



# Cleveland Landmarks Commission

Thursday, April 28, 2022

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

Julie Trott, Commission Chair  
Donald Petit, Secretary

# Cleveland Landmarks Commission

## Preamble

**IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.**

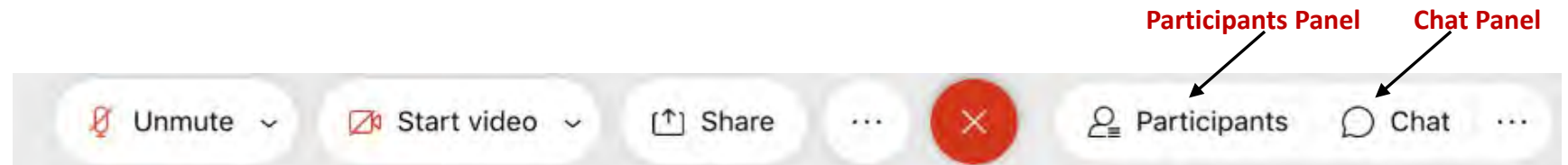
**ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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

**IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.**

**WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.**



**CALL-IN USERS CAN UNMUTE BY USING \*6**



April 28, 2022



# Cleveland Landmarks Commission

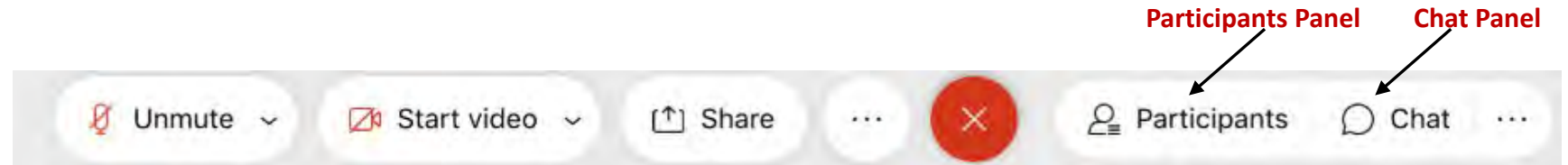
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## Preamble

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

**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.**



April 28, 2022

# Cleveland Landmarks Commission

## Call to Order & Roll Call

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April 28, 2022

# Cleveland Landmarks Commission

## Certificates of Appropriateness

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April 28, 2022



# Certificates of Appropriateness

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April 28, 2022

**Case 22-018:** Little Italy Historic District (Concept Plan 2/10/22)  
**12404 Mayfield Road Building A**  
Renovation and Addition

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**Case 22-019:** Little Italy Historic District  
**12408 Mayfield Road Building B**  
Renovation and Addition

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**Case 22-020:** Little Italy Historic District  
**12405 Fairview Court (Piggy Street)**  
Demolition

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**Case 22-021:** Little Italy Historic District  
**12405 Fairview Court (Piggy Street) Building C**  
New Construction

Ward 6: Griffin

Project Representatives: Gregory Soltis, RDL Architects; Peggy A. Brown, Landscape Architect;  
Matthew Wymer, WXZ Development

# Cleveland Landmarks Commission

## Presentation

12404 + 12408 Mayfield Road;  
12405 Fairview Court ("Piggy Street")

28 APRIL 2022



Project Location: Little Italy





Site Address: 1 2404+8 Mayfield Road; 1 2405 Fairview Court (“Piggy Street”)

