

Thursday, November 11, 2021

PLEASE MUTE YOUR MICROPHONE

Julie Trott, Commission Chair Donald Petit, Secretary

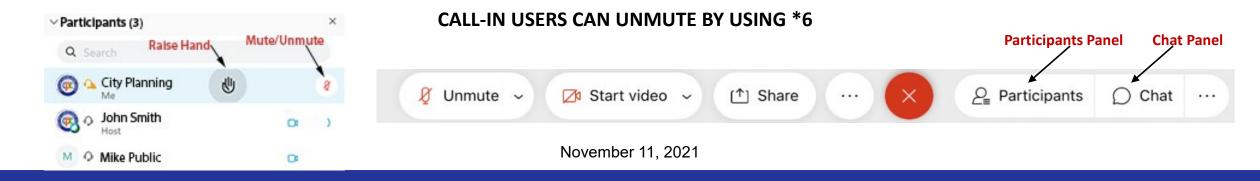
Preamble

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.



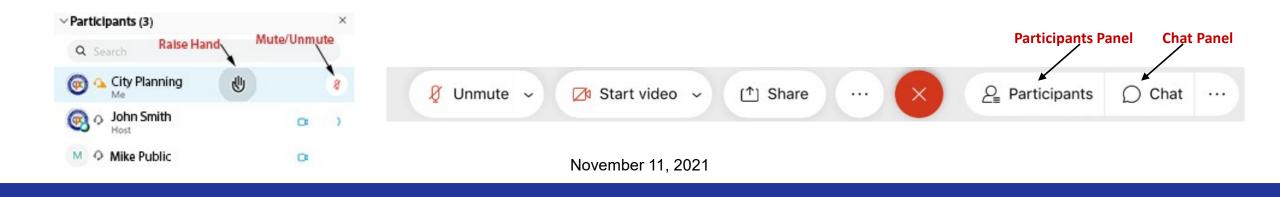
Preamble

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.



Call to Order & Roll Call



Public Hearing



November 11, 2021



NOTHING SCHEDULED TODAY

Public Hearing Action



Public Hearing Action, Cleveland Landmark Nomination

EVELANDO O DE LA COLLIER JR. D. COLL

November 11, 2021

Lake Shore and Michigan Southern (Norfolk Southern) Railroad Bridge over Lake Avenue

Public Hearing October 28, 2021

Nominated by Commission July 8, 2021

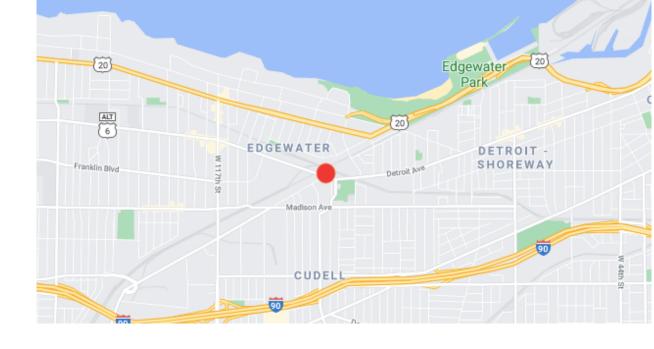
Ward 15: Spencer



Description



North Side







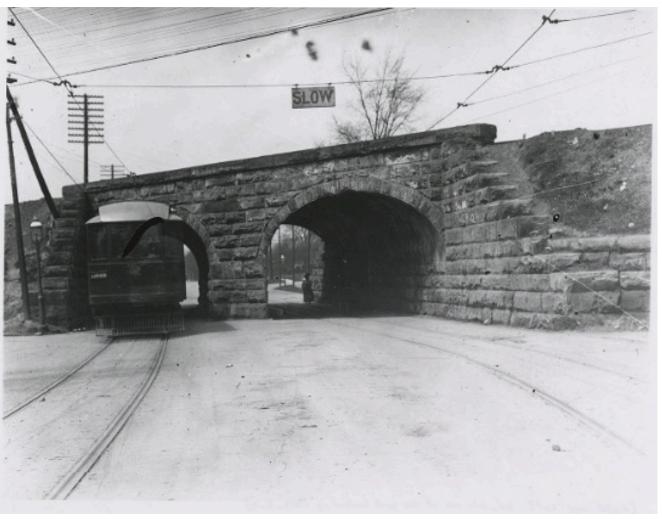
Steel work and pillars from west side





Steel underneath bridge

Origins

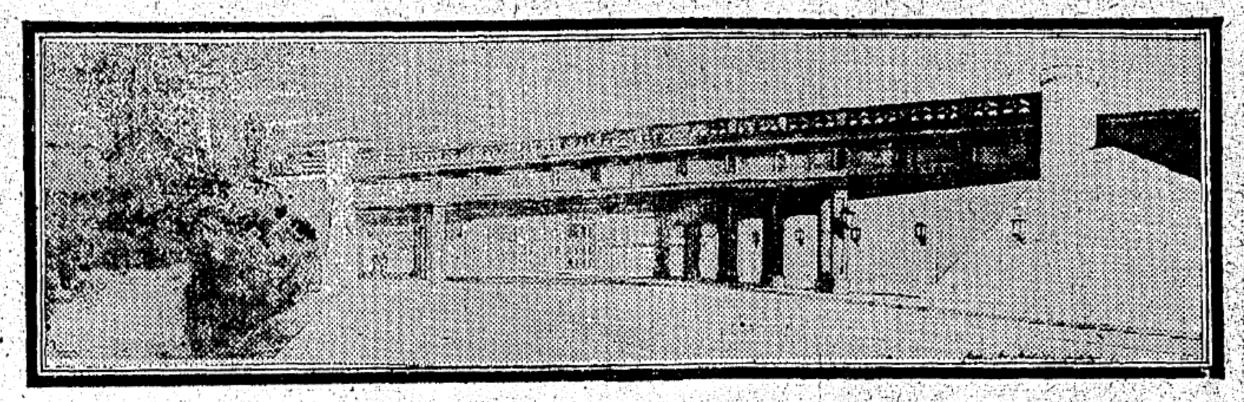


"Bridges Lake Ave at New York Central Ry 1910s" Western Reserve Historical Society (wrhs:4183)



1898 Map showing underpass; previous maps show a grade crossing

BRIDGE THAT IS PLANNED TO DO AWAY WITH TUNNELS



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 tunnel

removed during the coming year and the architects on the fourth floor of

Architect F. W. Striebinger has free to the public.

there, which is dangerous to autoists just completed the plan. It is now on and pedestrians alike. It is to be exhibition at the show being held by the street widened. the B. of L. E. building. The show is





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

Certificates of Appropriateness



Certificates of Appropriateness

November 11, 2021



Case 21-084: Market Square Historic District (Storefront Renovation Approved 3/11/21)

Metzner Building 1899-1903 West 25th Street

Signs for Choolaah Restaurant

Ward 3: McCormack

Project Representatives: Dustin James, Joe Palecek, Advanced Installation & Sign Service;

Randhir Sethi, Jay Nesbitt, Wholesome International

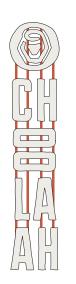
CHOOLAH OHIO CITY

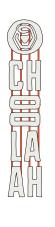


SCOPE OF PROJECT

Customer is proposing the following signs:

- i. & ii. Two (2) sets of non-illuminated FCO aluminum letters & logos on rails at two (2) different sizes
- iii. One (1) set of front-illuminated trimless channel letters & logos for exposed metal canopy (by others)







COLORS

SW 7005 Pure White #7328 white acrylic



MP00192 Southern Clay

Obstinate Orange

SW 6884

*ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF VISUALIZATION, AND ARE SUBJECT TO CHANGE IF NECESSARY.

These drawings are the exclusive property of Xacto Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Xacto Signs.

CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 **VERSIONS**

V1: 10/11/21 V2: 10/19/21 V3: 11/09/21

11/09/21

DATE

PROJECT MANAGER

PAGE DESCRIPTION

PAGE NO.

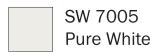
ANNA A.

LOCATION & SCOPE

MATERIALS

- 0.25" aluminum letters & logo, routed & painted white
- Mounted w/ 1" spacers to four (4) 1.5" square aluminum rails, painted to match fascia
- Non-illuminated
- Rails mounted to fascia w/ 1/4" mechanical fasteners at 2" embedment (4 per section = 8 total)

COLORS





CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 OVERALL DIMENSIONS 3' - 3,5" W x 16' - 4,4" H x 2,75" D SCALE SQUARE FOOTAGE 54 ft.² 1:24

39.5"

PROJECT MANAGER

PAGE DESCRIPTION

PAGE NO.

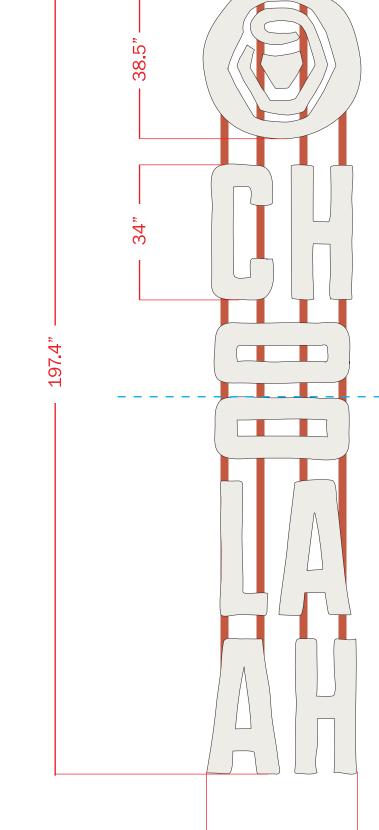
DATE

11/09/21

ANNA A.

WALL SIGN - SOUTH ELEV. **FRONT VIEW**

2 OF 12



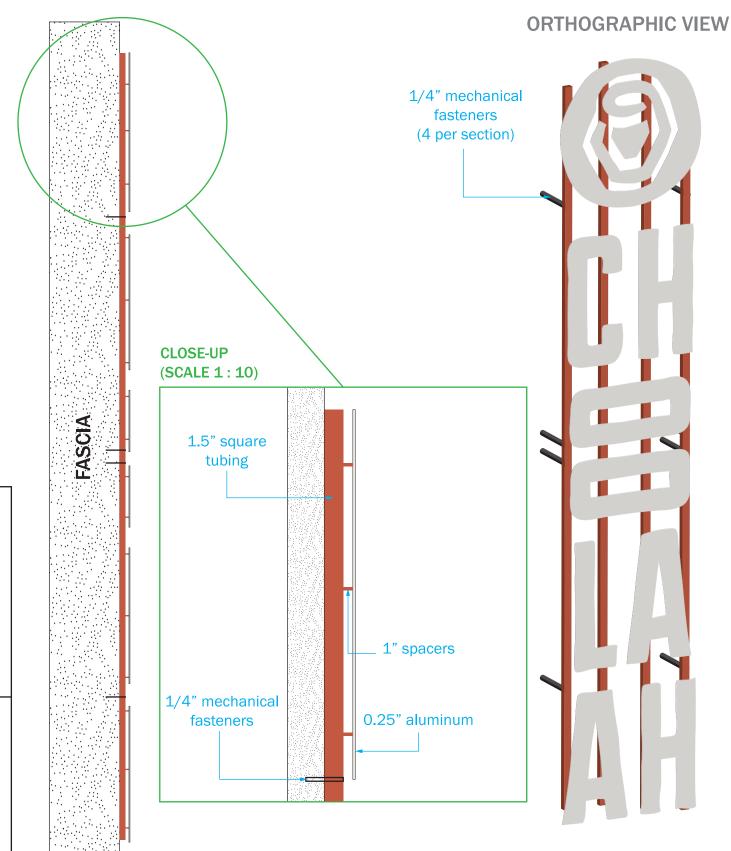
to help with install

appx. split in rail system

*ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF **VISUALIZATION, AND ARE SUBJECT TO CHANGE IF NECESSARY.**

These drawings are the exclusive property of Xacto Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Xacto Signs.

DIRECT SIDE VIEW



MATERIALS

- 0.25" aluminum letters & logo, routed & painted white
- Mounted w/ 1" spacers to four (4) 1.5" square aluminum rails, painted to match fascia
- Non-illuminated
- Rails mounted to fascia w/ 1/4" mechanical fasteners at 2" embedment (4 per section = 8 total)

COLORS



SW 7005 Pure White



MP00192 Southern Clay

CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 OVERALL DIMENSIONS 3' - 3,5" W x 16' - 4,4" H x 2,75" D

SQUARE FOOTAGE 54 ft.²

SCALE

DATE

PROJECT MANAGER

PAGE DESCRIPTION

PAGE NO.

*ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF VISUALIZATION, AND ARE SUBJECT TO

These drawings are the exclusive property of Xacto Signs.

design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent

They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this

WALL SIGN - SOUTH ELEV. **SIDE VIEWS**

3 OF 12

from Xacto Signs.

CHANGE IF NECESSARY.

1:24

11/09/21

ANNA A.



CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 OVERALL DIMENSIONS 10' - 10" W x 4' - 0.5" H x 5" D

SCALE

DATE

PROJECT MANAGER

PAGE DESCRIPTION

WALL SIGN - SOUTH ELEV.

PAGE NO.

SQUARE FOOTAGE 43.8 ft.²

AS NOTED

11/09/21

ANNA A. MOCK-UP ON SITE

MATERIALS

- 0.25" aluminum letters & logo, routed & painted white
- Mounted w/ 1" spacers to four (4) 1.5" square aluminum rails, painted to match fascia
- Non-illuminated
- Rails mounted to fascia w/ 1/4" mechanical fasteners at

COLORS





MP00192 Southern Clay

CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 OVERALL DIMENSIONS 1' - 4,25" W x 11' - 9,2" H x 2,75" D SQUARE FOOTAGE 54 ft.² 1:24

28**.**25" —

SCALE DATE

PROJECT MANAGER

PAGE DESCRIPTION

PAGE NO.

WALL SIGN - EAST ELEV. ANNA A.

- 2" embedment (4 per section = 8 total)

*ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF **VISUALIZATION, AND ARE SUBJECT TO CHANGE IF NECESSARY.**

These drawings are the exclusive property of Xacto Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Xacto Signs.

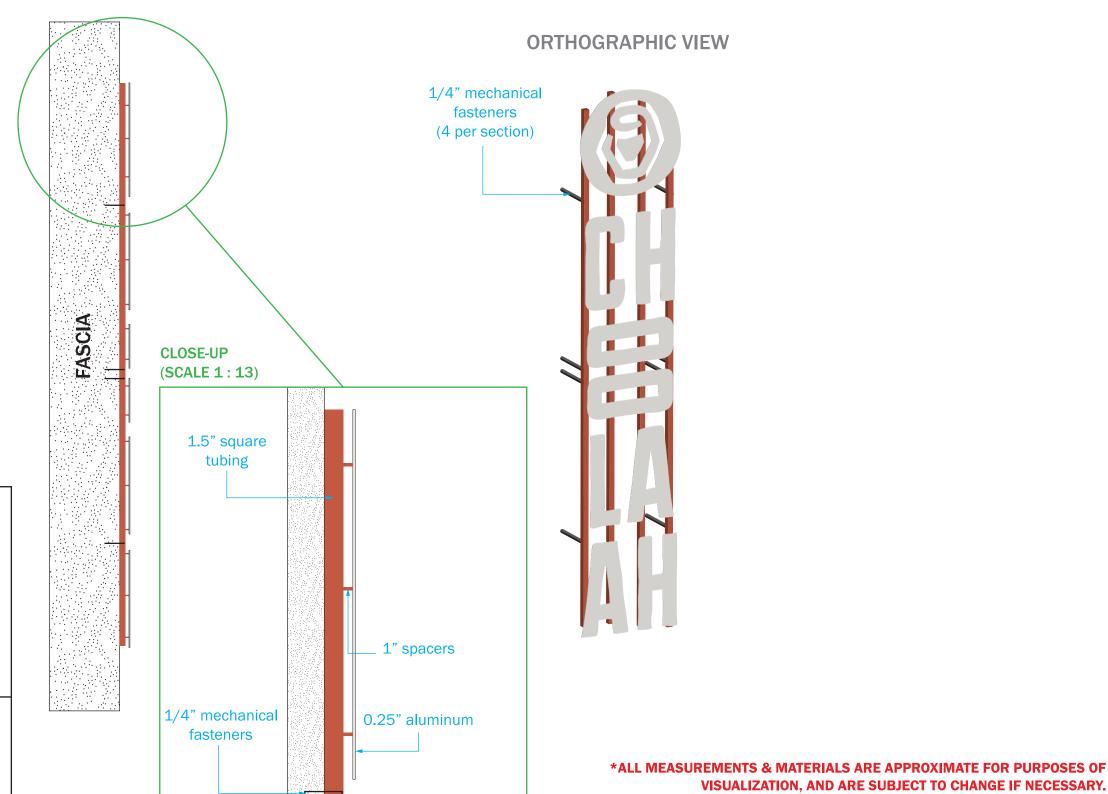
11/09/21

appx. split in rail system

to help with install

FRONT VIEW

DIRECT SIDE VIEW



MATERIALS

- 0.25" aluminum letters & logo, routed & painted white
- Mounted w/ 1" spacers to four (4) 1.5" square aluminum rails, painted to match fascia
- Non-illuminated
- Rails mounted to fascia w/1/4" mechanical fasteners at 2" embedment (4 per section = 8 total)

COLORS

SW 7005 Pure White

MP00192 Southern Clay

CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 overall dimensions 1' - 4.25" W x 11' - 9.2" H x 2.75" D

SCALE

1:24

DATE

PROJECT MANAGER

ANNA A.

