STONE BOLLARDS TO BE PROTECTED DURING CONSTRUCTION. PRESSURE WASH STONE AND BRICK AT SUBSTANTIAL COMPLETION.
- 3.2. ADD-ALTERNATE 02: STONE & BRICK PAVING, AND STONE BOLLARDS TO BE REHABILITATED
- METAL EDGING, TYP. BORDER CONCEPTS BORDER KING, OR APPROVED EQUAL
- 1939 WORLDS FAIR BENCH, MANUFACTURED BY KENNETH LYNCH & SONS. LENGTH: 96", STAINLESS STEEL FASTENERS, UNFINISHED NATURAL IPE SEATING SURFACE. TOTAL QUANTITY: SIX (6)
- 6. NEW CURB RAMPS TO MEET CITY OF CLEVELAND STANDARDS
- CHASE PARK LITTER RECEPTACLE, MANUFACTURED BY LANDSCAPE FORMS. SPECIFICATIONS TO MATCH NORD FAMILY GREENWAY.
- 8. 1939 WORLDS FAIR BIKE RACK, MANUFACTURED BY KENNETH LYNCH & SONS. TOTAL QUANTITY: THREE (3)
- 9. EXISTING CONCRETE TO REMAIN
- 10. 12" HEIGHT X 4" WIDE GRANITE CURB TO MATCH MARCUS HANNA MONUMENT GRANITE TREADS. CURB TO HAVE CONSISTENT 4" REVEAL.
- 11. NEW 6" HEIGHT CONCRETE CURB TO MATCH EXISTING
- 12. NEW FLUSH CONCRETE CURB
- 13. PROPOSED NEOSRD SURFACE EASEMENT
- 14. REINFORCED LAWN PAVERS SHALL BE TURF PAVER BY EP HENRY OR EQUAL, INSTALLED PER MANUFACTURERS RECOMMENDATIONS
- 15. EXISTING TELEPHONE LINE
- 16. NEORSD EDUCATIONAL SIGNAGE

Turf pavers by **EP Henry** will be utilized in the reinforced access road for maintenance trucks.

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This product is widely used in parks with landscape design plans from Fredrick Law Olmsted.

Materials and Finishes

Furnishings and Site Amenities

Manufacturer: Kenneth Lynch & Sons Model: 1939 Worlds Fair Bench & Bike Rack Dimensions: 96"L x 27"D x 34"H Wood: Natural Ipe Frame: Ductile Iron Frame Finish: Powder coated Iron (color TBD)







Cleveland Landmarks Commission

Design Review



October 28, 2021



Euclid Corridor Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

Mayor Frank G. Jackson Meeting Location: MidTown Cleveland Offices located at 5000 Euclid Ave.

Case Number: <u>EC 2021-026</u>		Meeting Date:	09/30/2021
Project Name:	Fine Arts Garden Extension		
Project Address:	Chester between MLK & Stokes		
Contact Person:	Jeffrey Strean		
Architect/Contractor:			
General Description:			

Motion by Design Review Committee:

Approved

Approve: Brown, Holland, Pace, Rothenberg (Ch.), Solon, Trotta, Wagner
Disapprove:
Abstain: Strean
Non-Voting Members: Kim Scott, Matt Provolt

Recommendations:

1) Study improvements to crosswalks for pedestrian & cyclists access to space

2) Include some type of interpretive signage to enhance visitor's experience in understanding the work that's been done.