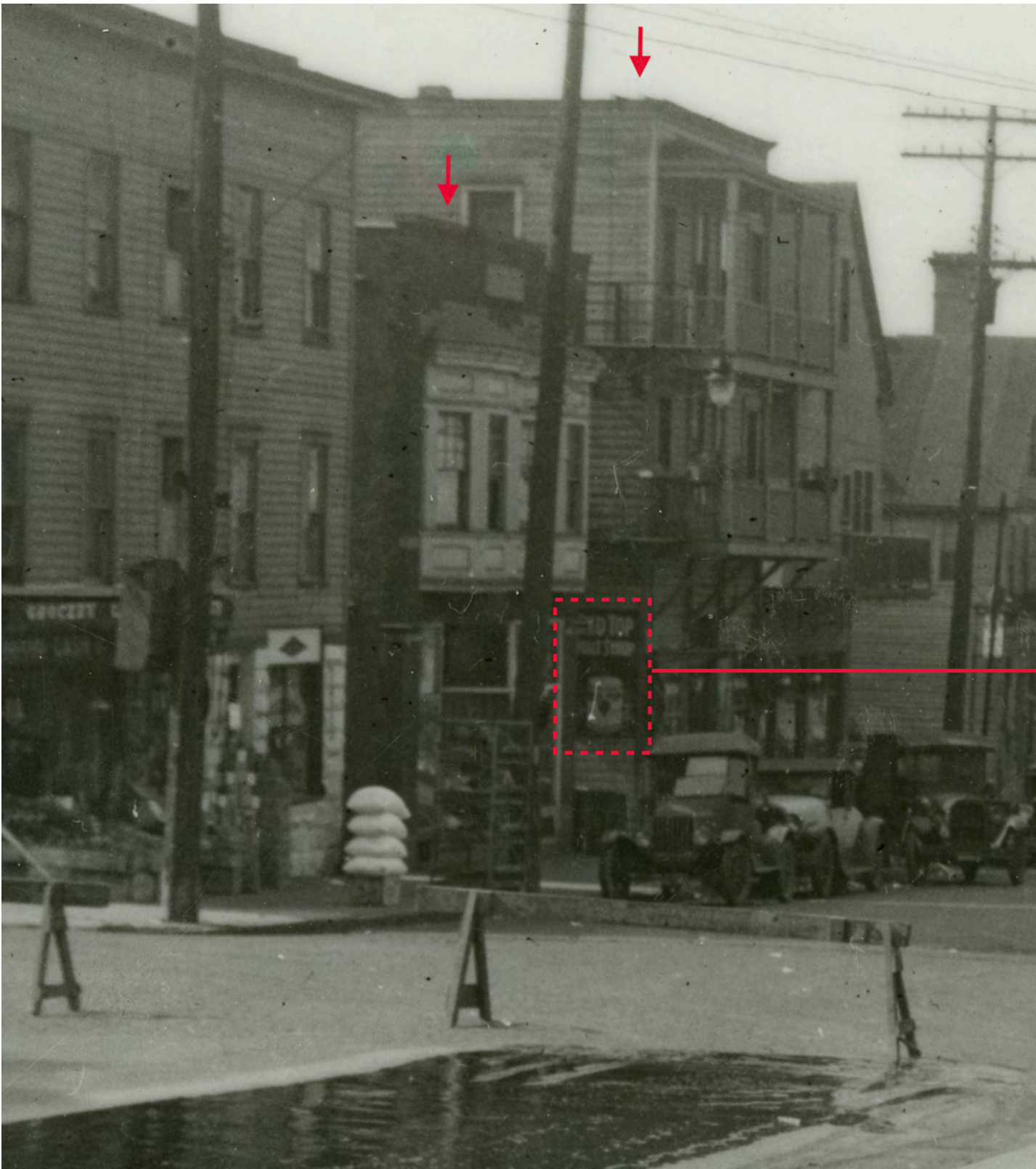
# Historic Context





Historic Context: Looking West Along Mayfield Road

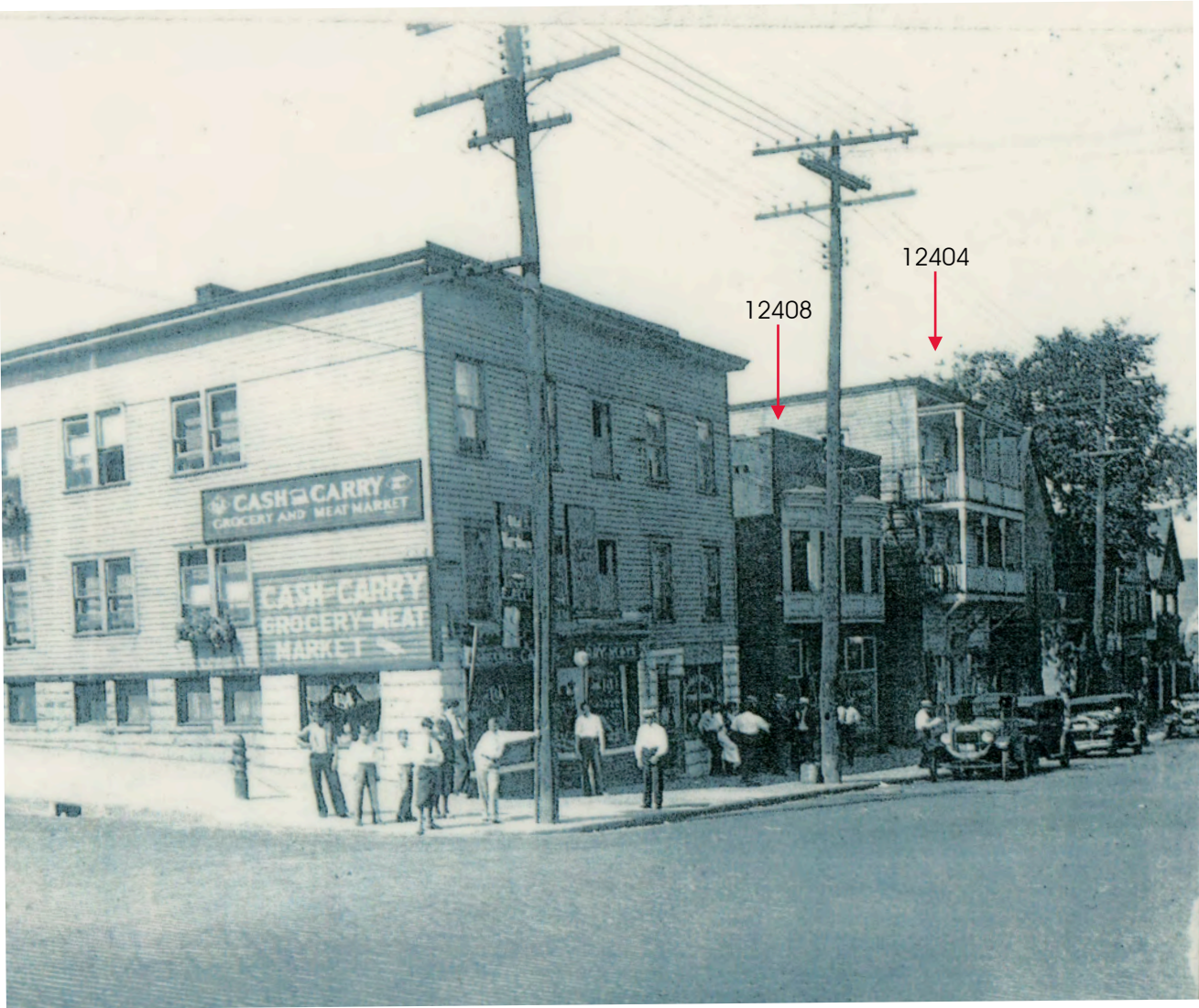




“Red Top Malt Syrup”

Historic Context: Vintage Poster Ad





Historic Context: Mayfield Road





Historic Context: 12404 Mayfield Road

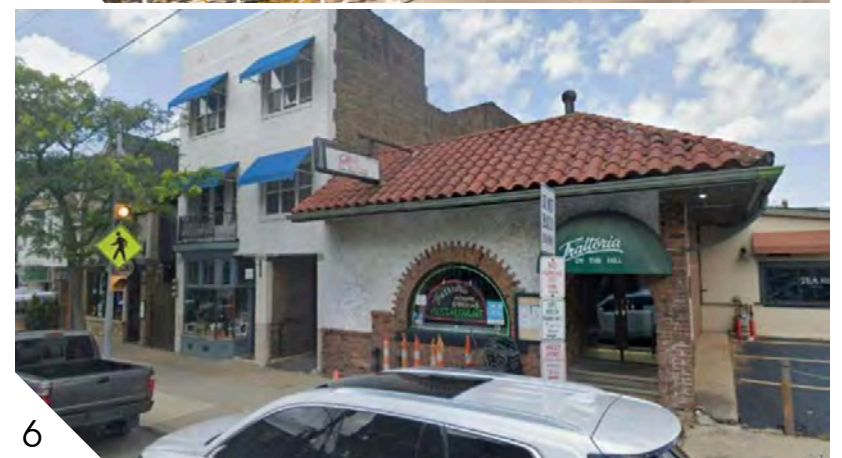
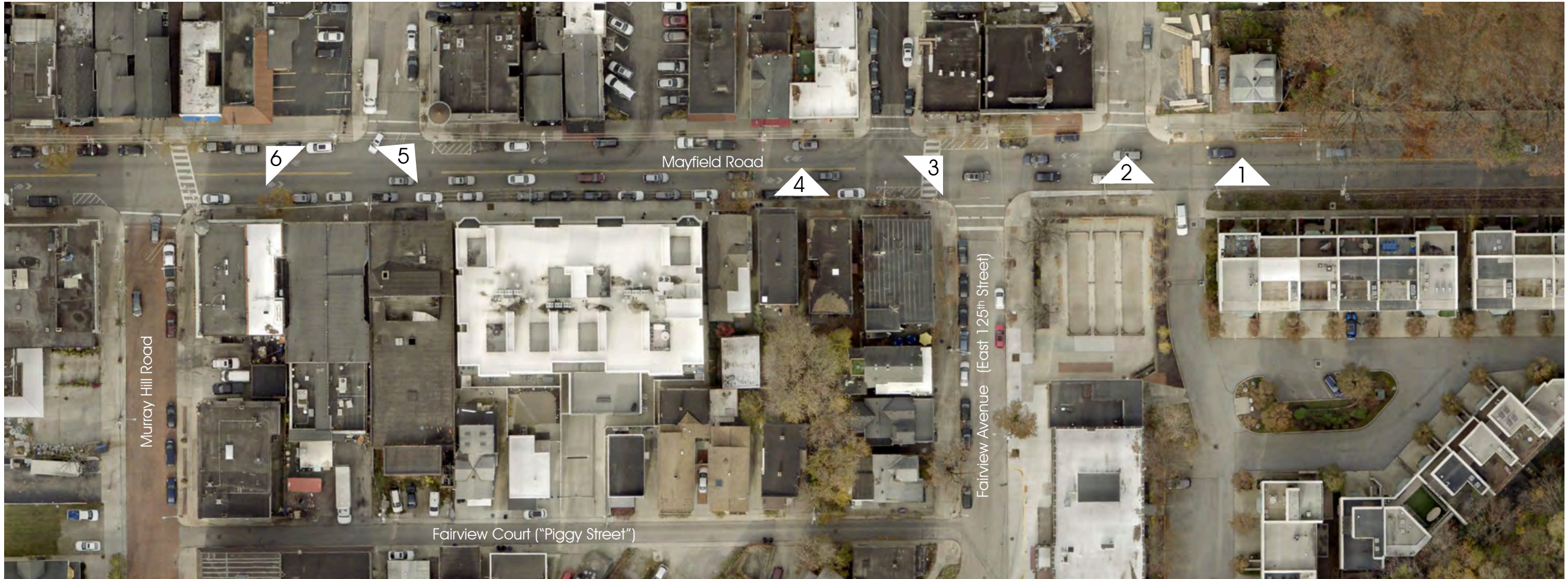