PAGE DESCRIPTION

PAGE NO.

for any purpose without written consent from Xacto Signs.

SQUARE FOOTAGE **54** ft.²

11/09/21

WALL SIGN - EAST ELEV. SIDE VIEWS

These drawings are the exclusive property of Xacto Signs. They represent chargeable

time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used



CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 OVERALL DIMENSIONS 1' - 4,25" W x 11' - 9,2" H x 2,75" D

SQUARE FOOTAGE **54** ft.²

SCALE

AS NOTED

DATE

11/09/21

PROJECT MANAGER

ANNA A.

PAGE DESCRIPTION **WALL SIGN - EAST ELEV.** PAGE NO.

MOCK-UP ON SITE



CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 overall dimensions 1' - 4.25" W x 11' - 9.2" H x 2.75" D

SCALE

DATE

PROJECT MANAGER

PAGE DESCRIPTION
WALL SIGN - EAST ELEV.

PAGE NO.

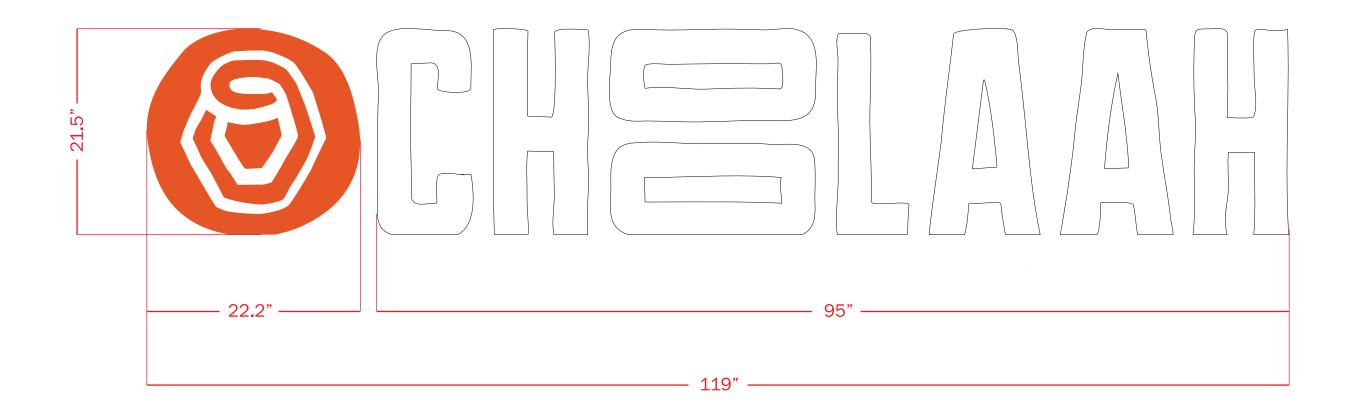
8 OF 12

SQUARE FOOTAGE **54** ft.²

AS NOTED

11/09/21 ANNA A.

ARCH. RENDERING



MATERIALS - Trimless channel letters w/ 1/2" acrylic faces - 30" deep returns, painted orange - Front-illuminated only w/ white LEDs & 12V power supplies housed in rear rail support - False backs at 3" from faces - Mounted w/ 1/4" mechanical fasteners along backs of letters COLORS #7238 white acrylic SW 6884 Obstinate Orange PMS 166 C

*ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF VISUALIZATION, AND ARE SUBJECT TO CHANGE IF NECESSARY.

These drawings are the exclusive property of Xacto Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used for any purpose without written consent from Xacto Signs.

CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 OVERALL DIMENSIONS 9' - 11" W x 1' - 9.5" H x 30" D

SQUARE FOOTAGE 17.8 ft.²

SCALE

1:10

DATE

11/09/21

PROJECT MANAGER

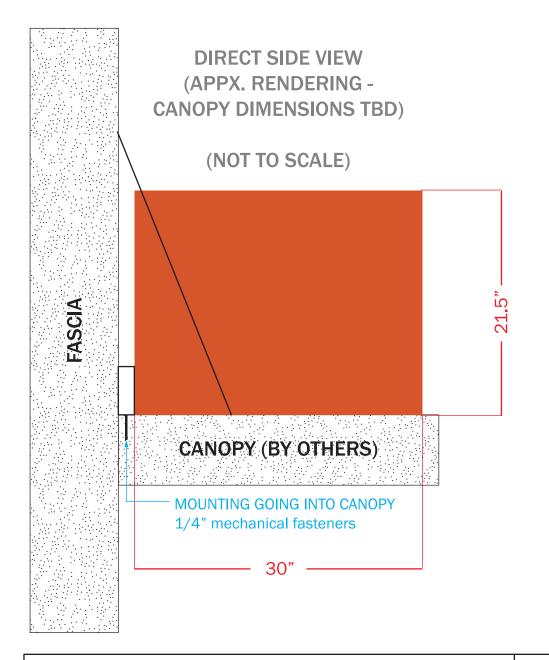
ANNA A.

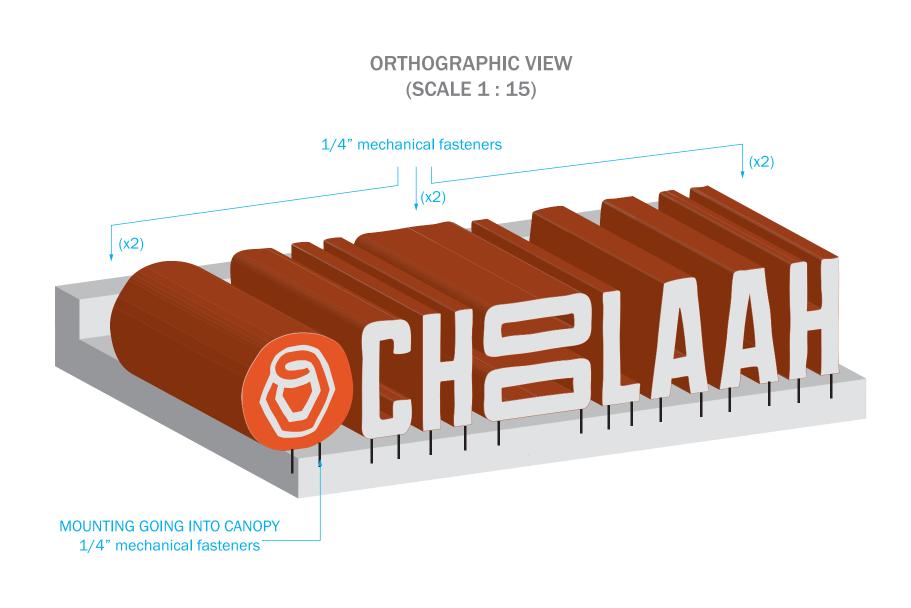
IANAGER PAGE DESCRIPTION

CHANNEL LETTERS

PAGE NO.

FRONT VIEW 9 OF 12





MATERIALS

- Trimless channel letters w/ 1/2" acrylic faces
- 30" deep returns, painted orange
- Front-illuminated only w/ white LEDs & 12V power supplies housed in rear rail support
- False backs at 3" from faces
- Mounted w/ 1/4" mechanical fasteners along backs of letters

CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113

COLORS

#7238 white acrylic

SW 6884
Obstinate Orange

PMS 166 C

overall dimensions 9' - 11" W x 1' - 9.5" H x 30" D

SQUARE FOOTAGE 17.8 ft.²

SCALE

AS NOTED

DATE

11/09/21

PROJECT MANAGER

ANNA A.

CHANNEL LETTERS
SIDE VIEWS

PAGE DESCRIPTION PAGE NO.

for any purpose without written consent from Xacto Signs.

10 OF 12

*ALL MEASUREMENTS & MATERIALS ARE APPROXIMATE FOR PURPOSES OF VISUALIZATION, AND ARE SUBJECT TO CHANGE IF NECESSARY.

These drawings are the exclusive property of Xacto Signs. They represent chargeable time spent. They are submitted for your personal use under the agreement that the use of this design in its entirety or any part will not be reproduced, copied, lent or used



CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 OVERALL DIMENSIONS 9' - 11" W x 1' - 9,5" H x 30" D

SQUARE FOOTAGE 17.8 ft.²

SCALE

AS NOTED

DATE

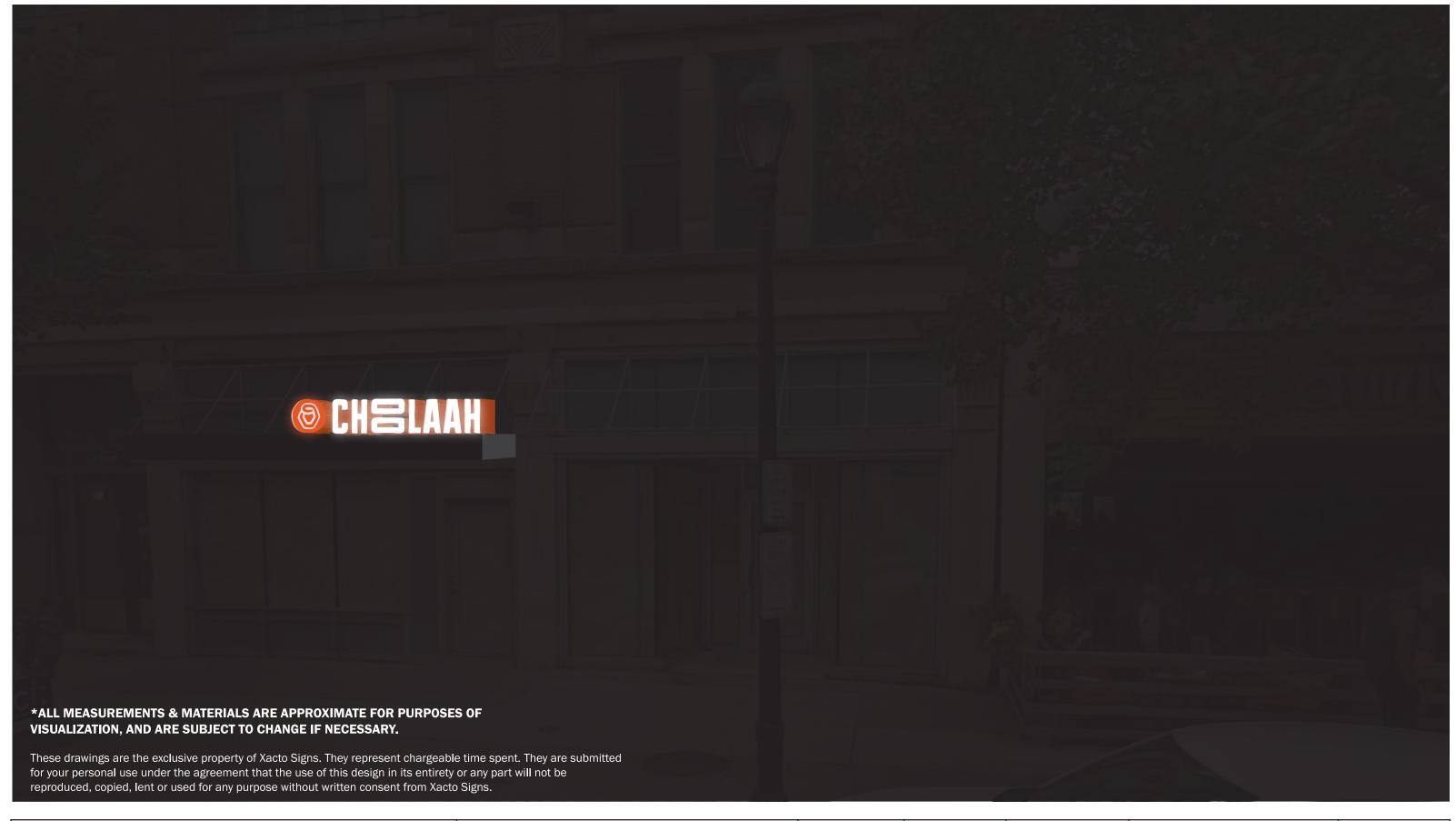
11/09/21

ANNA A.

PROJECT MANAGER

PAGE DESCRIPTION **CHANNEL LETTERS** MOCK-UP ON SITE - DAY TIME

PAGE NO.



CHOOLAH OHIO CITY 1903 W. 25TH STREET, CLEVELAND, OH 44113 OVERALL DIMENSIONS 9' - 11" W x 1' - 9.5" H x 30" D

SQUARE FOOTAGE 17.8 ft.²

SCALE

AS NOTED

DATE

11/09/21

PROJECT MANAGER

ANNA A.

AGER PAGE DESCRIPTION
CHANNEL LETTERS
MOCK-UP ON SITE - NIGHTTIME

PAGE NO.

Certificates of Appropriateness

November 11, 2021



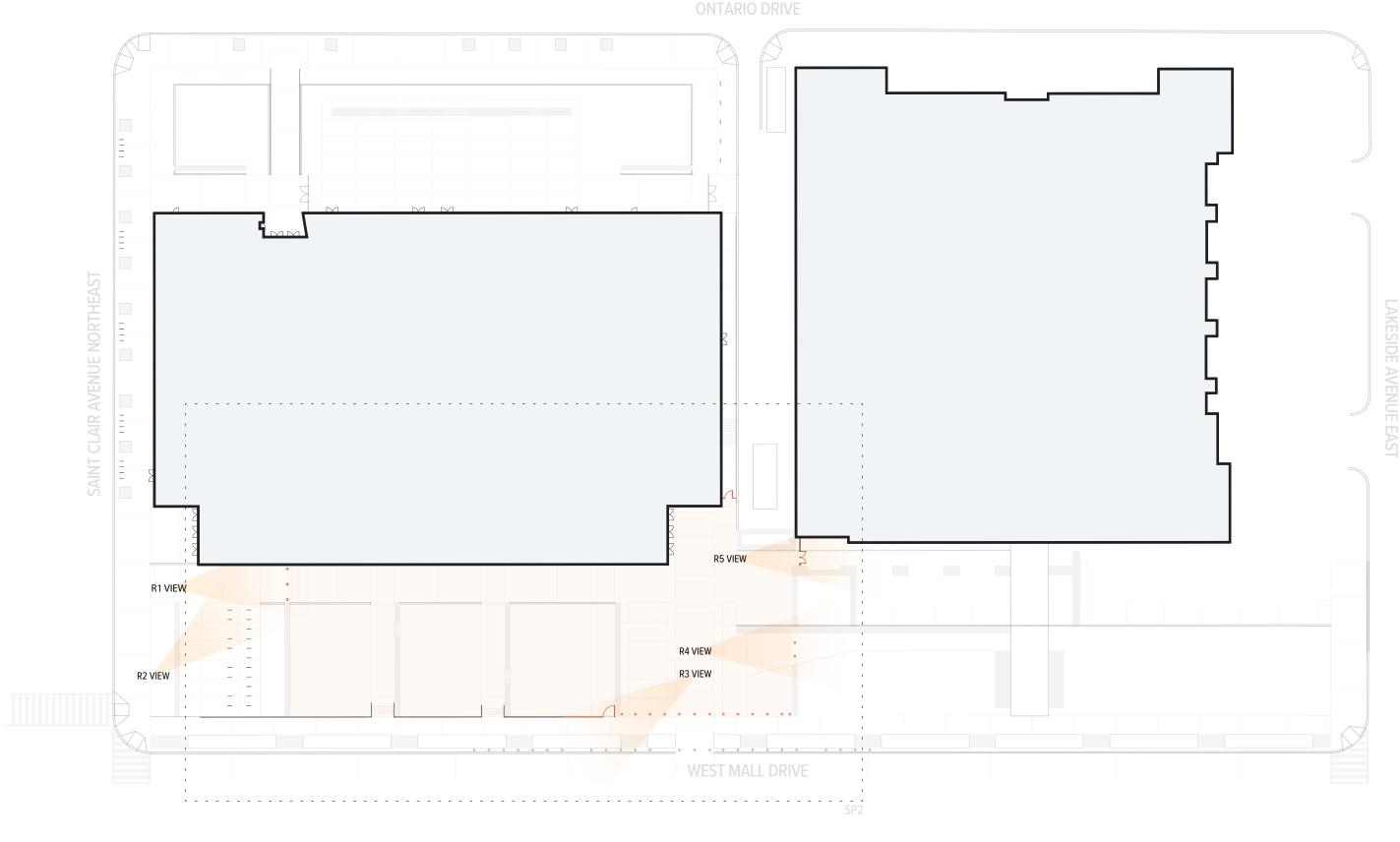
Case 21-085: Mall Historic District

Huntington Convention Center, Global Center for Health Innovation 1 St. Clair Avenue