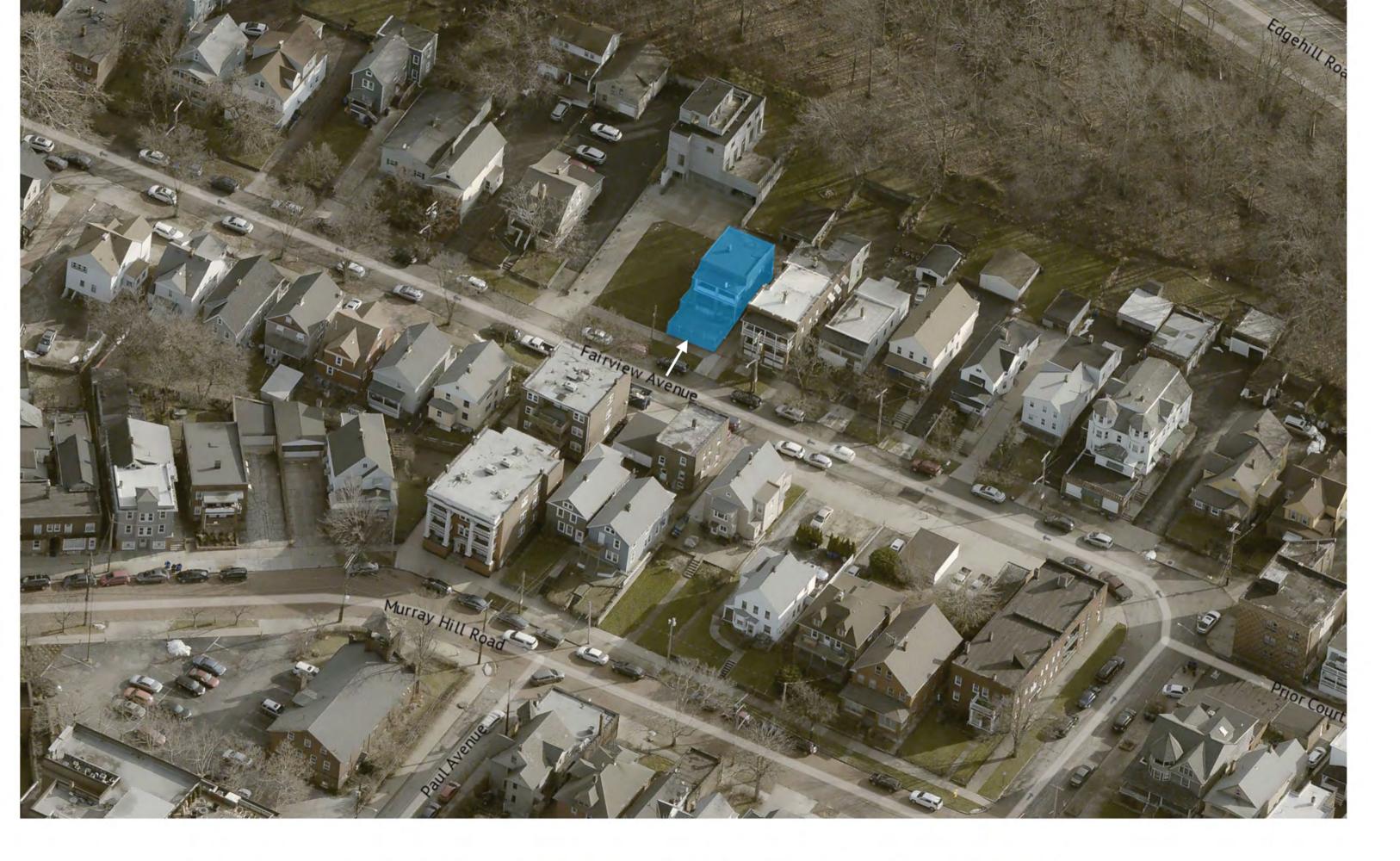
October 28, 2021

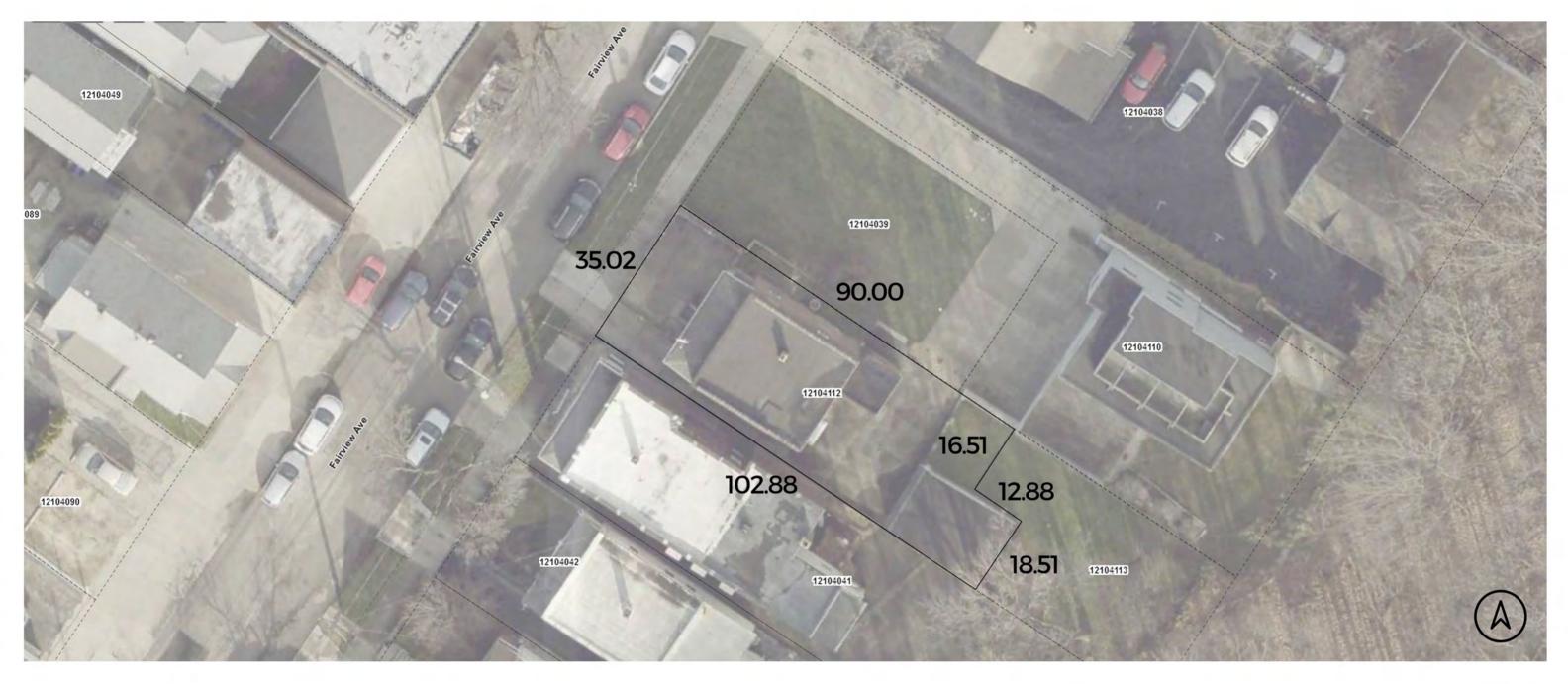
Case 21-083: Little Italy Historic District

2087 Fairview Avenue

Conversion to a Single-Family House; Front Porches and Patio Renovation, Rooftop Deck and Penthouse, Landscaping, Windows Ward 6: Griffin

Project Representatives: Gregory Soltis, Gary Neola, Architects; Eric Kennedy, Owner





20' O'