Historic Context: 12405 Fairview Court

# Existing Context





## LITTLE ITALY, CLEVELAND | NEIGHBORHOOD CONTEXT

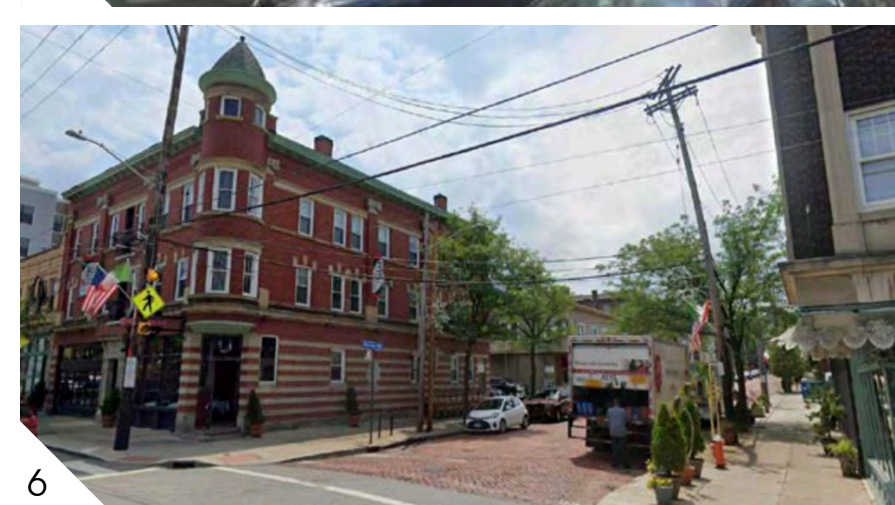
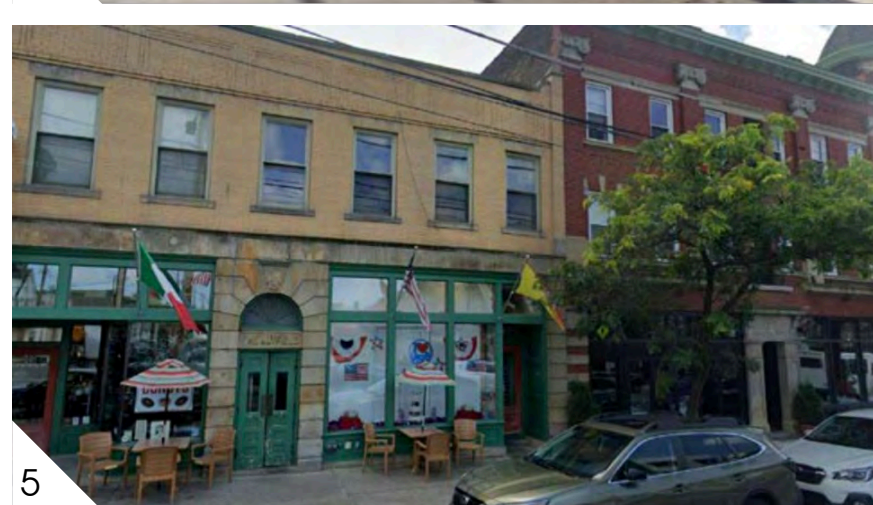
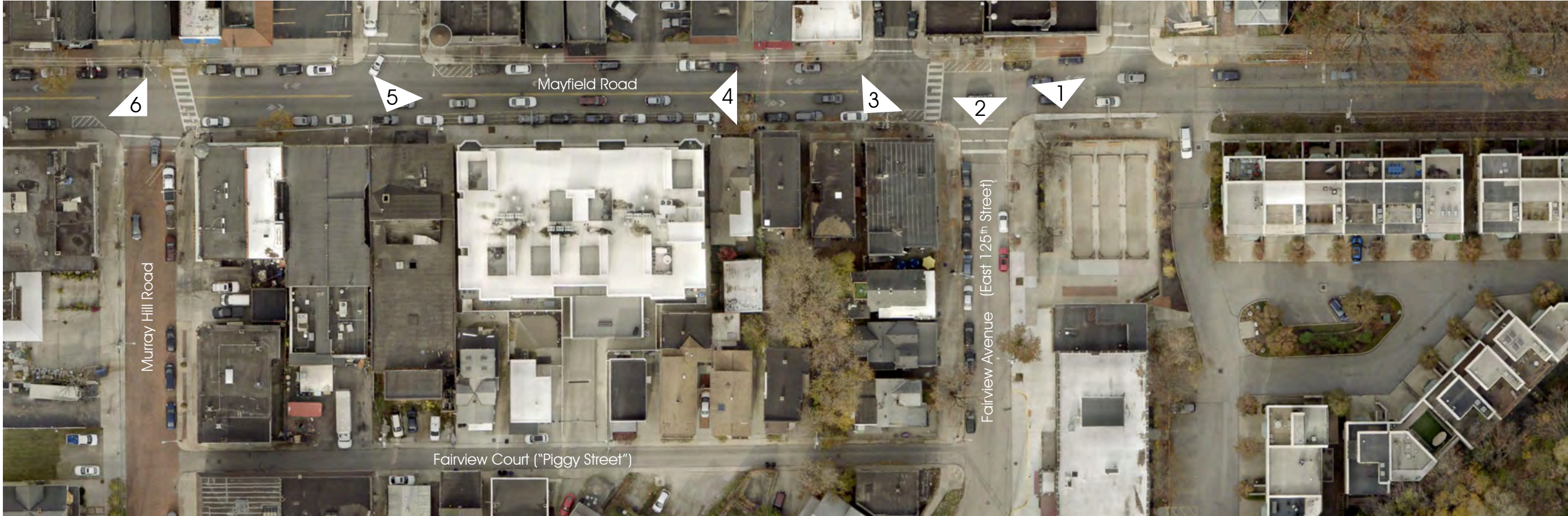
The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

PEGGY A. BROWN  
landscape architect

RDL  
ARCHITECTS

WXZ





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Fairview Context: Top of the Street