Site Security Elements along West Mall Drive

Ward 3: McCormack

Project Representatives: Kyle Hulewat, Bowen Architecture







NORTH 🔪

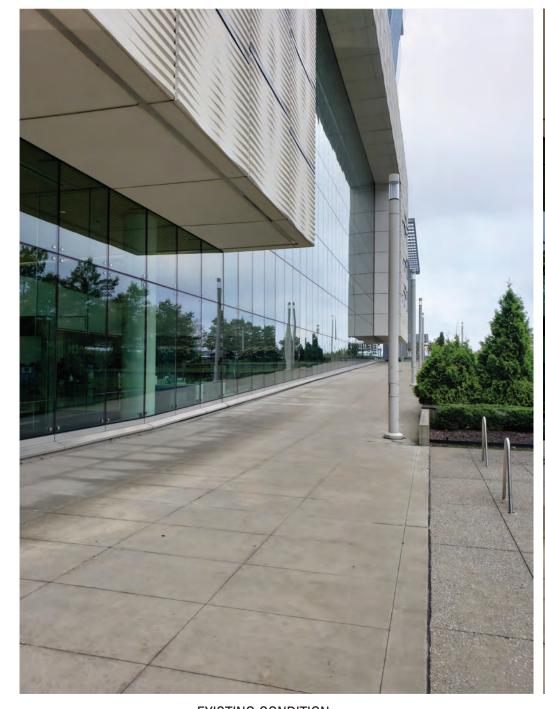




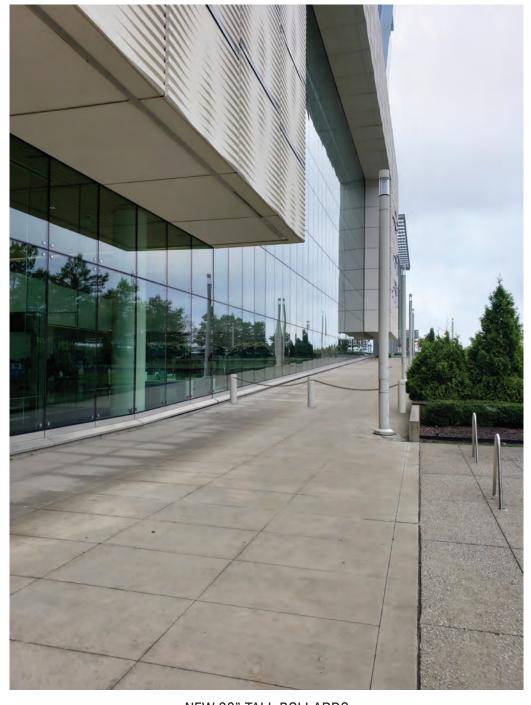
HUNTINGTON CONVENTION CENTER OF CLEVELAND











EXISTING CONDITION

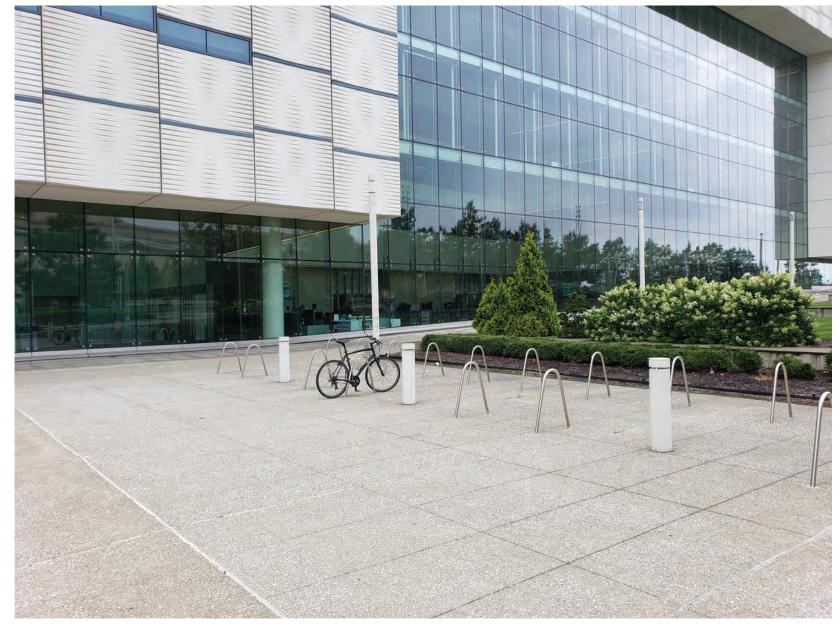
NEW 36" TALL BOLLARDS COLOR TO MATCH LIGHT POLES

NEW 36" TALL BOLLARDS W/ CHAINS FOR EVENTS

HUNTINGTON CONVENTION CENTER OF CLEVELAND







EXISTING CONDITION

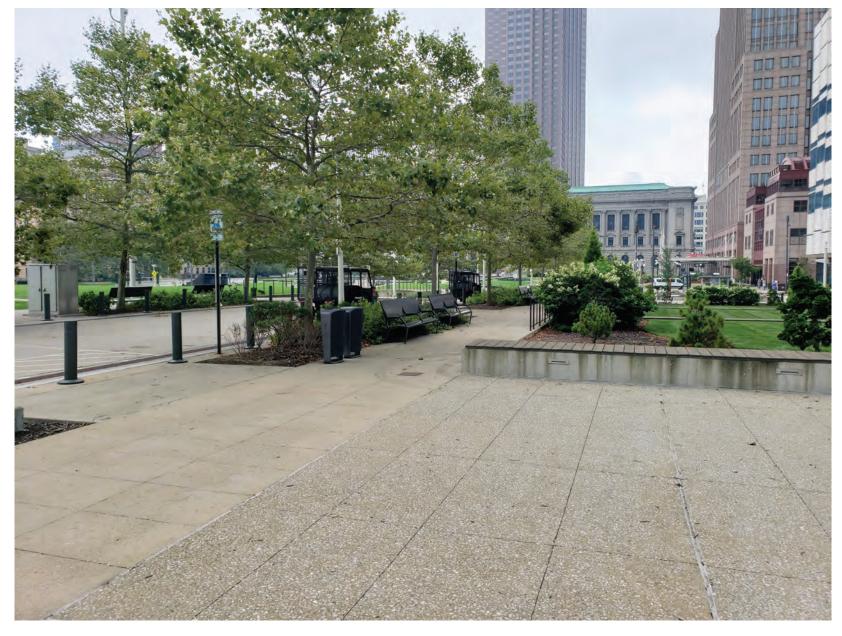




HUNTINGTON CONVENTION CENTER OF CLEVELAND







EXISTING CONDITION



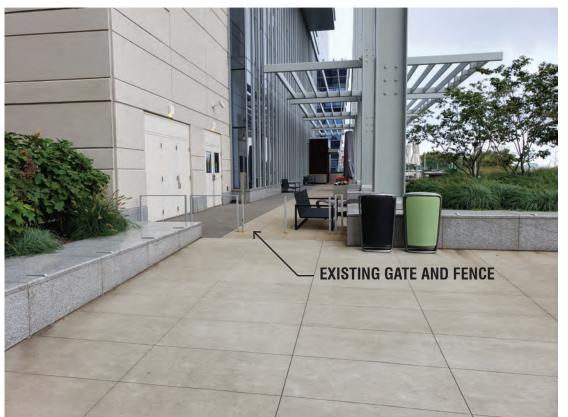


HUNTINGTON CONVENTION CENTER OF CLEVELAND











NEW 36" BOLLARDS

HUNTINGTON CONVENTION CENTER OF CLEVELAND





Cleveland Landmarks Commission

Design Review



T: (216) 664-2210 F: (216) 664-3281 I www.planning.city.cleveland.oh.us

Downtown | Flats Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual, 9:00 AM

Meeting Location: Virtual, 9:00 AM						
Case Number: Project Name: Project Address: Project Rep. :	DF2020-017 The Huntington Conv. Center Site The Huntington Convention Cente Kyle Hulewat, Bowen Architecture	Security er Wa	ng Date: November 04, 2021 ard No.: 3			
Existing Use:	NA Propos	sed Use: NA				
Project Scope: The proposed installation of new security elements around the convention center.						
Design Review Level Applied For: Motion by Design Review Committee: Approved (as presented)						
Committee Action: (1 = First; 2 = Second; App. = Approved; Disapproved; Abst. = Abstain; Pres. = Present)						
Bialosky (C)		Schwartzberg				
Bogart	1 ⊠ App. □ Disapp. □ Abst. ⊠ Pres.	Soltis -	□ App. □ Disapp. □ Abst. □ Pres.			
	2 ⋈ App. □ Disapp. □ Abst. ⋈ Pres.	VanderWiel				
Brown	- ☐ App. ☐ Disapp. ☐ Abst. ☐ Pres.	Yablonsky				
Geist (VC)	- App. Disapp. Abst. Pres.	Zarfoss -	☐ App. ☐ Disapp. ☐ Abst. ☐ Pres.			
Pesarchick ⊠ App. □ Disapp. □ Abst. ⊠ Pres. □ App. □ Disapp. □ Abst. □ Pres. Non-Voting Members in Attendance:						
Applicant Signature & Date: Virtual Meeting – No Signature Required						

Certificates of Appropriateness

November 11, 2021



Case 21-086: Clifton-West Boulevard Historic District

3550 West Boulevard

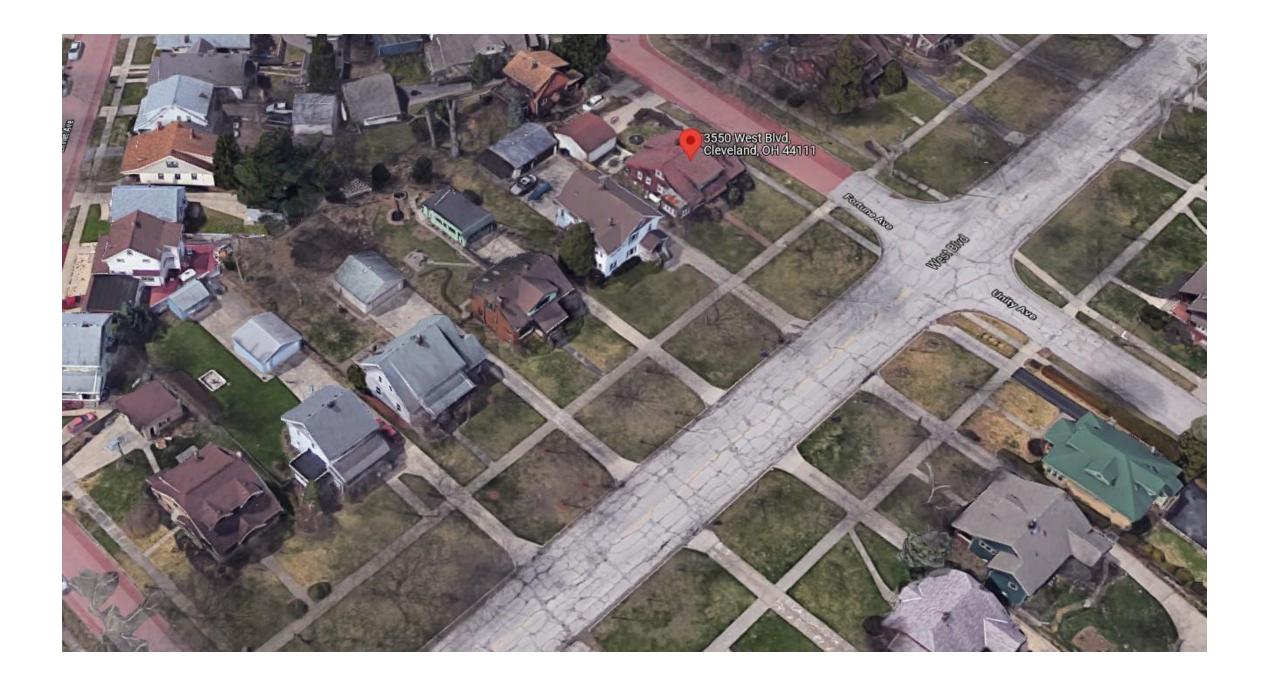
Roof Replacement

Ward 11: Mooney

Project Representatives: Tony Semidey, Sure Roof Total Construction Co.

3550 West Boulevard

Proposed Roof replacement













Proposed Material

GAF Timberline HDZ Dimensional Shingle Color Hickory

Ridge Vent with Ridge cap

Lifetime Limited Warranty



Cleveland Landmarks Commission

Design Review



Detroit, Clifton, West Blvd. Design Review Committee Meeting October 27, 2021 Agenda

Krysta, Aaron, Jeff, Erik, Tim, Karas, Karl, Jessica, Dave, Brian

- (1) My Cuzin Vintage Signage, 6507 Detroit Ave. Representative(s): Derrek Hoffman, co-owner
 - Sneaker/Vintage clothing store. Sign dimensions, sign is already installed. They didn't understand the process leading up to it. They installed the sign, working backwards
 - 120" wide, 53" tall, poly-metal sign
 - Jeff think the sign is nice, happy to have the business in the neighborhood. We're looking for something and asking for approval after the fact. Appropriate except it's too big. While park of design review is to make suggestions to better contextualize sign. Even within signage dimensions, next tenant will need to be louder and bigger.
 - Tim No sense in dwelling on the fact that it's already up. Will treat it like it's a proposal. This is a historic design review committee, trying to honor the historic quality of the building, there's a natural framing between transoms and the sandstone sill. It's just too big, overhangs sets a bad precedent. Would deny it based on the size.
 - Krysta said it seems oversized by code, too. Would agree with colleagues, need an appropriately sized sign. Either a blade sign or fitting it on the face of the building within the brick banding.
 - Erik does the sign light up at night? Derrek said no.
 - Krysta any comments about the material? Would this sign be fine as-is but in an appropriate size?
 - Tim a lot of blade signs in the neighborhood. Oceanne, Reverie, Sweet Moses. This is fine, but a little flat, not a lot of dimension. Most of the neighborhood signage has some sort of dimension.
 - Jeff appreciate that the shape cut-out gives a lot of charater on its own. If there was a small, selective overhang right over the center a couple of inches, that would be OK. Hard to be reviewing things after things.
 - Krysta recommend that the committee make a motion –
 - Karl what do you feel about the window vinyl? Could split it up. Cartoon Kid Cudi with MCV on his shirt (My Cuzin Vintage)
 - Jeff No issues with the vinyl.
 - Erik if there was a recommendation to deny the sign as is and provide a recommendation of what to do, is there any code or guidance about the distance the sign can extend? Karl said there's code, but it's a lot of math.
 - Jeff motion to table no issues with vinyl graphic, overhead sign needs to be revisited based on size and placement to fit between the transom and window sill.
 - Tim said he would make a motion to deny the overhead signage, approve the vinyl.

- Karl clarified that there's a motion on the floor, applicant would need to agree to table. Could make a motion to approve the vinyl and then deny the signage.
- Jeff retracted motion
- Karl may want to have something different, recommended SRP. Could go back to signage. Committee could allow the current sign to stay in place while they work on another sign.
- Derrek sign size? Based on the store width. You'll want to be within the sign band for the height. Have the height fit. No issue with it being tabled.
- Krysta could table for two week, or two meetings from now.
- Erik table for a shorter time period, come back December 8.
- Committee agreed to table until December 8, if the Applicant gets their new design together earlier they can come back sooner. Brent made a motion to table until December 8. Seconded by Eric. Unanimously approved.