2087 FAIRVIEW AVENUE - LITTLE ITALY, CLEVELAND, OHIO - CONTEXT





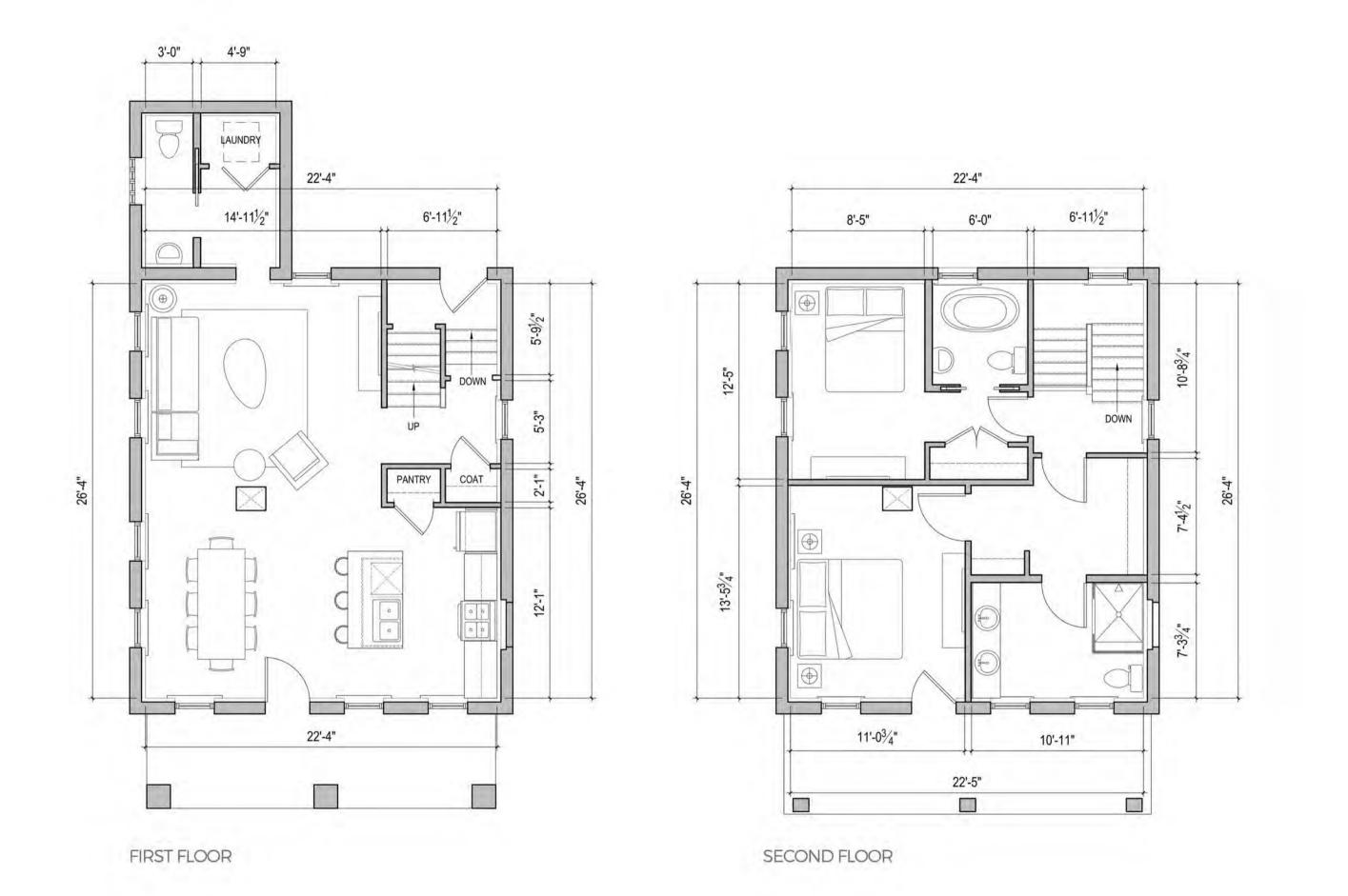
2087 FAIRVIEW AVENUE - LITTLE ITALY, CLEVELAND, OHIO - EXISTING CONDITIONS







2087 FAIRVIEW AVENUE - LITTLE ITALY, CLEVELAND, OHIO - EXISTING PLANS



2087 FAIRVIEW AVENUE - LITTLE ITALY, CLEVELAND, OHIO - PROPOSED PLANS



WEST ELEVATION





SOUTH ELEVATION





EAST ELEVATION



NORTH ELEVATION











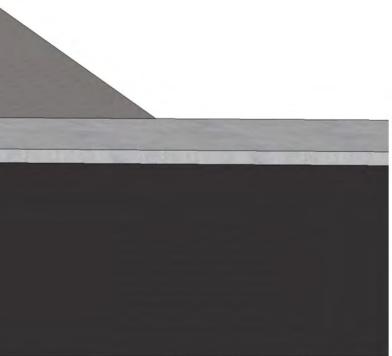














ASPHALT SHINGLE DURATION DESIGNER SERIES COLOR - BLACK SABLE



DOOR THERMA-TRU CLASSIC CRAFT FOUNDERS COLLECTION MATERIAL - FIBERGLASS COLOR - WHITE

Double-Hung Interior





TRIM BORAL MATERIAL - FLY ASH COLOR - WHITE

Double-Hung Exterior



DOUBLE HUNG WINDOWS PELLA RESERVE TRADITIONAL MATERIAL - ALUMINUM CLAD WOOD COLOR - WHITE

2087 FAIRVIEW AVENUE - LITTLE ITALY, CLEVELAND, OHIO - MATERIALS





MASONRY MATERIAL - BRICK COLOR - TO MATCH

Cleveland Landmarks Commission

Concept Plan



October 28, 2021

October 28, 2021



NOTHING SCHEDULED TODAY

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Cleveland Landmarks Commission

National Register of Historic Places Nomination



October 28, 2021



October 28, 2021

Euclid Avenue Christian Church / East Mount Zion Baptist Church

Ohio Historic Site Preservation Advisory Board 12/3/21 9990 Euclid Avenue Ward 6: Griffin Project Representative: Margaret Lann, Cleveland Restoration Society, Nomination Preparer



















































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Euclid Avenue Christian Church

Name of Property



Cuyahoga, Ohio County and State

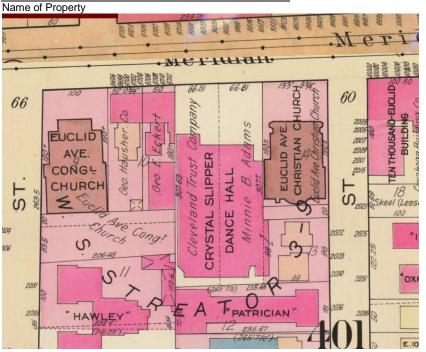
Figure 2. Euclid Avenue Christian Church and East 100th St., circa 1900-1929. From Postcards of Cleveland via Cleveland State University. Michael Schwartz Library. Special Collections.