Fairview Court





Fairview Court





Fairview Court Context: Across from Site





Site Context: Rear Courtyards



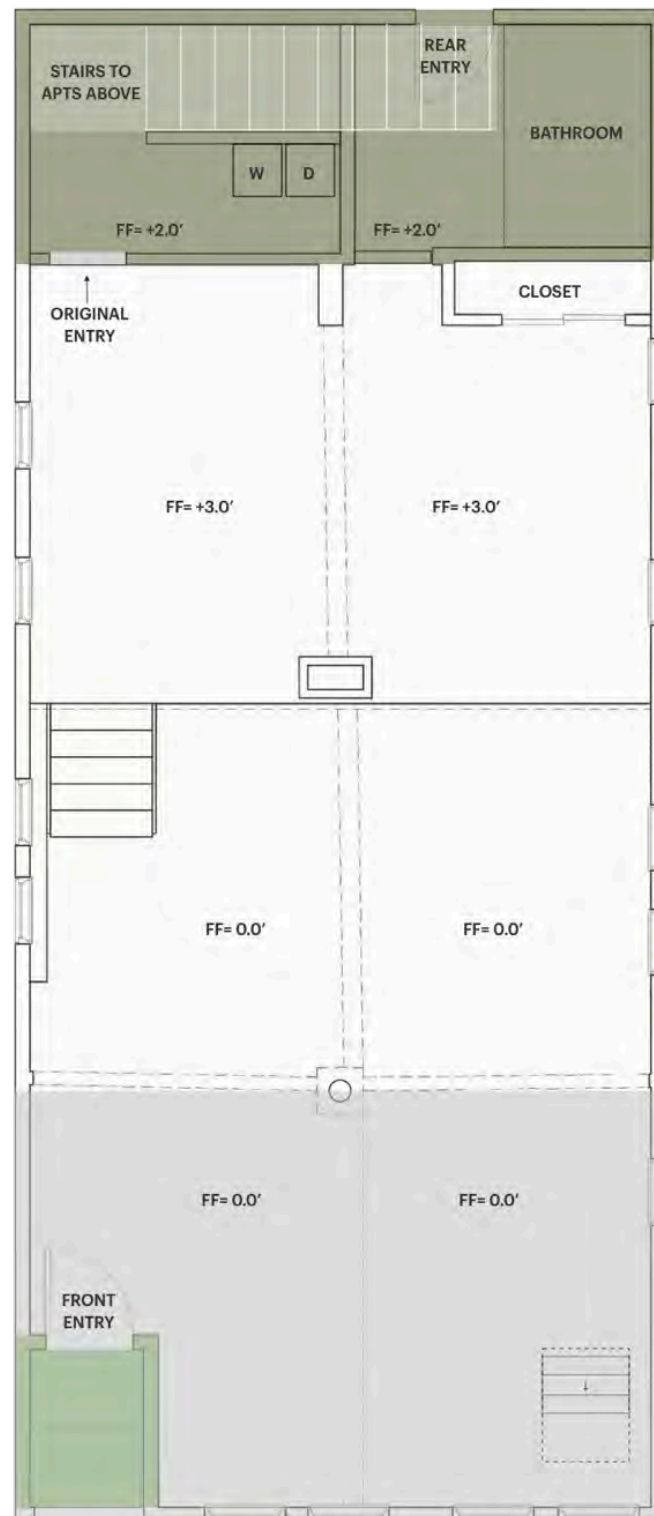


Site Context: Rear Courtyards

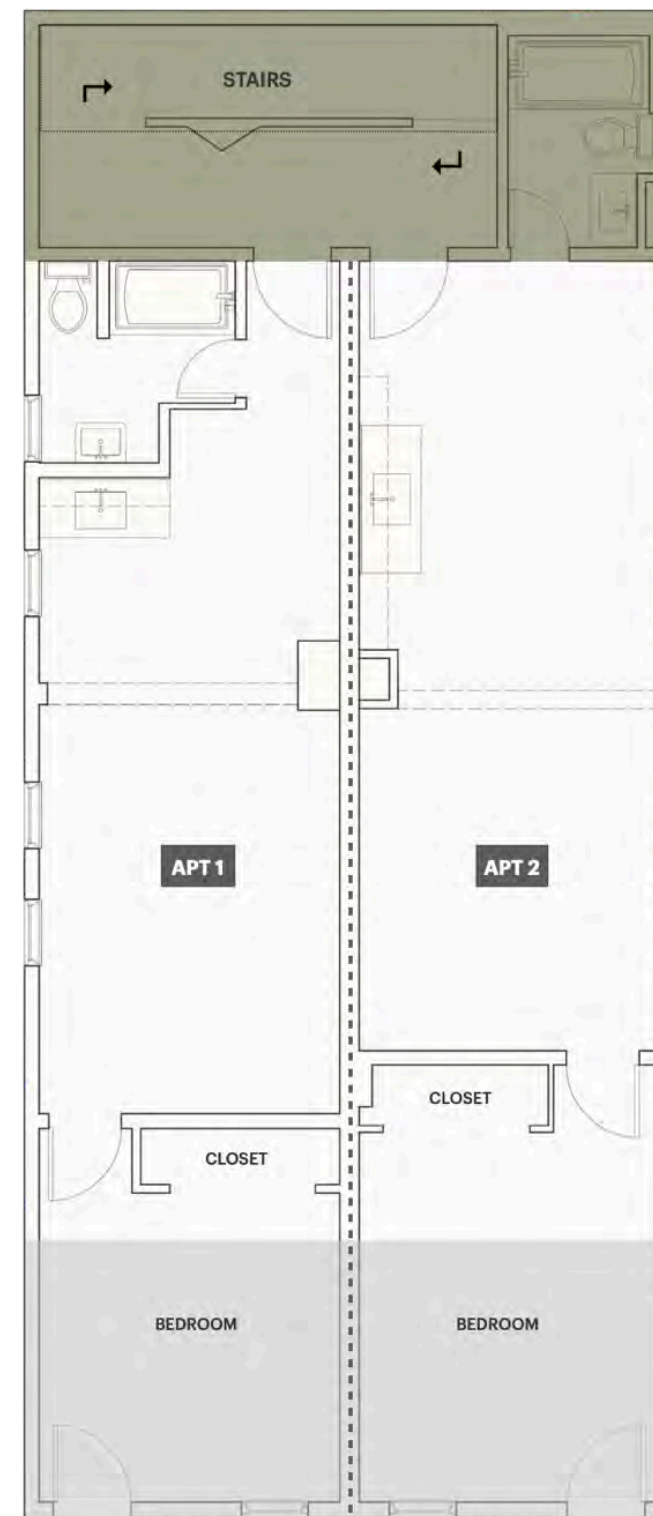


# Existing Plans



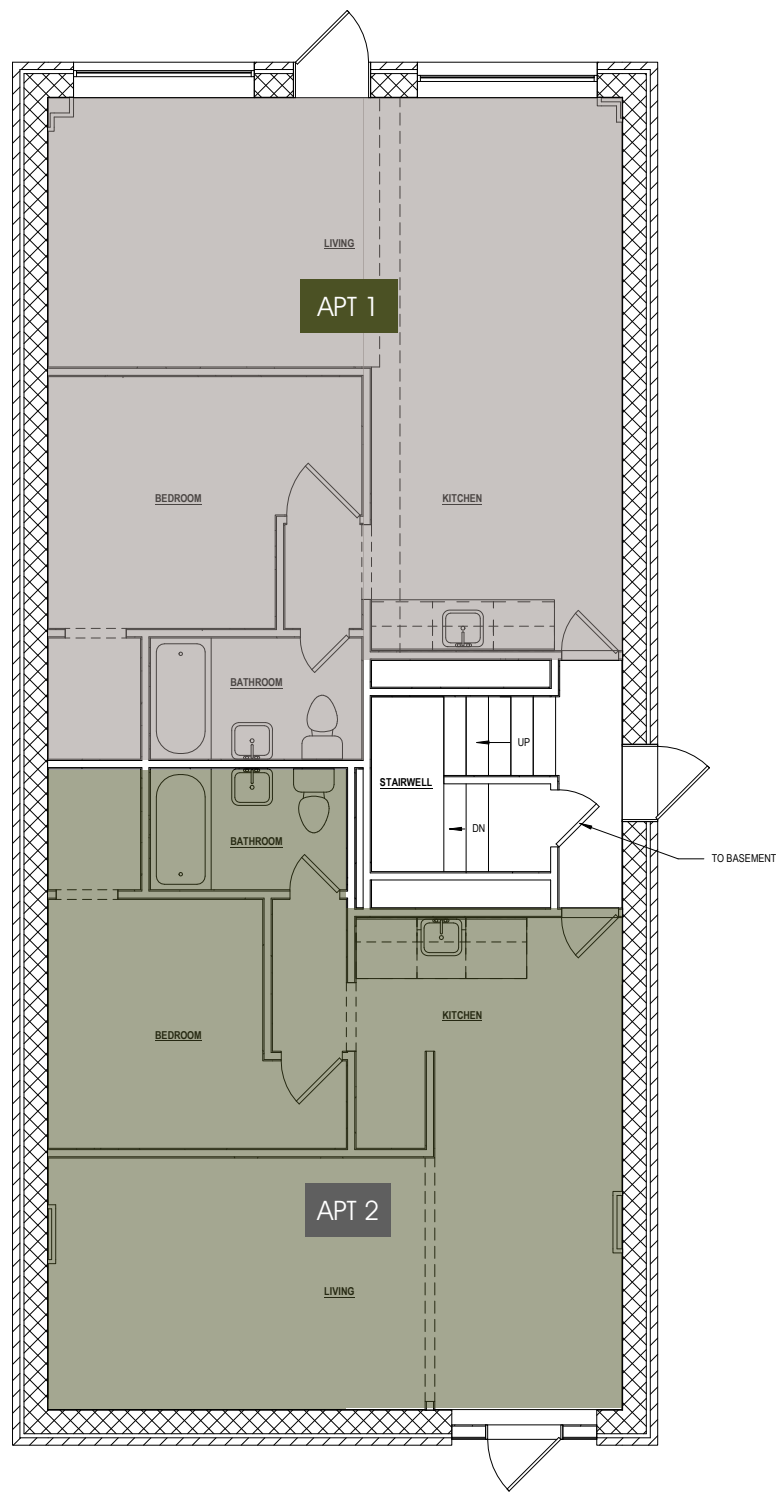


1<sup>st</sup> Floor: One Apartment

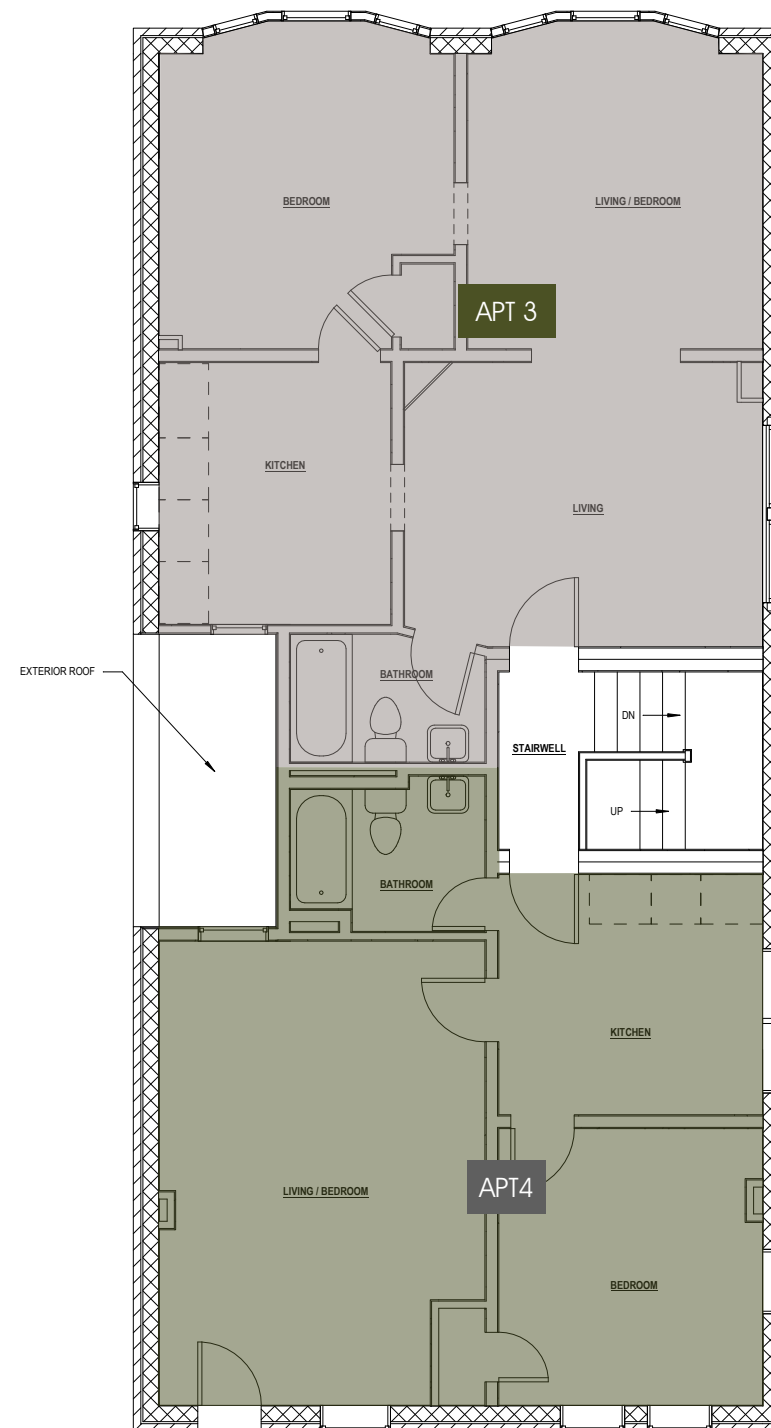


2<sup>nd</sup> + 3<sup>rd</sup> Floors: Four Apartments

## 12404 Mayfield Road - Existing Floor Plans



1<sup>st</sup> Floor: Two Apartments



2<sup>nd</sup> Floor: Two Apartments

## 12408 Mayfield Road - Existing Floor Plans

# Existing Conditions





Existing Conditions: 12404 Mayfield Road

## LITTLE ITALY, CLEVELAND | EXISTING CONDITIONS

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WXZ