(2) 3550 West Blvd. Roof Replacement

Representative(s): Tony from SureRoof Total Construction Company and Brian Mooney

- Proposing to replace tile roof with 30-year dimensional roof shingle in copper color. Outlook is going to look the same. Homeowner can't afford to replace with replica.
- Contractor said the roof is leaking, Sureroof has already replaced the roofs of other houses. She's a widow, grandkid had to move out because she has too many leaks.
- Brian Mooney said it's cost prohibitive to replace roofs, don't know where the leaks
 are until they took all the tile off. No reasonable alternatives, only one installer in
 the County and they wouldn't do the work. Some people get caught by building and
 housing, most don't. Only one person on the street has replaced tile with tile and
 that was an insurance claim.
- Jeff Question for Karl, any dialogue with restoration society about ways to maintain and preserve these types of roofs.
- Chad said he has yet to see an economical way to replace a clay tile roof unless you have six figures. Chad agrees with a lot of the preservation, but there are some items that are just impossible. A roof shouldn't cost more than your house.
- Jeff just wondering how other people repair and maintain?
- Brent out of the 100s of 1,000s of roofs like this worldwide, it doesn't seem
 plausible that every clay tile roof needs to be totally ripped off and replaced
 everywhere.
- Brian These roofs aren't good for Cleveland's climate. Clay roofs have a long lifetime, what's going on here?
- Tim to clarify, a hot roof refers to insulation, an unvented assembly. Dave Rogers said a cold roof is designed for a house that's warmer. In the wintertime, cold air flows out of the house. Tim just to get facts straight, the most common roof in the UK which is a freeze/thaw climate, and has lasted a long time. Not commenting on the economics.
- Erik assuming approval is granted, is there any value in carefully removing the tile and making it available to another homeowner?

- Mooney said no, the amount of labor is cost prohibitive because you need to take
 each tile off one at a time. Brian said once they got up to the roof, they just
 shoveled off the tiles, they were just being held on by the weight of the tile. This
 single is the exact same shingle everyone on the street uses. It's unfortunate, but no
 good alternative.
- Brent are we operating off of assumptions of cost based on Brian's roof, or did the homeowner do their own research? Brian No reasonable alternative, doesn't know if they got an alternative. Has a quote been provided to replace with clay or synthetic, or asking for alternative without having seen a quote put together for this? Tony said they do some work in Florida and knows people who do these types of roofs, could put an estimate together for clay tiles, think it would be over \$100k, no one else to go to in Northeast Ohio. Brent appreciates the answers, only question was whether a quote was provided, sounds like the answer is no. Brent said he was just gathering information.
- Jeff pretty clear to him that a brand new roof in clay tile is prohibitively expensive. Jeff would be interested in knowing if a permanent ice and water shield over the whole roof and then re-laying the tile would be more cost effective? As a follow-up, have seen roofs where the roof was replaced with asphalt, crenulations on the edges have been retained in other roof he's seen. Keep the ridge, peak details.
- Dave said he's been on jobs with fish tail slate roofs, was going to harvest slate –
 every other one was breaking. Understand where Jeff is coming from, Ice guard is
 very expensive and you'll be breaking over half and then you'll have half and half
 shingles. Dave said there's a completely viable solution, which is allow the shingle
 roof. Jeff just wondering if other shingles have been investigated that come a little
 closer? Tony you're talking about architectural shingles, \$80 more per square than
 the regular ones, another \$5,000 for the upgrade.
- Brent understand the hardship, investigating if conversations like this simply become a rubber stamp, or is there something design review can do that fits within the historic nature of the neighborhood. It was designated historic for a reason, no caveats for expense. Grand Manor is a more expensive shingle. Shaker lets you use Grand Manor instead of clay tile as an alternative. Shouldn't be in the position where some people have to do Grand Manor and other people can do asphalt shingle.
- Jeff generally discussed the value of giving people grants for historic home repair for elevated building materials, like in this situation. Brent not to debate semantics, when the City values new development they find ways to find money.
- Brian all new construction don't need to abide by the clay tile requirements
- Dave noted she's been there since 1990 before there was a historic district. You're making victims out of people.
- Erik Proposed a motion, due to the cost prohibitive nature of replacing the
 original tile roof, and that the home is in danger of being unoccupiable due to
 the roof, the proposal is recommended as presented with the suggestion that

- applicant obtain Grand Manor estimate prior to Landmarks Commission review. Jeff seconded.
- Krysta noted that design review is not held by precedent, each is a case-by-case basis.
- Aaron yes, Brent no, Erik Yes, Jeff yes, Krysta Yes, Tim yes. Motion passes.
- (3) 3471 West Blvd., Multi-family renovation including window replacements Representative(s): Mohammed Seder
 - Purchased the property last month, it caught fire. Replace windows with vinyl, replace with the same colors, new shingles, roof will be the same color currently a three tab shingle changing to dimensional. Sides and back will be vinyl, front will be wood. Adding a garage.
 - Krysta: front windows will be restored, same as they are? Whenever there's a fire they knock out all the windows. They need to have the glass replaced. Vinyl on side and back. White vinyl windows to match the neighbors on both sides.
 - Replacing the siding with wood pine
 - Jeff garage placement, is there an existing foundation?
 - Applicant said there's already a pad there, replacing that pad. Jeff said that its fine.
 For the front windows, try to match the divided lite pattern in the front. Applicant said they want to keep it the same exact way, none of the windows were totally broken.
 - Dave –Applicant has been doing a great job on the home, everyone has been chasing the owner around for a long time because the upkeep, maintenance, etc. Once the owner was hit with violation and the building was condemned it set on fire. Walked him through saving the shakers, saving the tongue and groove. Keeping the integrity of the house. Garage has been gone for a long time. Keeping the clapboard on the sides, too
 - Chad Applicant isn't a corner cutter, rehabs homes that people want to be in.
 - Applicant said with committee approval, would like to get siding up, windows, paint.
 - Brent made sure the driving pad is code compliant, Appicant said it is. Pointed to old photo, no dividing lites on the window.
 - Karl based on historic maps, garage is put back where it was. Suggested the exact dimensions for building and housing. Applicant has come in to Landmarks Commission, too.
 - Brent suggested adding the wood siding replacement where needed in plans.
 - Applicant is repairing the existing back porch, too. Painting the same colors things already are.
 - Brent motion to approve the plans as presented with the caveat that the
 applicant replace any divided lite details that were formerly present on the front
 windows and adding a note to the drawings that the siding to be repaired will be
 wooden siding and that existing colors will be used when the exterior is
 repainted. Aaron Jacobson seconded. Unanimously approved.

Previous Application Comparison





Certificates of Appropriateness

November 11, 2021



Case 21-087: Dunham Tavern Museum

6709 Euclid Avenue

Master Plan and Relocation of the Banks-Baldwin House

Ward 7: B. Jones

Project Representatives: Robert Klann, Architect, Robert P. Madison International; Kathleen

Jankowski, Knight & Stolar; Lauren Hansgen, Director, Dunham Tavern Museum



Welcome

It has been said that it takes a village to raise a child. Well, for those of us at Dunham Tavern Museum, our Master Plan has been our child for a very long time. And, it has taken an entire community to bring it to this stage.

Many hours over a year and a half from December 2019 through June 2021 have been dedicated to this Master Plan's creation. This includes the approximately 30 meetings with our Board, the many interviews with our membership and our neighbors, the working and reworking of the design by Merritt Chase, our landscape architecture firm, and many sleepless and hopeful nights dreaming about its completion.

The document before us is a masterpiece, but it is just the beginning of our work. Exciting days are ahead as we begin fundraising for implementation and engaging with our broader community to design each specialty garden, new structure, Barn expansion and more to achieve our vision.

But for now, let's pause and appreciate our combined efforts to get to this place. I do believe this master plan will make us proud, our community proud and our city proud, as well.

Bravo to this Master Plan! Then onto the journey to its completion....

Brenda Ellner President



Introdu tion

ust as Dunham Tavern Museum's history reflects preservation and adaptation within changing neighborhood contexts, today is an important moment to consider the future of the Dunham Tavern Museum. A once in a generation opportunity exists to preserve Dunham's history while imagining a visionary future that sustains and elevates Dunham as a significant neighborhood asset and regional cultural destination. Dunham is at the heart of the newly defined MidTown Civic District. With increased planning and investment along E. 66th Street and the Euclid Health Tech Corridor including the Cleveland Foundation Headquarters, the Dunham campus can become an inspiring, welcoming 21 st century public space ensuring that Dunham remains a vital MidTown institution.

The Dunham Tavern Museum Master Plan is intended to support the Museum Mission and Vision. The purpose of the Master Plan is to guide the future development of its grounds and buildings. It defines the locations and size of future improvements, the pattern of connections for vehicle and pedestrian circulation, and the spatial order and character of the grounds. The Master Plan serves as a framework that will facilitate practical day-to-day decisions as well as communicate Dunham's vision for the future. Its purpose is to make sure that the individual improvements made at Dunham will fit within a holistic vision and bring consistency and coherence to the campus. The Plan will also ensure that fundraising and investments are properly sequenced and contribute to a larger long term vision.

This plan would not be possible without the many passionate Dunham Tavern Museum members and volunteers who have cared deeply about this place through its 200 year history. We would like to thank the many Hough residents, MidTown stakeholders, and the Cleveland Foundation for collaboration and inspiration in support of this Master Plan. The impact of COVID-19 was personally and professionally challenging for everyone in 2020. This Master Plan represents a resilient effort to overcome those challenges and envision an optimistic future where the importance of public open space and social connection remain at the heart of Dunham's mission and the health and vitality of our community.

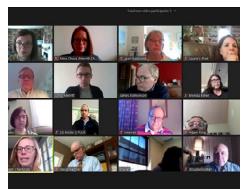


MidTown Context

This Master Plan acknowledges the significance of this work in context to important east side neighborhoods and assets in addition to connections to downtown Cleveland and University Circle approximately two miles in each direction. The Dunham Tavern Museum has the potential to serve as an important node east and west along Chester and Euclid Avenues in addition to serving as an anchor along E. 66th Street.

In MidTown, the recently completed Neighborhood Vision Plan creates a five year framework for equitable and inclusive growth that values connectivity and open space as key elements creating better quality of life for the MidTown community. The Dunham Tavern Museum is located at the southern end of E. 66th Street, a one mile north-south corridor connecting the Hough neighborhood north of the Museum to its campus. A recent planning study envisions E. 66th Street rebuilt with a focus on green infrastructure, smart technology, accessibility, and pedestrian and cyclist connectivity for safety, comfort, and delight. This "Black Avenue" will connect neighborhood residents to existing and historic assets including League Park, the Baseball Heritage Museum, Chateau Hough, Dave's Market, and Gallucci's among others, and new development including the Cleveland Public Library Hough Branch, the Allen Estates, MAGNET, and the Cleveland Foundation Headquarters.

The Dunham Tavern Museum campus is situated at the heart of a newly developing civic and innovation district connecting many important existing neighborhood assets and future development to the Museum campus. The Dunham Master Plan started with a planning study in collaboration with MidTown and the Cleveland Foundation to understand the public realm connectivity of this new district in context to its future development. In addition to the Cleveland Foundation headquarters, future development focused on office space for technology and innovation with public uses imagined for the district. A new east-west green connector is proposed connecting Dunham to the district through a mix of public plaza and garden spaces. This framework proposes an innovative approach to stormwater management as a shared facility across the district. With the Dunham campus as a historic, verdant, bucolic landscape for the community, new green spaces, plazas, and gardens are proposed along the new greenway. Thoughtful, pedestrian-focused urban design with building setbacks, orientation, and building program allow for open, flexible space with active building edges that promote social connectivity and engagement. This framework also includes lush garden areas with more intimate gathering spaces, allowing for a diversity of experiences in the MidTown district.

























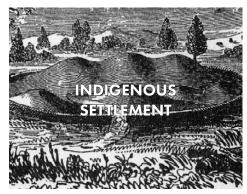


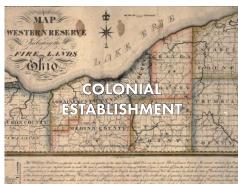




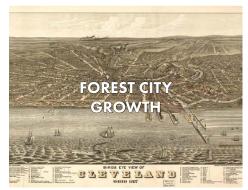
Master Plan Engagement

In addition to successfully achieving the objectives of this Master Plan, further community engagement will be critical. Of the key objectives in the plan, diversifying programming and audiences to become more welcoming will only be successful with trusted partnerships and relationships in the community. Over the year and a half duration of this Master Plan effort, we engaged the community through presentations, workshops, and conversations to listen and learn from Hough residents including the E. 66th Street Stakeholder and Youth Committee, MidTown stakeholders including the District Design Review Committee, and Dunham Board Members. This Master Plan benefits from the MidTown Public Realm Connectivity Plan engagement and collaboration, and coordination with ongoing efforts including the E. 66th Street and Cleveland Foundation Headquarters design. Nearly 30 engagement sessions were held between the various stakeholders involved in this effort, in addition to attending and listening to residents in adjacent planning initiatives. This plan recognizes the inspiring and challenging conversations that took place and the important work ahead with future projects where it will be necessary to continue to engage the community. As Dunham begins to work towards implementation of this Master Plan, neighborhood partnerships, ownership, and stewardship are critical to the Museum's future programming, engagement, and ultimately its identity and sustainability.

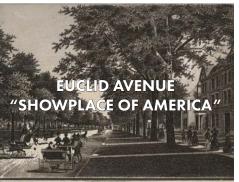






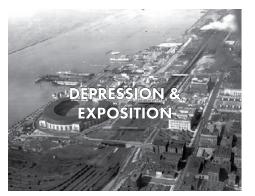








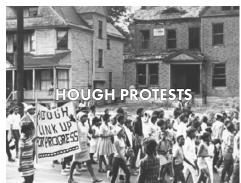


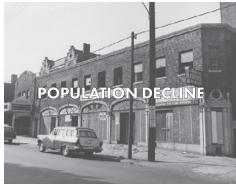














History

This Master Plan creates a framework for preserving the Museum and its mission as a historic educational and cultural resource. The process of the Master Plan emphasized the importance of context and history to inform Dunham's future, prioritizing the recognition and understanding of Dunham's position, significance and meaning within its historical context. The historic research considered not just Dunham's history, but also the history of the neighborhood, city, and region. The following pages document this research through a timeline, narrative, and images. The Master Plan proposes an understanding of Dunham's history in parallel to key moments or shifts in neighborhood history. The Dunham Tavern Museum can be thought of as a witness or participant in a long history on Cleveland's east side. As such, there is transformational opportunity and responsibility to broaden Dunham's definition of history and redefine its mission of educational programming in order to tell new stories and diversify the Museum's audience.