Figure 3. Euclid Avenue Christian Church, looking east down Euclid Avenue, 1923. From Cleveland Picture Collection, via Cleveland Public Library Digital Gallery.

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10-900 OMB No. 1024-0018

Euclid Avenue Christian Church



Cuyahoga, Ohio County and State

Figure 4. 1927-1937 Hopkins Plat Book map of Cleveland. Euclid Avenue Christian Church is labeled at the northeast corner of Euclid Avenue and E. 100th (formerly Streator Ave.) From Cleveland Historic Maps, via ESRI.

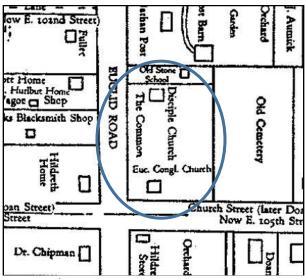
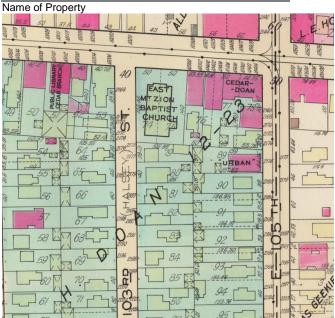


Figure 5. (Continued next page) Doans Corners Map, circa 1957. Drawn by Charles Asa Post. The site of the Euclid Avenue Christian Church is circled in blue. From Barrow, William C. "The Euclid Heights Allotment: A Palimpsest of the Nineteenth Century Search for Real Estate Value In Cleveland's East End" via ClevelandMemory.org

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10-900 OMB No. 1024-0018

Euclid Avenue Christian Church



Cuyahoga, Ohio County and State

Figure 10. 1927-1937 Hopkins Plat Book map of Cleveland. East Mount Zion Church is labeled at the corner of Cedar Avenue and E 103rd St. From Cleveland Historic Maps, via ESRI.



Figure 11. Rev. Ernest Hall of East Mount Zion performs marriage ceremony between Jesse Owens and Minnie Ruth Solomon. From Cleveland Press Collection via Cleveland State University. Michael Schwartz Library. Special Collections.

Section 106 Environmental Review



October 28, 2021



NOTHING SCHEDULED TODAY

Meeting Minute Approvals



October 28, 2021



NOTHING SCHEDULED TODAY

Administrative Reports



Adjournment