Existing Conditions: 12408 Mayfield Road





Existing Conditions: 12408 Mayfield Road





Existing Conditions: 12408 Mayfield Road





Existing Conditions: 12408 Mayfield Road





Existing Conditions: 12408 Mayfield Road





View to North from 12405 Fairview Court



View to East from 12405 Fairview Court

## Existing Conditions: Rear Courtyards





Existing Conditions: 12405 Fairview Court





Existing Conditions: 12405 Fairview Court



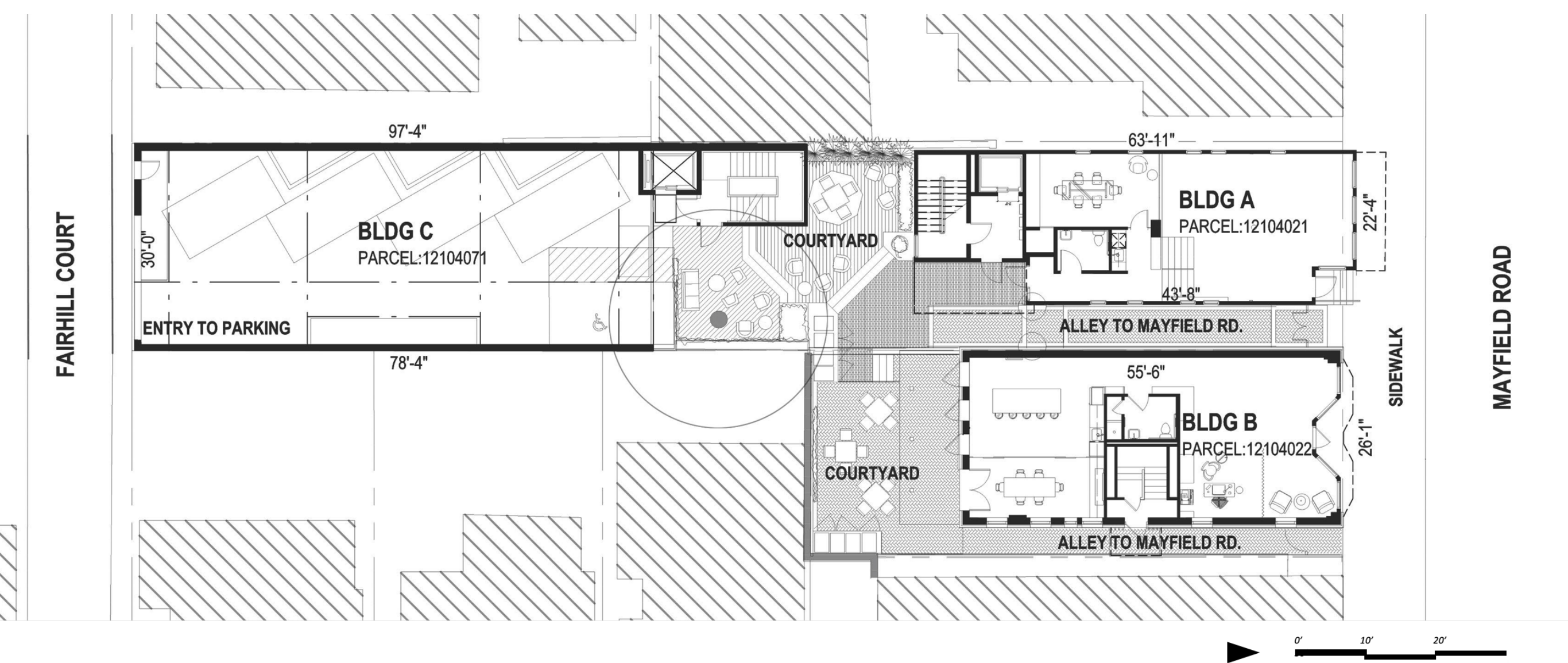


Existing Conditions: 12405 Fairview Court



# Proposed Plans

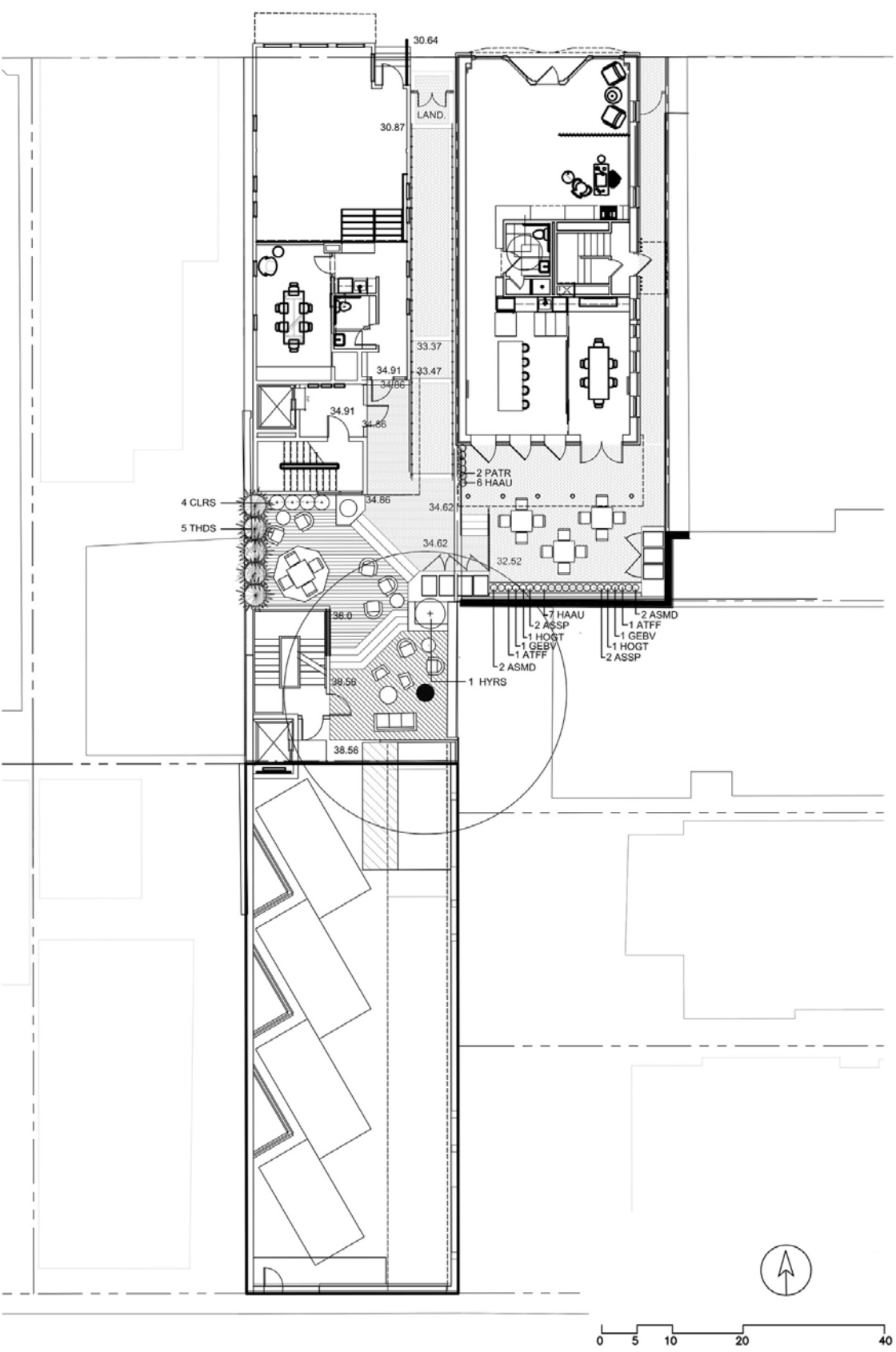




# Summary:

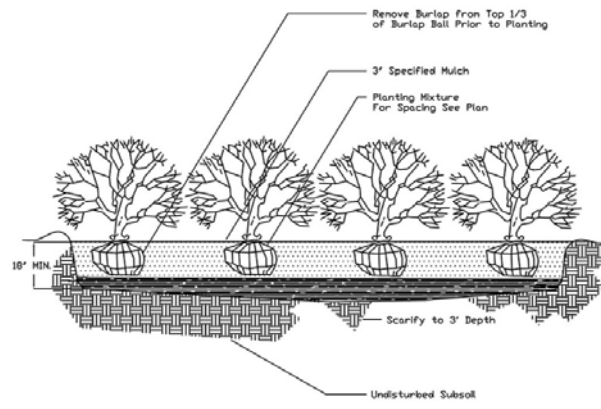
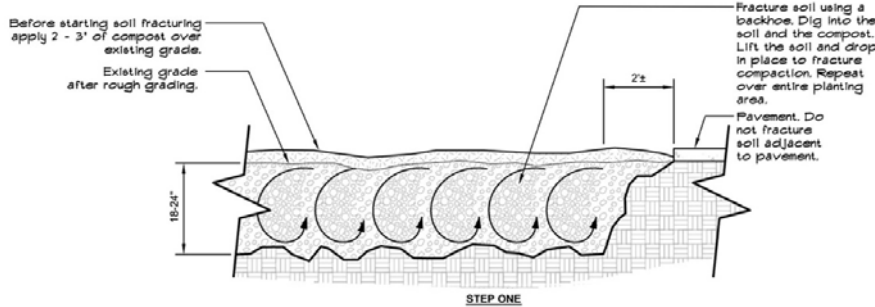
<p><b>12404 Mayfield Road      A</b></p> <p>Renovation of existing building to create One (1) commercial office space on ground floor and Two (2) condominium units on second and third floor (with lofted level for third floor condominium)</p>	<p><b>12408 Mayfield Road      B</b></p> <p>Renovation of existing building to create One (1) commercial office space on ground floor and One (1) condominium unit on second floor (with roof terrace)</p>	<p><b>12405 Fairview Court      C</b></p> <p>Demolition of existing building; new construction of three-story structure housing Five (5) parking spaces on ground floor and Two (2) condominiums on the second and third floor with a roof terrace above</p>
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SITE PLANT LIST