Master Plan Re ommendations

Dunham's vision is to provide an urban green space in MidTown Cleveland and return the Tavern to its roots by serving as a place for history, education, nature, and community. The aim of the Master Plan is to re-imagine these four core areas within one holistic and connected campus. The Master Plan concept provides a physical framework that organizes the campus through landscape experiences and programs to achieve the objectives summarized below

History

Preserve Dunham's historic identity and character while embracing a broad historic context in order to sustain cultural relevance

Expand existing mission and programming to create diverse educational opportunities

Nature

Enhance landscape to create sustainable, connected, and varied campus experiences

Community

Engage diverse audiences to become a more welcoming and inclusive neighborhood asset and regional destination

The Dunham Tavern Museum Master Plan responds to the priorities, objectives, and community feedback gathered over a year and a half long effort. The plan has evolved through several iterations. It preserves Dunham's important history through the museum, barn, farm, orchard, and Gray and Klein gardens while creating new landscape spaces, gardens, buildings, and programming with the barn expansion, community farm pavilion, event lawn, and new circulation patterns with a complete Heritage Trail loop that allow Dunham to build upon its cultural significance and community presence. The key recommendations for the Master Plan primary framework elements include the following

Barn Expansion

Expand the barn north with an addition and potential renovation pending further study to complement museum programming, public events, and private rentals

Banks Baldwin House

Relocate the Banks-Baldwin House between the museum and Tech Hive to serve as a new welcoming visitor's center

Heritage Trail

Enhance and extend the Heritage Trail to be a complete loop around the edges of the campus

Event Lawn

Create a new primary event lawn north of the barn expansion towards Chester Ave

Farm

Relocate and scale down the farm to the northeast corner of campus to serve as a learning demonstration farm

Orchard

Preserve the existing Orchard trees and enhance over time in alignment with new master plan elements

Specialty Gardens

Create new specialty gardens along the Heritage Trail potentially related to the following cultural themes Dunham history, community history, community reconciliation garden, healing garden, indigenous history, geology, sensory garden, native plants

Log Cabin

Rebuild and renovate the structure south of its existing location along the Heritage Trail to support new museum programming

Community Farm Pavilion

Create a new community farm pavilion on the northeast edge of campus to provide space for farm operations, community programming, gathering, and a new welcoming gateway onto the Dunham campus

Heritage Trail Pla a

Create a mutually beneficial garden and plaza along the Heritage Trail adjacent to the Cleveland Foundation building that serves as a welcoming gateway onto the Dunham campus

Short-Term Illustrative Master Plan

LEGEND

- (A) Meadow Walk
- B Visitor's Center
- © Heritage Trail
- D Farm Renovation
- **E** Orchard Enhancement
- F Landscape adjacent to Cleveland Foundation



Long-Term Illustrative Master Plan

LEGEND

A Barn Expansion

B Visitor's Center

© Heritage Trail

D Event Lawn

€ Farm

F Orchard

© Specialty Gardens

(H) Tobacco Barn / Log Cabin

Community Farm Pavilion

(J) Landscape adjacent to Cleveland Foundation









Heritage Trail Plaza



Barn Expansion



Event Lawn at Barn Expansion



Heritage Trail at Log Cabin



Community Farm Pavilion



Chester Avenue and E. 66th Street



Heritage Trail Meadow Entry



Contact

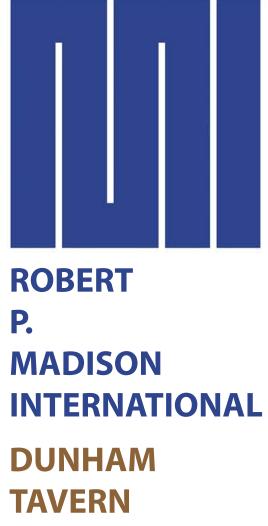
Lauren Hansgen

Executive Director
Dunham Tavern Museum

lauren@dunhamtavern.org







MOVING BANKS BALDWIN HOUSE DESIGN REVIEW

EAST 69TH STREET/EUCLID AVENUE, CLEVELAND, OHIO 44103

DATE: 09/30/2021

MUSEUM



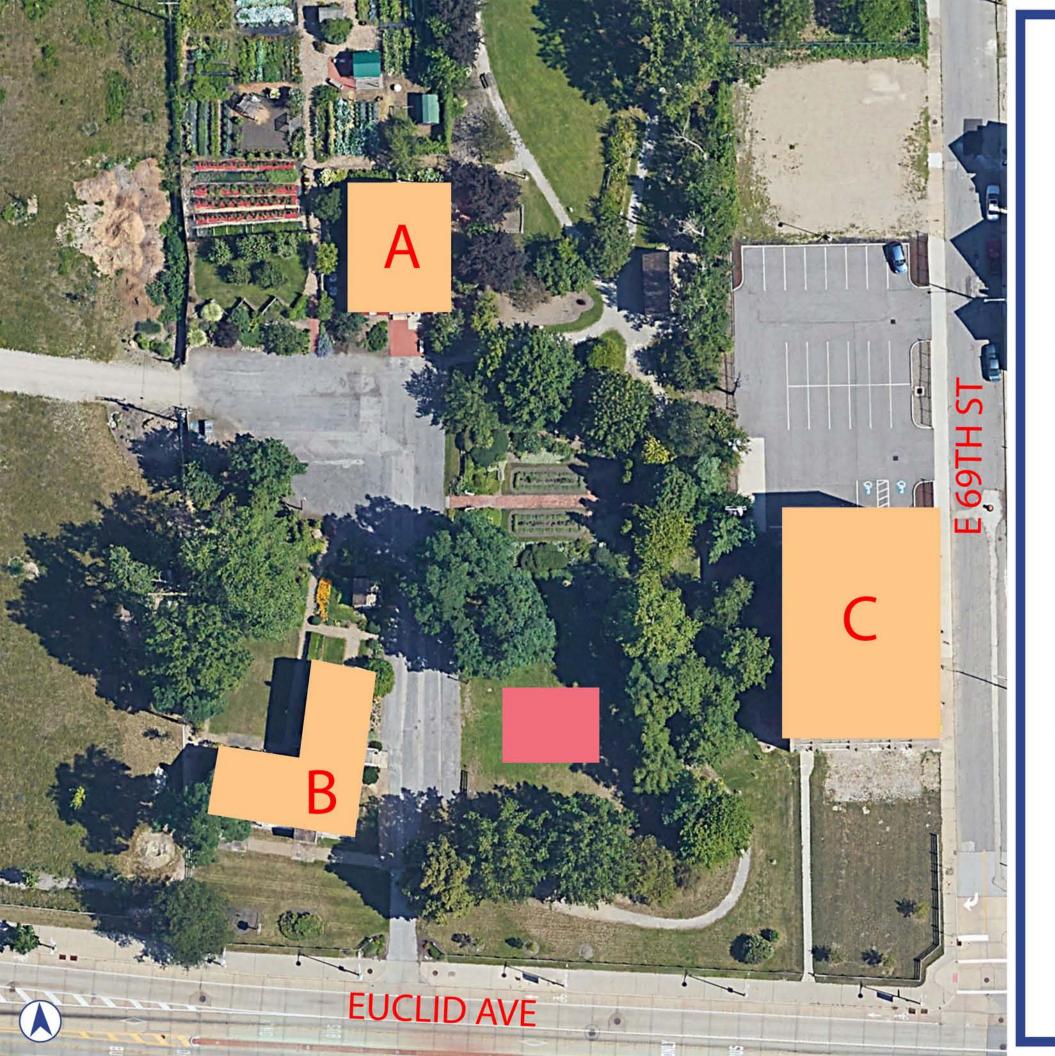
EXISTING CONDITIONS

(LARGER SCALE)

BANKS BALDWIN HOUSE CURRENT LOCATION

BANKS BALDWIN HOUSE NEW LOCATION





EXISTING CONDITIONS

A BARN

B DUNHAM TAVERN MUSEUM

C TECH HIVE

BANKS BALDWIN HOUSE NEW LOCATION





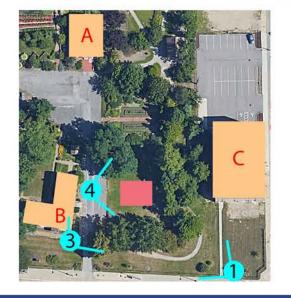


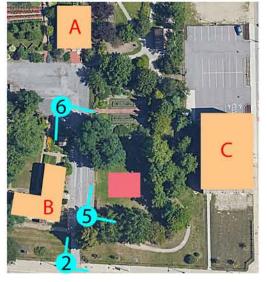












NEW LOCATION CONDITIONS



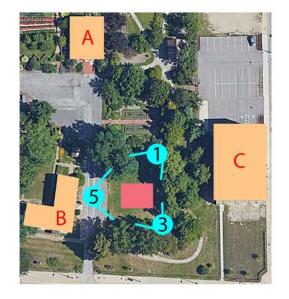


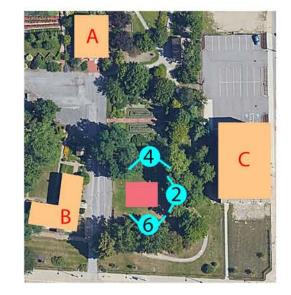












NEW LOCATION CONDITIONS





















NEW LOCATION STREET VIEWS













BANKS BALDWIN HOUSE EXTERIORS









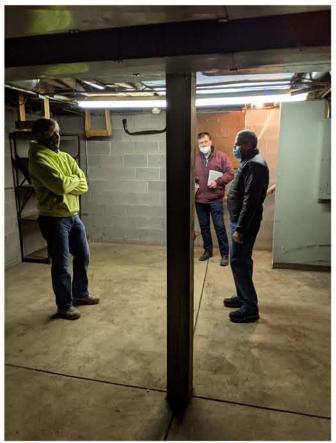






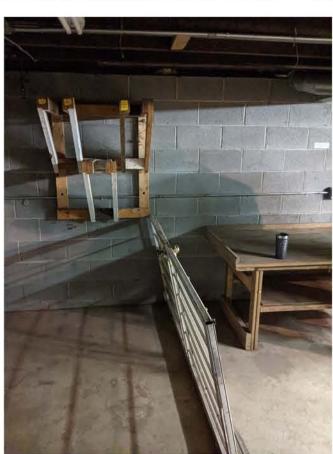
BANKS BALDWIN HOUSE EXTERIORS















BANKS BALDWIN HOUSE BASEMENT





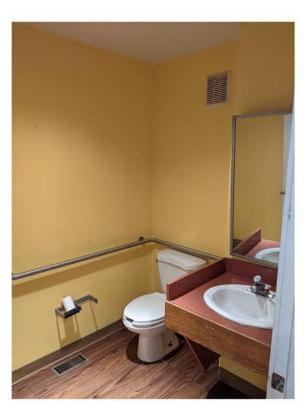


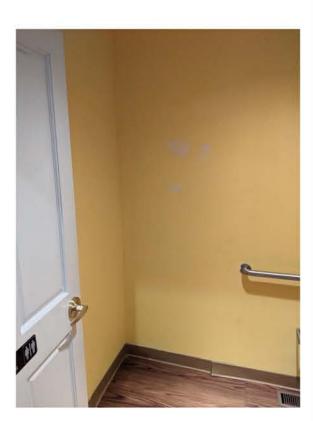












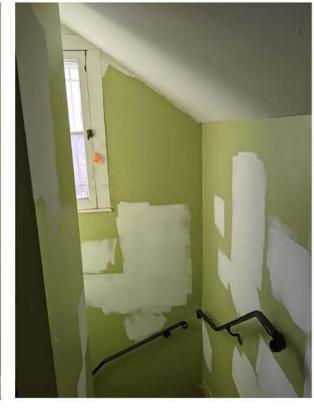
BANKS BALDWIN HOUSE FIRST FLOOR







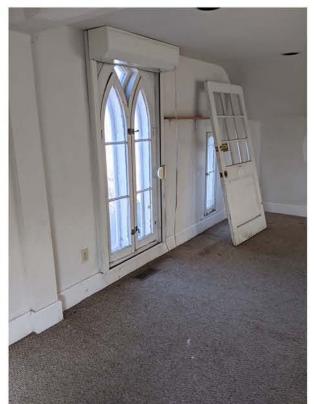






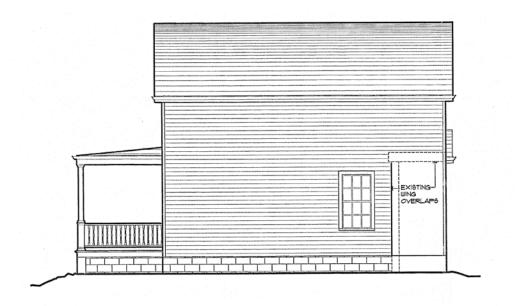




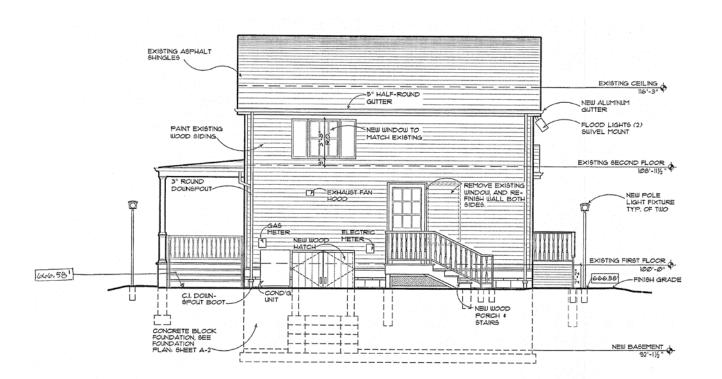




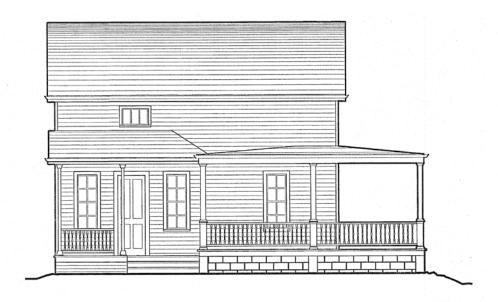
BANKS BALDWIN HOUSE SECOND FLOOR



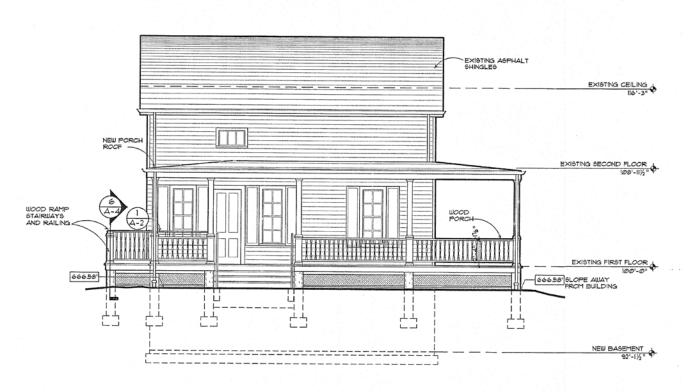
ORIGINAL SOUTH ELEVATION



1998 REVISED SOUTH ELEVATION



ORIGINAL NORTH ELEVATION

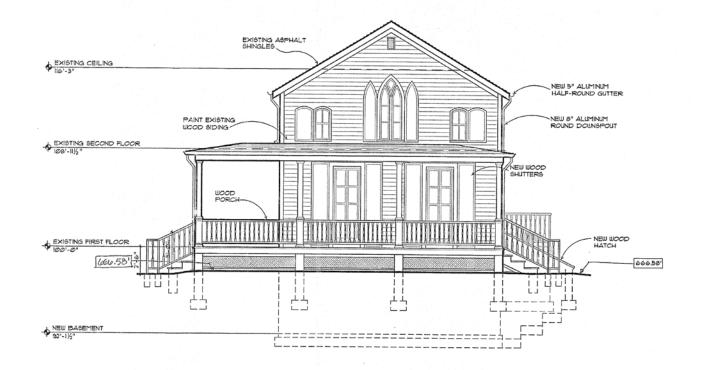


1998 REVISED NORTH ELEVATION

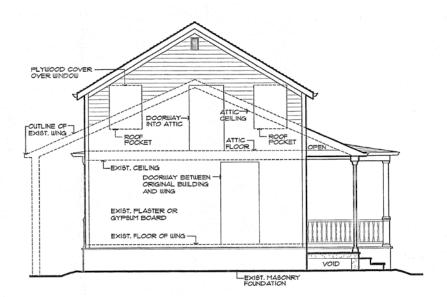
ELEVATION COMPARISONS



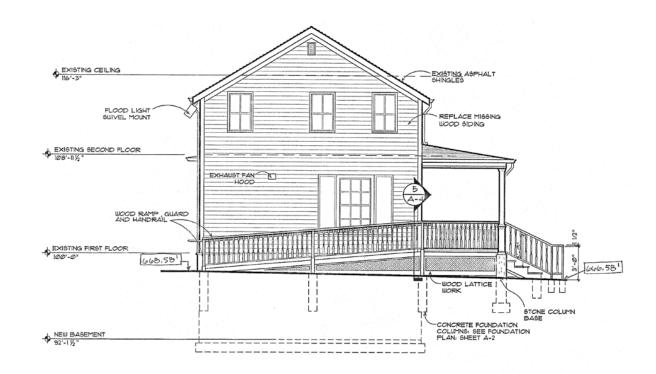
ORIGINAL WEST ELEVATION



1998 REVISED WEST ELEVATION

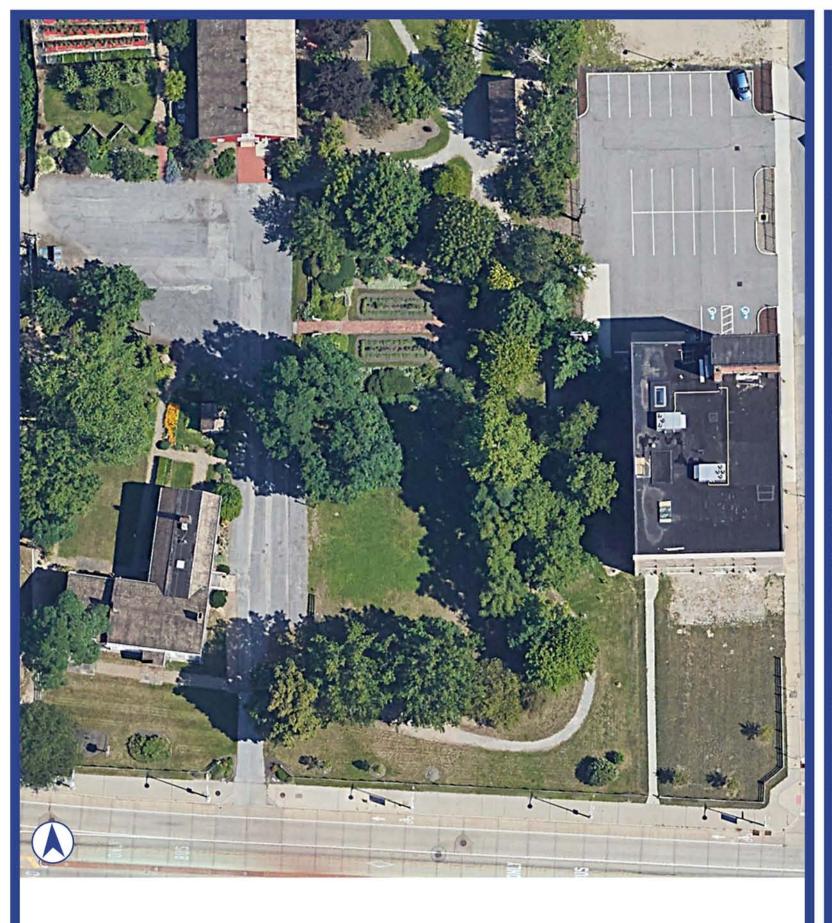


ORIGINAL EAST ELEVATION

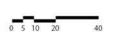


1998 REVISED EAST ELEVATION

ELEVATION COMPARISONS

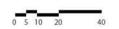


EXISTING SITE PLAN





NEW SITE PLAN





MROBERT P. MADISON INTERNATIONAL



MROBERT P. MADISON INTERNATIONAL



PLANT LEGEND

LEGEND

EXISTING TREE

EXISTING SHRUB

PROPOSED

LAWN

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION	QUANTITY	MATURE HT./W.	COMMENT
TREES						
T-AMELAN.	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7' HT. / B&B	4	25' HT. / 20' W.	CLUMP FO
T-NYSSA	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2" CALIPER / B&B	8	40' HT. / 25' W.	
SHRUBS \ OF	RNAMENTAL GRASS					
S-HYDRAN.	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18" / NO. 3 CONT.	2	3-5' HT. / 3-5' W.	
S-ILEX	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	15" / NO. 3 CONT.	3	3-4' HT. / 3-4' W.	
S-ITEA	ITEA VIRGINICA 'MERLOT'	MERLOT DWARF SWEETSPIRE	15" / NO. 3 CONT.	3	2-3' HT. / 3' W.	
S-KALMIA	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	18" / NO. 3 CONT.	2	3-4' HT. / 3-4' W.	

NOTE

FOR ALL PERTINENT DATA NOT SHOWN, SEE APPLICABLE CONTRACT DOCUMENTS.

ARCHITECT AND OWNER OF ANY DISCREPANCY UNCOVERED IN THE FIELD, IMMEDIATELY, TO DETERMINE ANY MODIFICATIONS REQUIRED.

THE EXISTING UTILITY DATA SHOWN IS FOR REFERENCE INFORMATION ONLY AND DOES NOT SHOW ALL EXISTING UTILITY DATA. SEE UTILITY PLAN.

AS SHOWN ON THE DEMOLITION PLAN ONLY. PLANT MATERIALS WITHIN CONSTRUCTION AREAS NOT SHOWN ON THE SURVEY SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD. ADDITIONAL PLANT MATERIALS WITHIN CONSTRUCTION ZONES SHALL BE MARKED AND ARCHITECT NOTIFIED TO DETERMINE IF REMOVAL OF RETENTION IS REQUIRED. REMOVE ADDITIONAL MATERIALS ONLY AS APPROVED BY ARCHITECT AND OWNER.

5. NEW PLANTINGS -

CONTRACTOR SHALL LOCATE PLANT MATERIALS IN LOCATIONS AS SHOWN ON THE DRAWING FOR APPROVAL BY ARCHITECT, PRIOR TO DIGGING HOLES. ADJUST FINAL LOCATION TO AVOID FINAL LOCATION OF ALL UTILITIES AND LIGHTING. ALL TREES SHALL BE A MINIMUM OF 10' FROM FINAL LOCATIONS

6. MULCH -

ALL NEW TREES AND SHRUBS SHALL RECEIVE A MIN. OF 2" DOUBLE SHREDDED BARK MULCH LAYER OVER PLANT BEDS AND TREE RINGS, PER

7. LAWNS -

ALL AREAS IDENTIFIED AS LAWN AND ALL AREAS WITHIN THE CONSTRUCTION LIMITS NOT TO BE FINISHED WITH PAVEMENT, WALKWAYS, STRUCTURES OR PLANT BEDS SHALL BE SEEDED TO LAWN.

1. DATA NOT SHOWN -

2. MEASUREMENTS

CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD. NOTIFY

3. EXISTING UTILITIES -

4. EXISTING TREES / PLANTS -

ALL EXISTING PLANT MATERIALS MAY NOT BE SHOWN. REMOVE ALL PLANTS

OF LIGHT POLES.

DETAILS AND SPECIFICATIONS.

Banks Baldwin House Relocation at Dunham Tavern

Museum

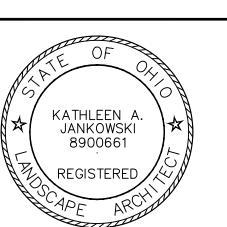
6709 Euclid Cleveland, Ohio 44103



PLANNING CONSULTANTS / LANDSCAPE ARCHITECTS

3029 Prospect Avenue Cleveland, Ohio 44115 P: (216) 391-0910

F: (216) 391-0920 E: info@kslarch.com



ISSUED / REVISED						
NO.	DATE	DESCRIPTION				
	09/30/21	PLANNING REVIEW				

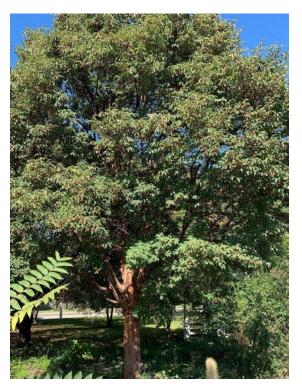
Planting Plan

DATE - SEPTEMBER 2021 PROJECT NO. - 2114 PLAN NO.

Banks Baldwin House







Transplanted Paper Bark Maple



Shamrock Inkberry







Merlot Dwarf Sweetspire

Annabelle Hydrangea

Elf Mountain Laurel

Certificates of Appropriateness

November 11, 2021



Case 21-088: Market Square Historic District

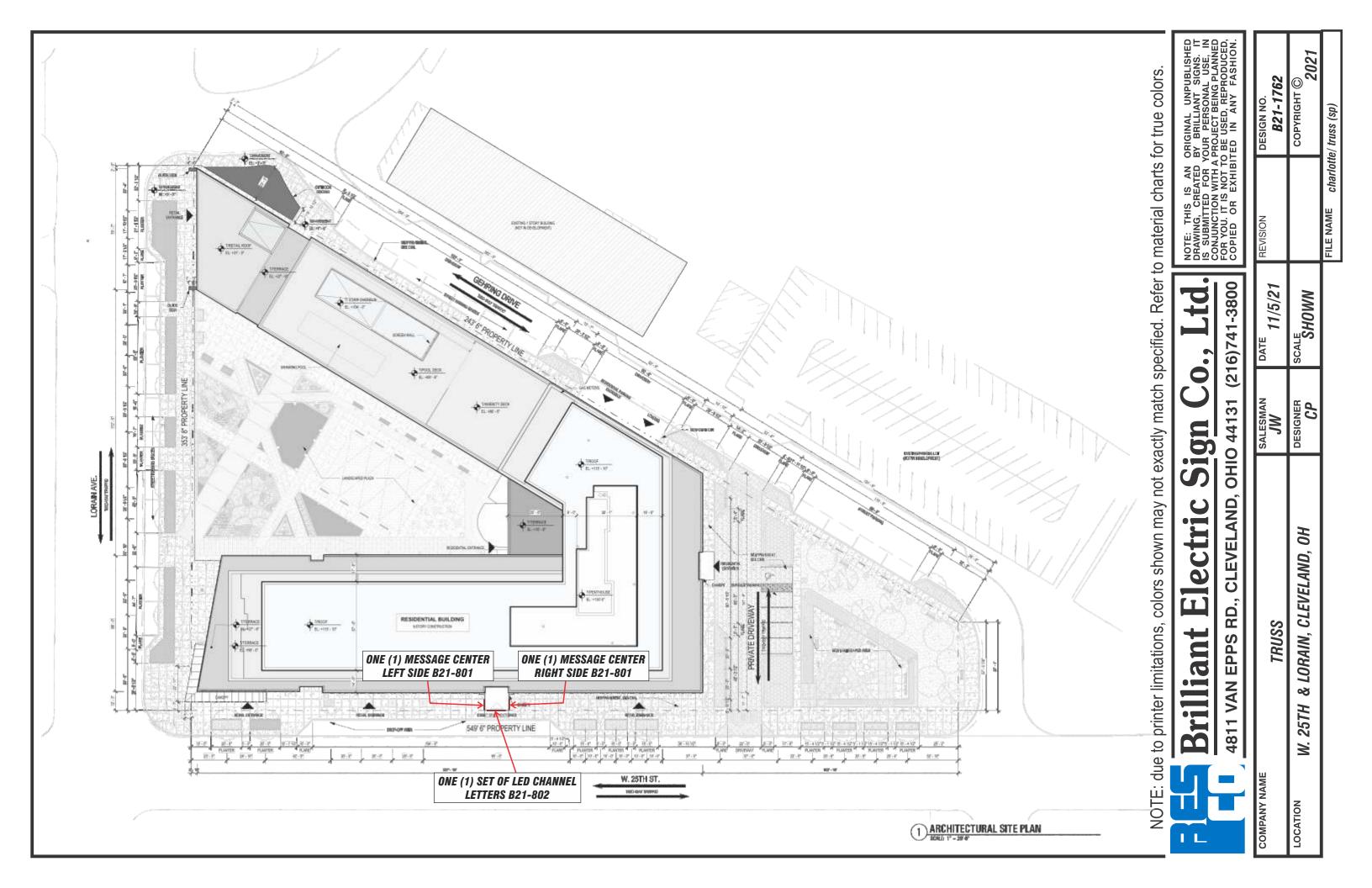
Intro 2061 West 25th Street

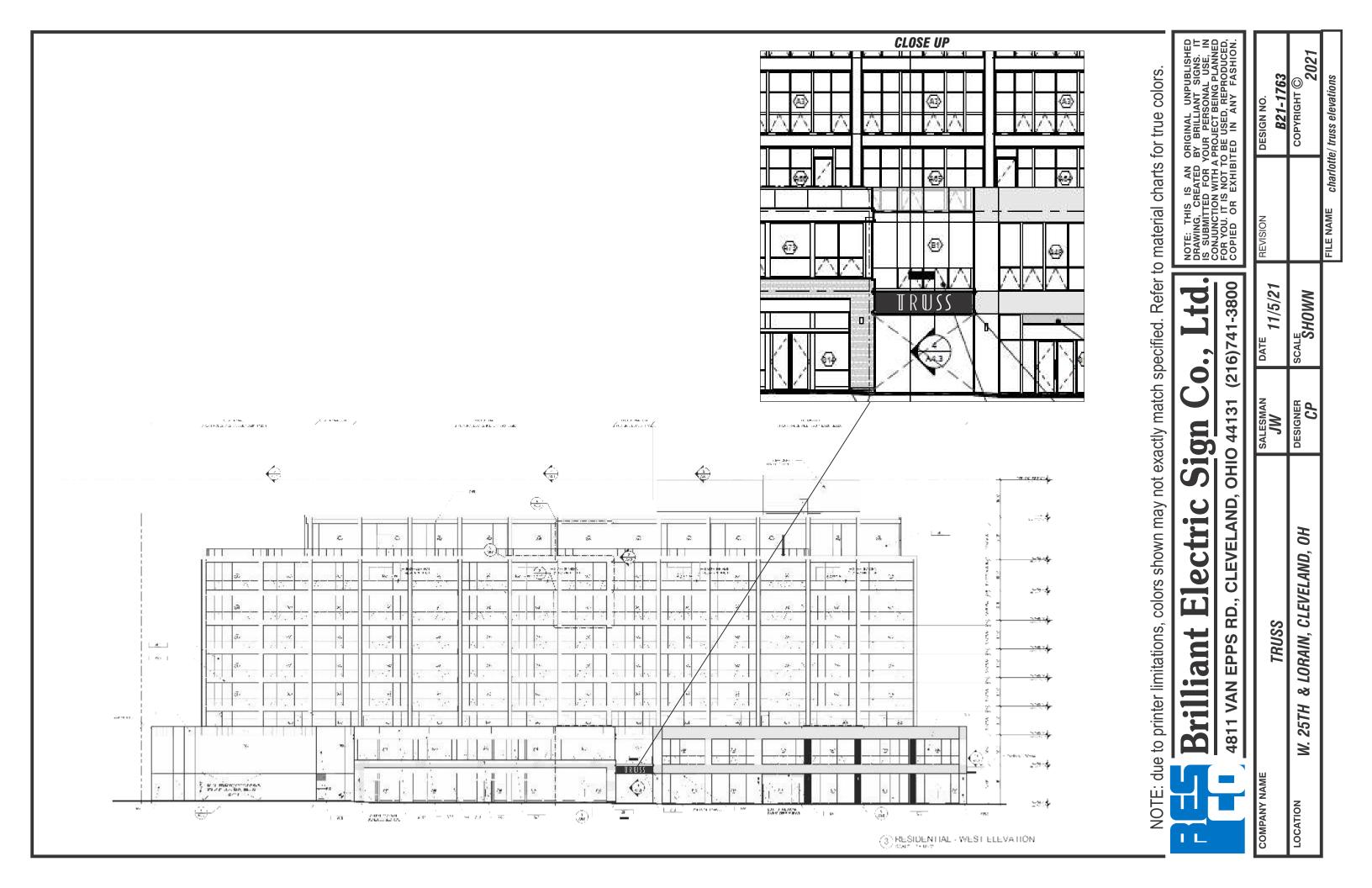
Sign for Truss Event Venue

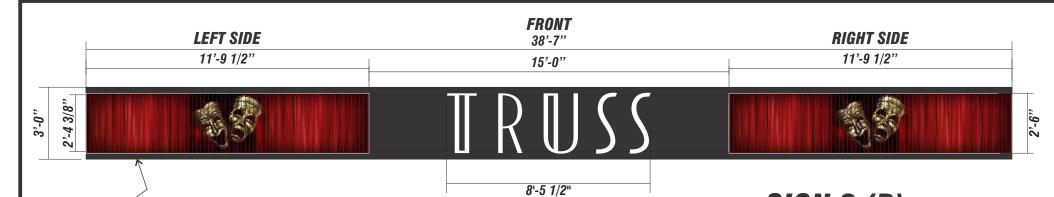
Ward 3: McCormack

Project Representatives: Dan Whalen, Harbor Bay Real Estate, Intro; Robert Kunzen,

John Walsh, Brilliant Electric Sign







CANOPY

SIGN 2 (B)

SIGN ELEVATION: 1/4"=1'-0'

Notes

Manufacture & install one (1) set of internally illuminated, LED channel letters flush mounted to the front of the canopy; also to have two (2) single face, internally illuminated, message centers; one (1) mounted on the left side of the canopy & the other one (1) on the right side of the canopy; remote power supplies

- Background canopy to be painted black by others
- LED channel letters to have white 7328 plexiglass faces so the copy would be white; letters to be trimless; returns to be painted white
- Message centers on the sides; 6.67mm; full-color; 108x528 matrix each; each cabinet to be black

RATED 120 VOLTS

LED LETTER

SIDE VIEW

6 3/4"