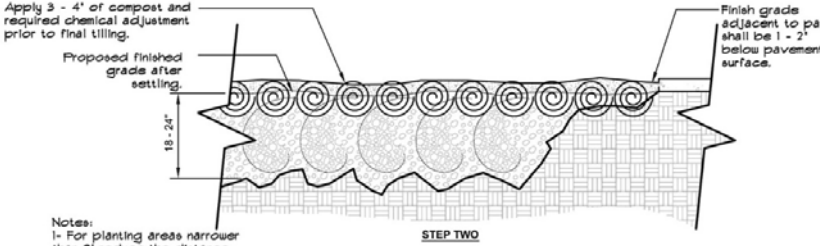
SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARK
SHRUBS					
CLRS	4	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	30"	CONT.
HYSQ	1	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	30"	CONT.
THDS	5	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	7'	B&B
PERENNIALS AND ORNAMENTAL GRASSES					
ASMD	4	ASTILBE 'MAGGIE DALEY'	MAGGIE DALEY ASTIBLE	NO. 2	CONT.
ASSP	4	ASTILBE 'SPRITE'	SPRITE ASTILBE	NO. 2	CONT.
ATFF	2	ATHYRIUM FILIX-FEMINA	LADY FERN	NO. 2	CONT.
GEBV	2	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S VARIETY CRANESBILL	NO. 2	CONT.
HAAU	13	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	NO. 2	CONT.
HOGT	2	HOSTA 'GOLDEN TIARA'	GOLDEN TIARA HOSTA	NO. 2	CONT.
PATR	2	PARTHENOCISSUS TRICUSPIDATA	VIRGINIA CREEPER	NO. 1	CONT.



NOTE  
Set all plants so that they bear the same relation to the finish grade as they did to the natural grade at the plant nursery after settlement of backfill. Install backfill 1' higher than surrounding grade to allow for settlement.

SHRUB & PERENNIAL PLANTING

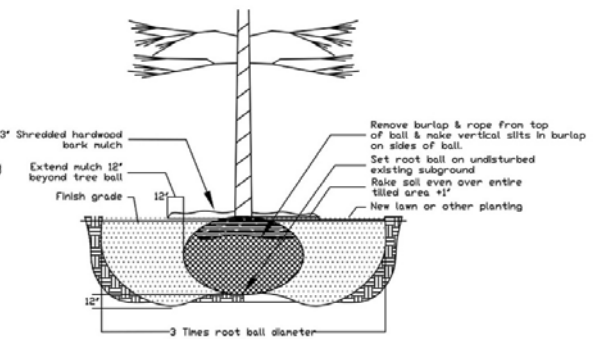
SECTION NO SCALE



Notes:  
1- For planting areas narrower than 8' reduce the distance between paving and soil fracturing from 2' to 1'.  
2- See planting soil specification for additional requirements.

MODIFIED EXISTING SOIL - COMPACTED SUB SOIL

SECTION NTS



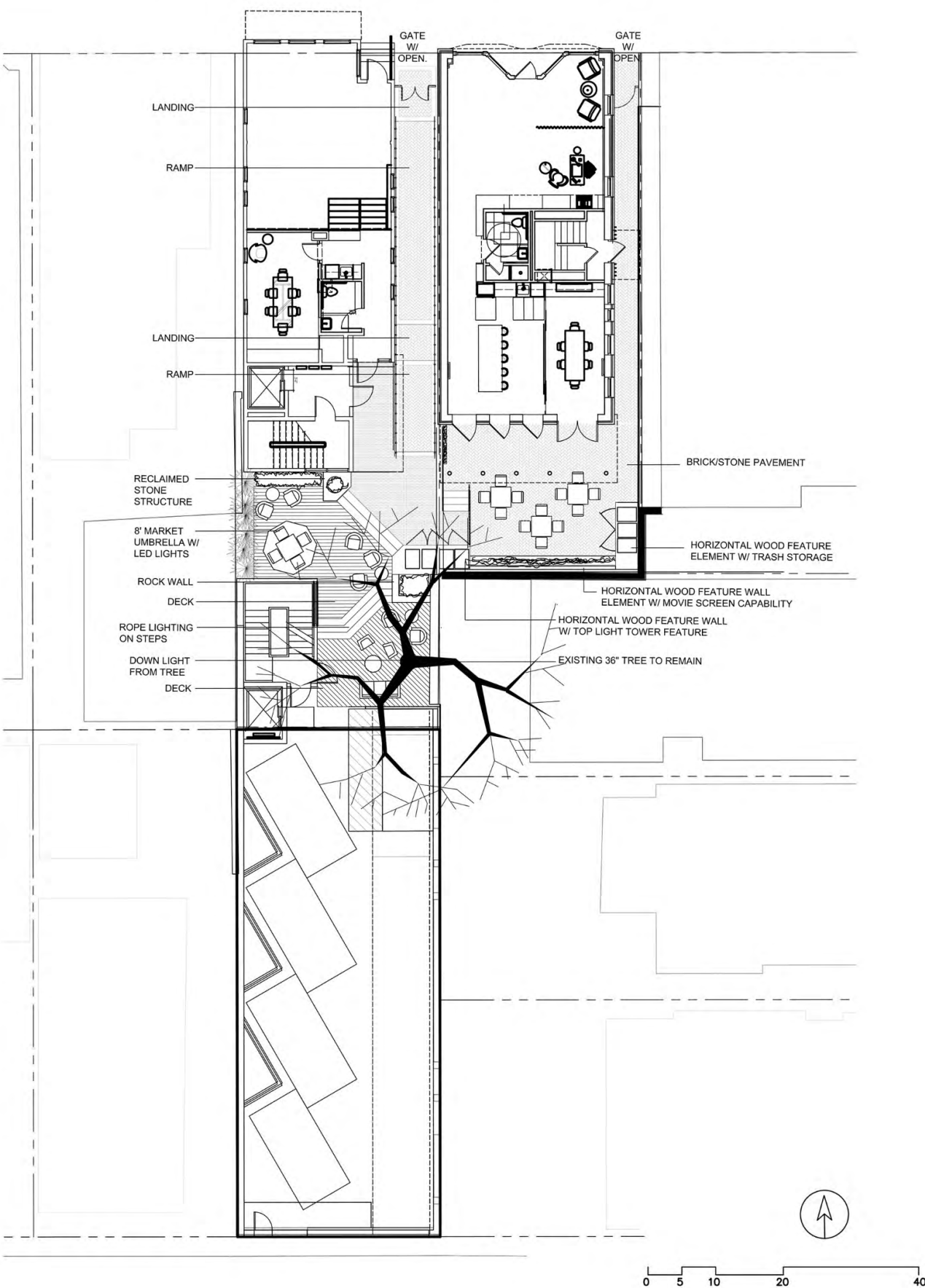
Thoroughly till area equal to 3 times diameter of tree ball and to the depth of the tree ball. Prior to tilling remove any existing lawn or other vegetation & uniformly spread a 2' layer of well decomposed leaf mulch on other approved compost matter over entire area & till into entire area. Backfill around tree with tilled soil and "water in" backfill in layers to settle backfill.

NOTE  
Set all plants so that they bear the same relation to the finish grade as they did to the natural grade at the plant nursery after settlement of backfill. Install backfill 1' higher than surrounding grade to allow for settlement.