EMC

SIDE VIEW

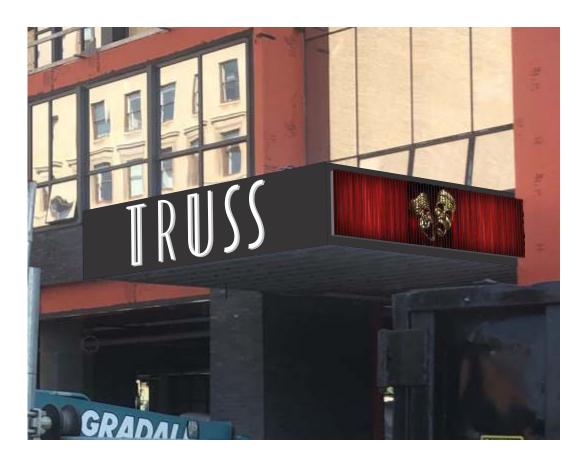




PHOTO RENDERING NTS

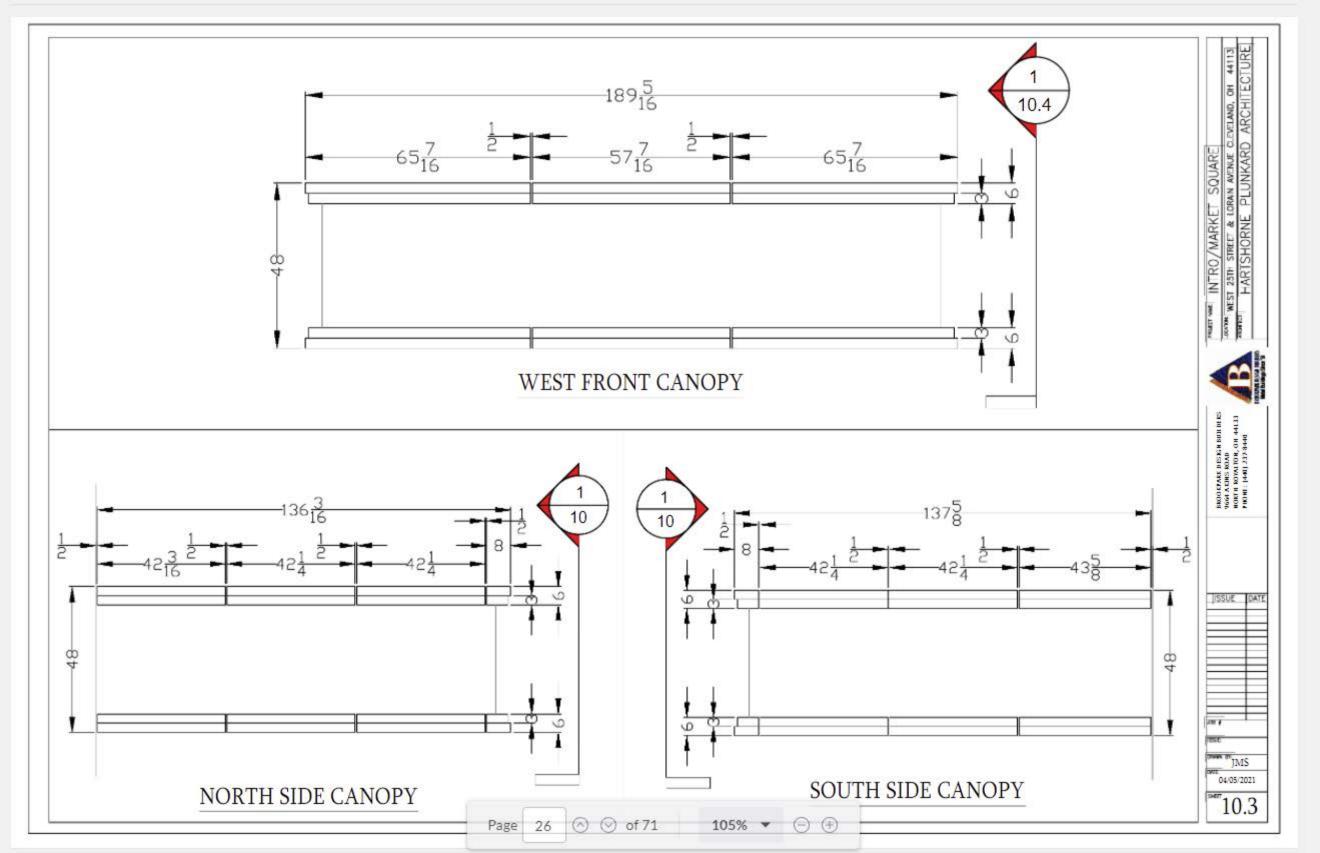
(216)741-3800

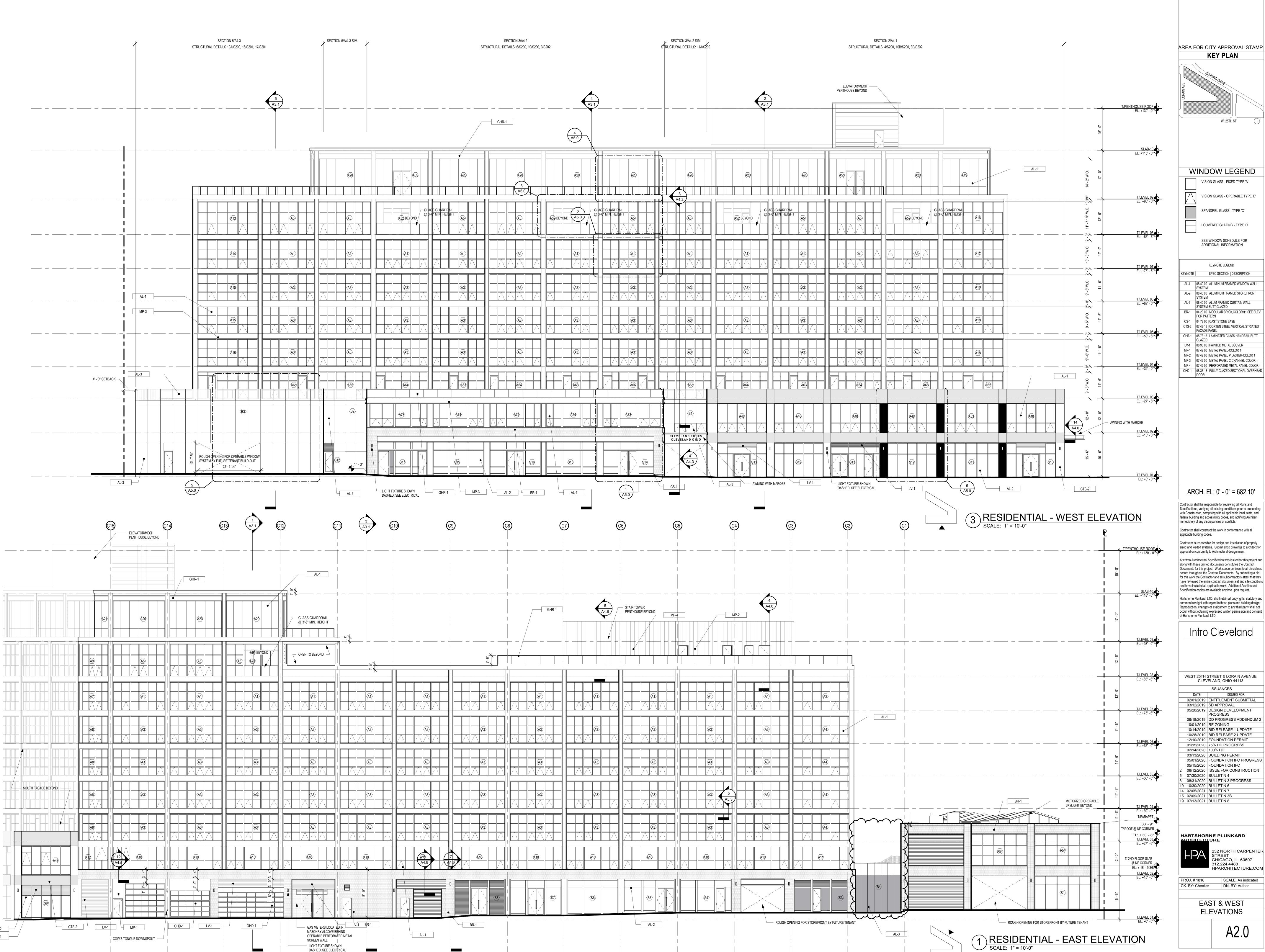
OHIO 44131 Sign CLEVELAND, Electric VAN EPPS RD., TRUSS Brilliant

НО

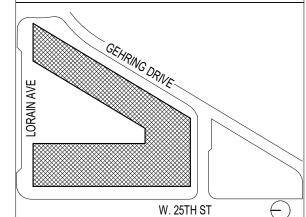
LORAIN, CLEVELAND,

€





AREA FOR CITY APPROVAL STAMP **KEY PLAN**



WINDOW LEGEND VISION GLASS - FIXED TYPE 'A' VISION GLASS - OPERABLE TYPE 'B' SPANDREL GLASS - TYPE 'C'

LOUVERED GLAZING - TYPE 'D'

SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION

KEYNOTE LEGEND SPEC SECTION | DESCRIPTION AL-1 08 40 00 | ALUMINUM FRAMED WINDOW WALL AL-2 08 40 00 | ALUMINUM FRAMED STOREFRONT

AL-3 08 40 00 | ALUM FRAMED CURTAIN WALL SYSTEM-BUTT GLAZED BR-1 04 20 00 | MODULAR BRICK,COLOR #1,SEE ELEV FOR PATTERN

CS-1 04 72 00 | CAST STONE BASE CTS-2 07 42 13 | CORTEN STEEL VERTICAL STRIATED GHR-1 05 73 13 | LAMINATED GLASS HANDRAIL-BUTT LV-1 08 90 00 | PAINTED METAL LOUVER

MP-1 07 42 00 | METAL PANEL-COLOR 1 MP-2 07 42 00 | METAL PANEL PILASTER-COLOR 1 MP-3 07 42 00 | METAL PANEL C CHANNEL-COLOR 1 MP-4 07 42 00 | PERFORATED METAL PANEL-COLOR 1

ARCH. EL: 0' - 0" = 682.10' Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable local, state, and

Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitutes the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

Hartshorne Plunkard, LTD. shall retain all copyrights, statutory and common law right with regard to these plans and building design. Reproduction, changes or assignment to any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LTD.

Intro Cleveland

WEST 25TH STREET & LORAIN AVENUE CLEVELAND, OHIO 44113 ISSUANCES

ISSUED FOR 02/01/2019 ENTITLEMENT SUBMITTAL 03/12/2019 SD APPROVAL 05/20/2019 DESIGN DEVELOPMENT PROGRESS 06/18/2019 DD PROGRESS ADDENDUM 2 10/01/2019 RE-ZONING 10/14/2019 BID RELEASE 1 UPDATE 10/28/2019 BID RELEASE 2 UPDATE 12/10/2019 FOUNDATION PERMIT 01/15/2020 75% DD PROGRESS

02/14/2020 100% DD 03/13/2020 BUILDING PERMIT 05/01/2020 FOUNDATION IFC PROGRESS 05/15/2020 FOUNDATION IFC 06/12/2020 ISSUE FOR CONSTRUCTION 07/30/2020 BULLETIN 4 6 08/31/2020 BULLETIN 3 PROGRESS

10 10/30/2020 BULLETIN 6 14 02/05/2021 BULLETIN 7 15 02/09/2021 BULLETIN 3B 19 07/13/2021 BULLETIN 8

HARTSHORNE PLUNKARD 232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.224.4488 HPARCHITECTURE.COM

SCALE: As indicated PROJ. # 1816 CK. BY: Checker DN. BY: Author

> EAST & WEST **ELEVATIONS**

A2.0

Certificates of Appropriateness

November 11, 2021



Case 21-089: Prospect Avenue Historic District

International Union of Operating Engineers (IUOE) Local 18 3515 Prospect Avenue

Sign and Site Work

Ward 7: B. Jones

Project Representatives: Eldon Kohler, IUOE Building Maintenance Engineer; Robert Kunzen,

Brilliant Electric Sign

IUOE History and Steam Gauge Logo



- On December 7, 1896, eleven men from eight states met in Chicago and organized The National Union of Steam Engineers. This would later become the International Union of Operating Engineers. Today there are over 400,000 members throughout the United States and Canada. IUOE is the 10th largest union in the AFL-CIO.
- In recognition of the steam engine in our identity, a steam gauge was adopted as the emblem, or logo, of the IUOE
- Local 18 Headquarters has been in Cleveland Ohio since 1937 and our building was built in 1954 by the members of Local 18.
- The steam gauge logo represents the hard-working men and women of this entire organization and is near and dear to all of the members of the entire IUOE.
- Our proposed steam gauge will include raised bronze lettering as you see above. It will consist of a bronze colored material to replicate a material appropriate to the building and era in which it was constructed. The lettering will also follow this theme presented by Brilliant Sign Co.

IUOE LOCAL 18

3515 Prospect Ave E. Cleveland, Ohio 44115

Contractor: MA Building & Maintenance Co

5515 Old Brecksville Rd, Independence, OH 44131

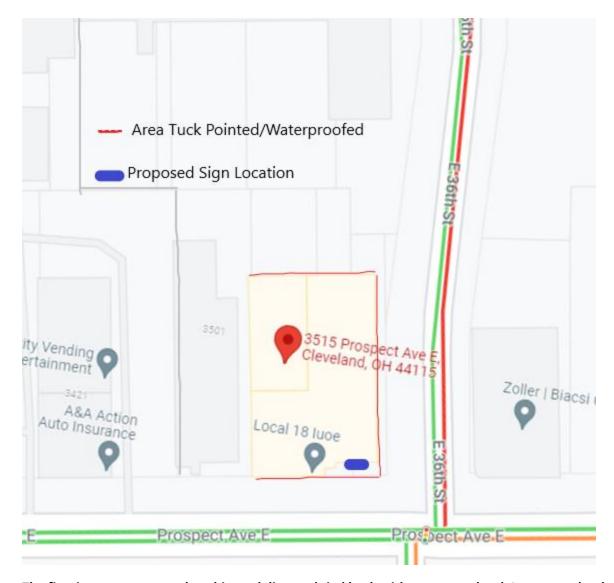
In 2019 we began several phases of restoration of our Headquarters building. Areas of deficiant mortar were found throughout and tuckpointing began on the West side by MA Building Maintenance Co. The East and South facades work began in April of this year by the same contractor and found to have the most severe damage.

Further damage to bricks, mortar, lettering and the figuring on the wall became apparent and the job was extended. It appeared to be the results of trees planted to close to he bulding and sunlight, freeze/thaw damages that cured over time. Some damaged portions were removed and unfortunately the figure on the wall was one of those having cracked sections and other portions were that were physically loose. The planter wall was broken and physically loose from the footing pushing outwards several inches.

All areas above and below grade were waterproofed. Brick and mortar were color matched to the original colors and sprayed with BASF Masterprotect H 1000. The trees were removed and a section was excavated on our side of the right of way away on the East, South East corner (36th and Prospect). The material used on the foundation was BASF Masterseal coating and pad. It was back filled and compacted with sand. Once completed it was advised to use concrete to shed the water away from the building. That work became a colabertion between the Local 404 Concrete finishers and Local 18 apprenticeship programs. It was was a colored/stamped concrete with a Walnut color release and made to match the color of the building.

This most recent work with MA consisted of a lot of overhead work. The appropriate permiting (application B21026155) We have reached out to Navid Hussain about this permit and are still waiting for them to get back to us.

We now clearly understand that we should have taken more care and gone through the appropriate channels with the city of Cleveland and MidTown. We have searched extensively through our archives, but have not found any connection to this figure on the wall and no connection to our other IUOE offices in Ohio.

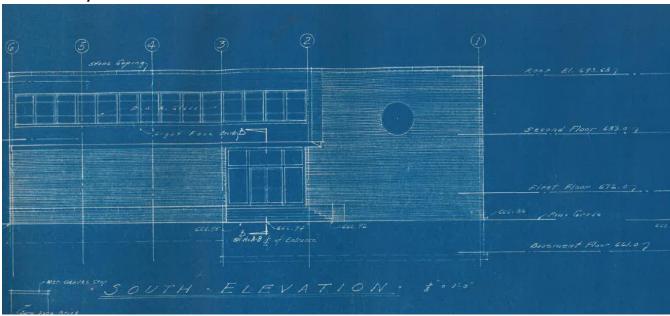


The figuring was connected to this medalion and tied back with mortar and rod. It appeared to be a concrete cast material that was added to the round medalion through several sections.

South side Elevation 2018



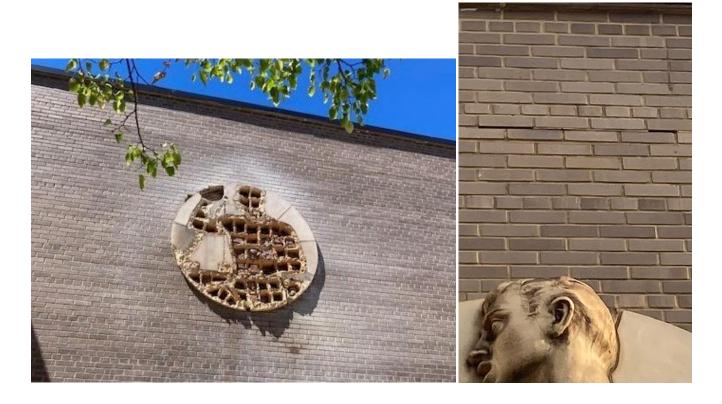
Elevation drawing from 1954, it is the only records we have showing the medalion placement but offers no information to the figure and its original intent. There are no other signs, lettering or signage proposed in any other documents. Efforts to contact retirees that are still around and new about this construction have not resulted in any new information about it.



Current view after water proofing – South East corner. Looking into large concrete planters along 36th.



Masons picture showing the missing sections, Top left. Cracks to brick and mortar had infiltrated the upper sections of wall and even leaned outwards on the corners, the center section of the body cavity showed discolorations from water damage as well.



The South cantilever face had more loose brick and deficient mortar with lettering falling off. The masons removed the lettering to do the repairs. The bricks sealed back with mortar and waterproofing sealer. There is no longer a complete set of these letters.



Current South face awaiting planting and new signage and planting under Cantelever, possibly planter.



The South entry had some of the worst water and frost damage and was infiltrating the interior. The planter wall was broken in three places seperating and tilting outwards towards the street.



Area under soil line revealed parging on the surface of brick.

End of the step wall was rebuilt and parged again.





Stamped concrete and parging were added to seal area damaged and a planter space left in the center. It is a stone texture, stamped and was intended to color blend with the two sides of the building.

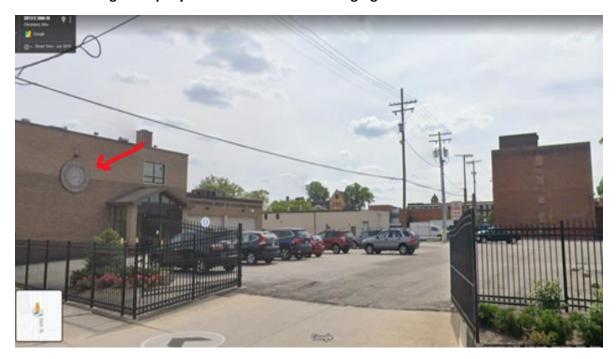




Above area under cantilever to get planting in center and possible planter box near gate.

The following shows our HQ and some our other offices.

North side Cleveland offices 2018 – Showing one of two existing signs on the building. The proposed new sign from Brilliant Sign Company to match these two existing signs.



Other signs used across the state





Brilliant Sign Proposed aluminum/bronze colored sign with and cast aluminum lettering below to match existing lettering from 2007.



PHOTO RENDERING NTS



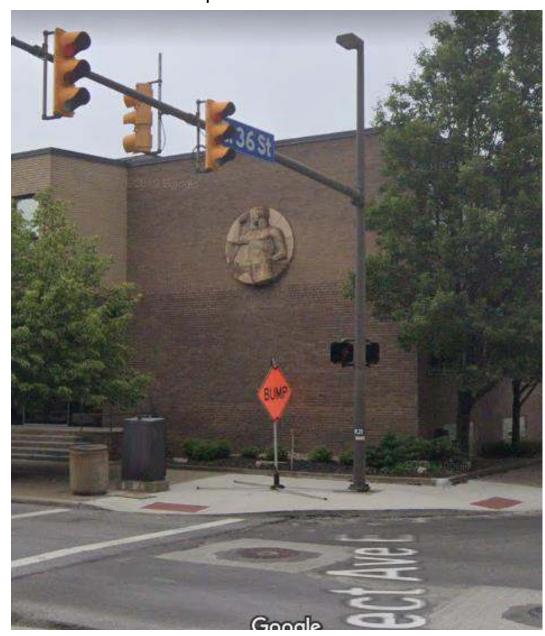
Original
Presented
Sign Package



Existing Logo and Letterset North Elevation

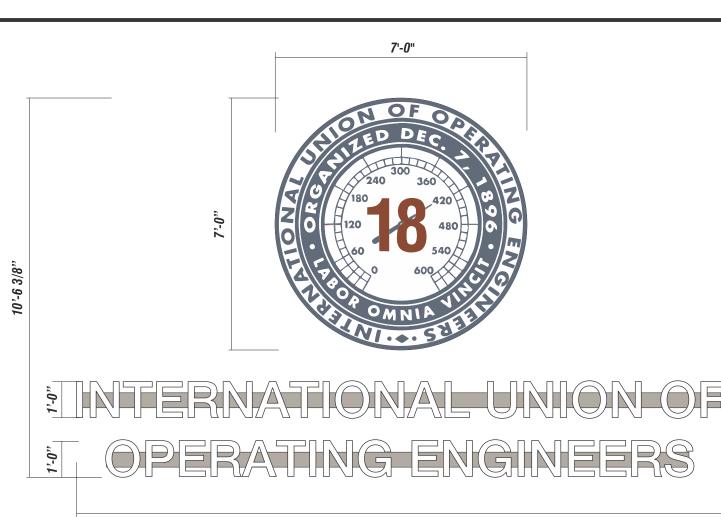


Wall Sculpture Prior to Removal



Existing Wall Condition





18'-0"

SIGN 1 (OPT C)

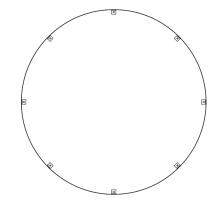
SIGN ELEVATION: 3/8"=1'-0'

Notes

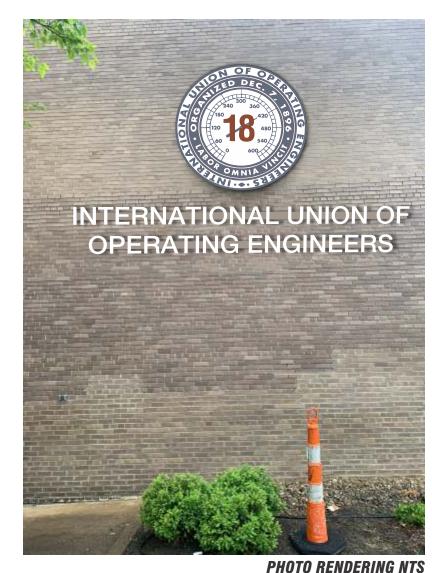
Manufacture & install one (1) single face, non-illuninated, aluminum, circular 2" deep, shoebox cabinet; also to have one (1) set of internally illuminated, LED channel letters mounted on raceway; raceway to contain power supplies; all to be mounted on brick building

- Graphics on the circular cabinet to be first surface, digital print; background to be white; all graphics to be grey except "18,"; "18," to be bronze
- LED channel letters underneath to have white 7328 plexiglass faces; trim & returns to be painted bronze
- Raceway to be painted to match building fascia

RATED 120 VOLTS



- **□** represent approx. locations of 2" angle clips with expansion fasteners
- **∃** represent approx. locations of adjustable raceway straps with expansion fasteners
- - represent approx. location of 1/8" rivets securing letters to raceways



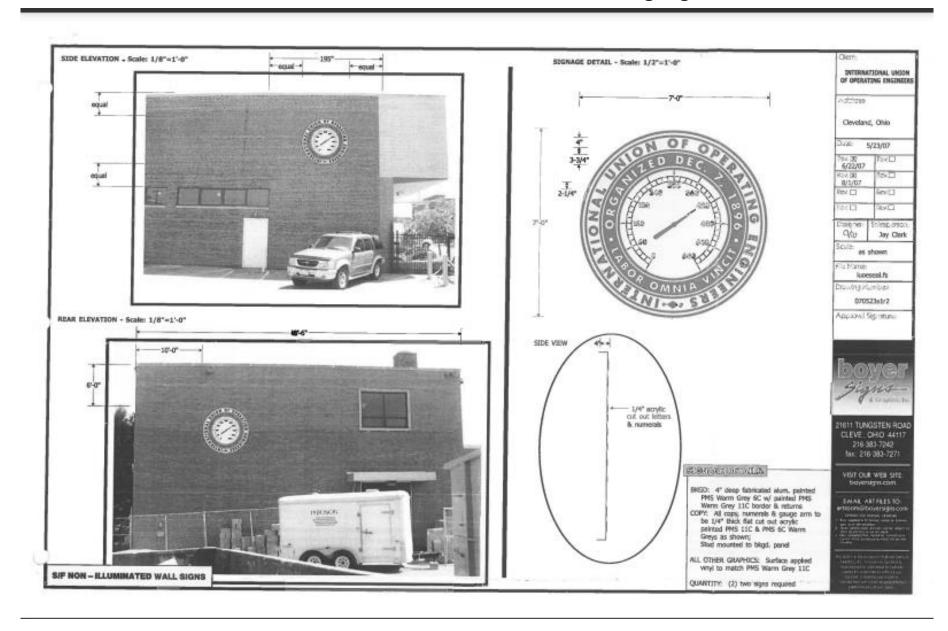
colors shown may not exactly match specified. Refer to material charts for true colors ectric 田 to printer limitations,

7/13/21CP	SCALE SHOWN	DESIGNER CP	LOCATION 3515 PROSPECT AVE. EAST, CLEVELAND, OH
REVISION 6/23/21cp	БАТЕ 6/11/21	salesman MH	COMPANY NAME IUOE LOCAL 18
COPIED OR E	16)741-3800	0 44131 (2	4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800 Copied or Selection of the copied or Selection or Sele

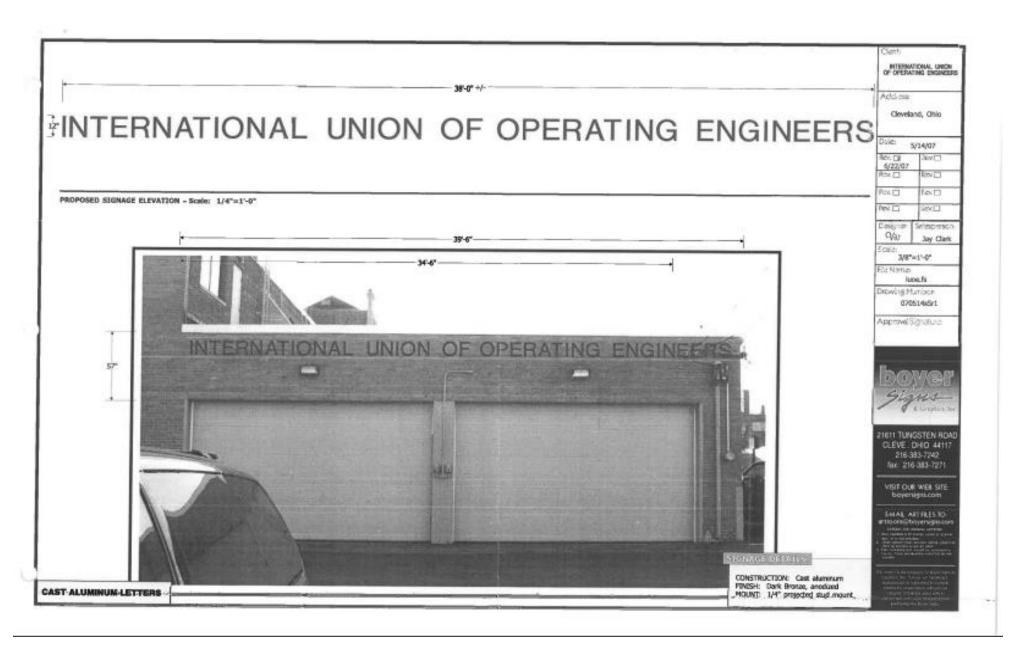


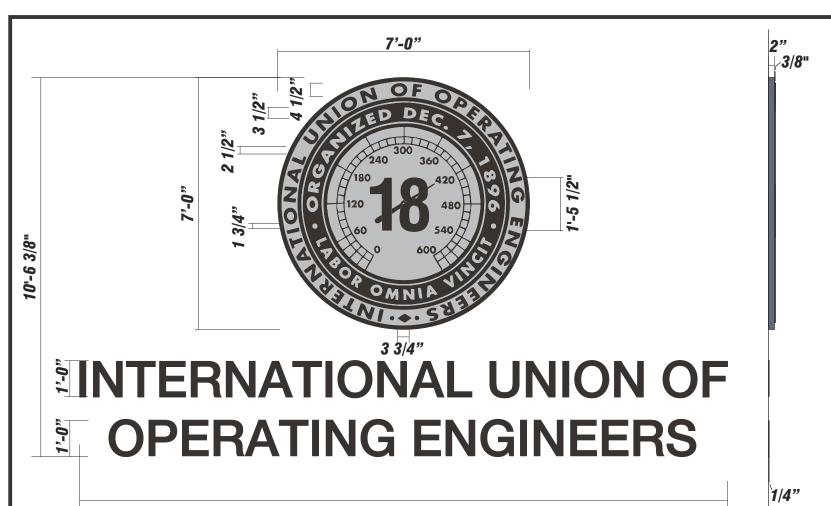
Revised Sign Package

Drawings from existing signage that are being used for reference on fabrication of new signage



Drawings from existing signage that are being used for reference on fabrication of new signage





18'-0"

SIGN 1 (OPT F)

SIGN ELEVATION: 3/8"=1'-0'

Notes

Manufacture & install one (1) single face, non-illuminated, 2" deep, aluminum, shoebox panel holding one (1) set of 3/8" thick, **PVC** letters/numbers flush mounted on top; also to have one (1) set of non-illuminated, 1/4" thick, flat aluminum letters underneath the circular panel; all to be flush mounted to the brick building - Face of the circular shoebox to be painted matthews brushed aluminum 41-342 graphics on the face of the shoebox to be first surface,

- duranodic bronze vinyl which consists of thin & thick outlines, the numbers in the middle & the lines in the middle around the numbers of the circle
- PVC letters, numbers, diamonds, & circles in the thick grey outline to be painted duranodic dark bronze; letters & circles in the bronze, thick, outline to be painted matthews brushed aluminum 41-342 the dial & "18," shape in the middle to be painted duranodic dark bronze
- Aluminum letters below the circle shoebox panel to be painted duranodic bronze

(To match existing logos in the field as close as possible)

colors shown may to printer limitations,

OHIO

COMPANY NAME IUOE LOCAL 18	salesman MH	DATE 10/20/21	10/25/2
LOCATION 3515 PROSPECT AVE., EAST, CLEVELAND, OH	DESIGNER CP	SCALE SHOWN	11/3/21

*Specific colors to be determined

Design Review





Euclid Corridor Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

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

Case Number: EC 20	21-025	Meeting Date: 09/2/2021			
Project Name:	International Union of Operating Engineers				
Project Address:	3515 Prospect Ave.				
Contact Person:	Bob Kunzen				
Architect/Contractor:					
General Description:					
Motion by Design I	Review Committee:				
<u>Tabled</u>					
Approve: Brown, Herring, Madison, Pace, Rothenberg (Ch.), Strean, Trotta					
Disapprove:					
Abstain:					
Non-Voting Members: Kim Scott					

The discussion revealed that there was other work being done on the site that has not been permitted, which would have triggered the review for the sign to the Landmarks Commission.

The request is to provide, in addition to the signage proposed;

- 1) original drawing of the building
- 2) show building elevations with proposed changes
- 3) show site plan with any changes to plant materials and building elements
- 4) provide detail on sculpture that was removed and it's significance to the industry
- 5) provide a complete scope of work already being undertaken and planned
- 6) submit a building permit application for work within scope



Euclid Corridor Design Review District

Design Review Advisory Committee

Meeting Motion and Report Form

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

Case Number: EC 2	2021-025	Meeting Date:	09/30/2021		
Project Name:	International Union of Operating Engineers				
Project Address:	3515 Prospect Ave.				
Contact Person:	Bob Kunzen				
Architect/Contractor	r:				
General Description					
Motion by Design	Review Committee:				
Disapproved					
Approve:					
Disapprove: Augou	stidis, Brown, Holland, Pace	e, Rothenberg (Ch.), Solon, Strean, T	Frotta, Wagner		
Abstain:					
Non-Voting Members: Joyce Huang, Kim Scott, Matt Provolt					

The committee stressed the importance of the building's architectural value to the Landmarks District and given the fact that the terra cotta sculptured medallion was removed, the replacement should be significant in materials and complimentary.

The sign proposal left the committee members feeling that the proposal was not appropriate for the building style, particularly with the materials.

The directive was for them to study the material of the proposed round sign and to potentially use more substantial material with relief. Study the font style that will compliment the building style (1950's). Letters on a raceway nor vinyl is not appropriate.

Contractor was asked to provide signage in context with the whole building frontage.

The next Landmarks Commission meeting that the project can be presented is on October 28th. This should give adequate time for the proposal to be refined.

Concept Plan



November 11, 2021



NOTHING SCHEDULED TODAY

Section 106 Environmental Review



November 11, 2021



NOTHING SCHEDULED TODAY

Meeting Minute Approvals



November 11, 2021



NOTHING SCHEDULED TODAY

Administrative Reports



Adjournment