TREE PLANTING

SECTION NO SCALE





## PLANT MATERIAL



DEGROOT'S SPIRE ARBORVITAE



RUBY SLIPPERS OAKLEAF  
HYDRANGEA



FALL COLOR



RUBY SPICE SUMMERSWEET



MAGGIE DALEY  
ASTILBE



SPRITE ASTILBE



BEVAN VARIETY GERANIUM



LADY FERN



JAPANESE FOREST GRASS



VIRGINIA CREEPER



FALL COLOR

## FEATURE ELEMENTS/SITE FURNISHINGS



UMBRELLA W/ LED LIGHTS ON  
SPINES



RECLAIMED AND REFINISHED  
STONE WALL



WOOD FEATURE WALL



MOONLIGHTING FROM LARGE  
EXISTING SILVER MAPLE



DECK STEP ILLUMINATION

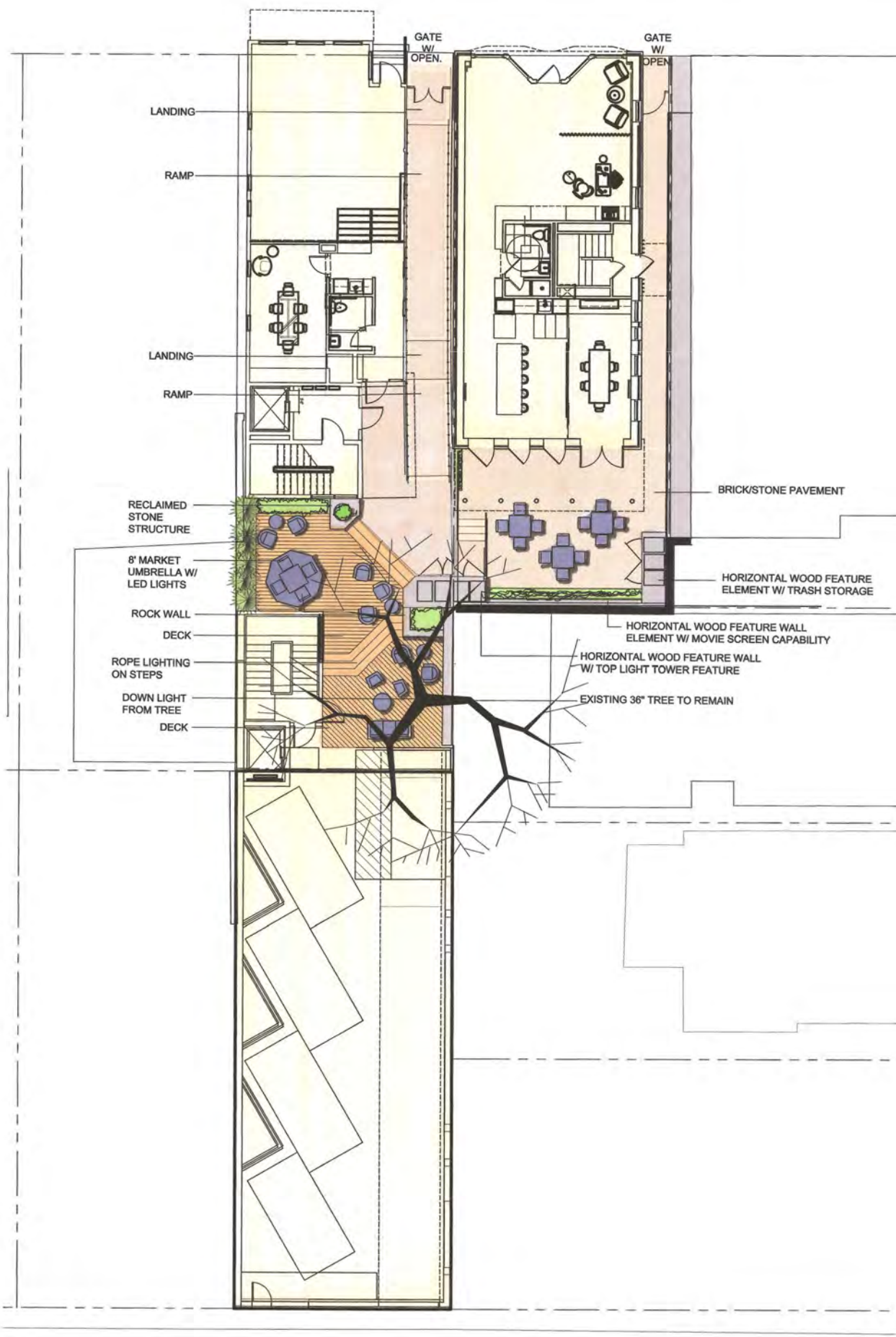


LIGHT WASH ON FEATURE  
WOOD WALLS



LIGHT TOWER EFFECT





## PLANT MATERIAL



DEGROOT'S SPIRE ARBORVITAE



RUBY SLIPPERS OAKLEAF  
HYDRANGEA



FALL COLOR



RUBY SPICE SUMMERSWEET



MAGGIE DALEY  
ASTILBE



SPRITE ASTILBE



BEVAN VARIETY GERANIUM



LADY FERN



JAPANESE FOREST GRASS



VIRGINIA CREEPER



FALL COLOR

## FEATURE ELEMENTS/SITE FURNISHINGS



UMBRELLA W/ LED LIGHTS ON  
SPINES



RECLAIMED AND REFINISHED  
STONE WALL



WOOD FEATURE WALL



MOONLIGHTING FROM LARGE  
EXISTING SILVER MAPLE



DECK STEP ILLUMINATION

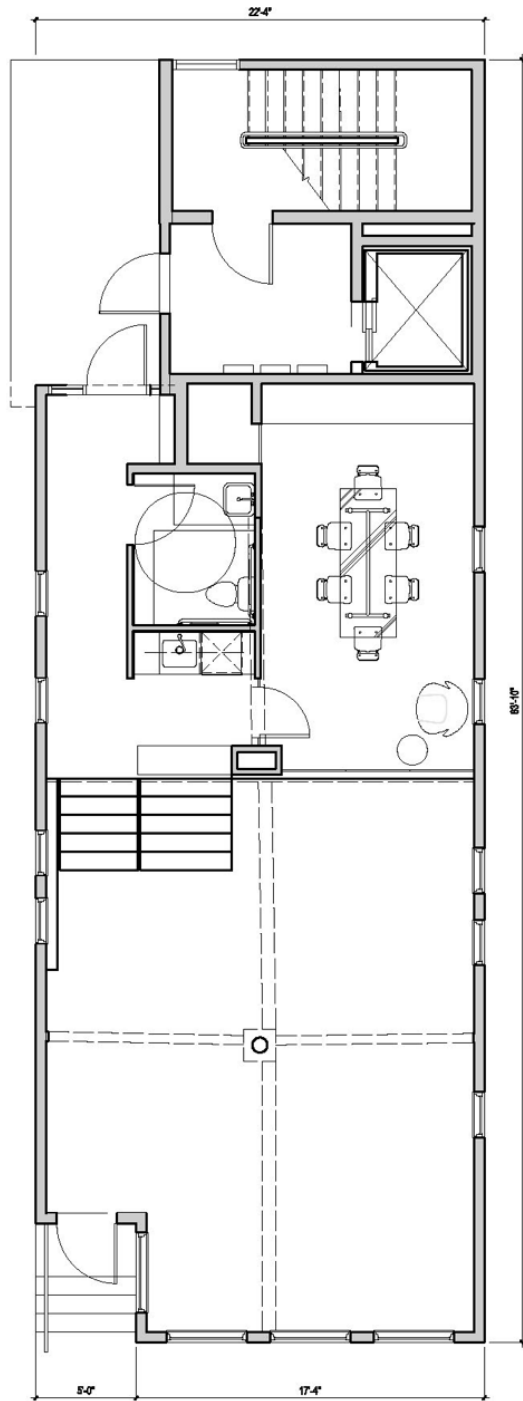


LIGHT WASH ON FEATURE  
WOOD WALLS

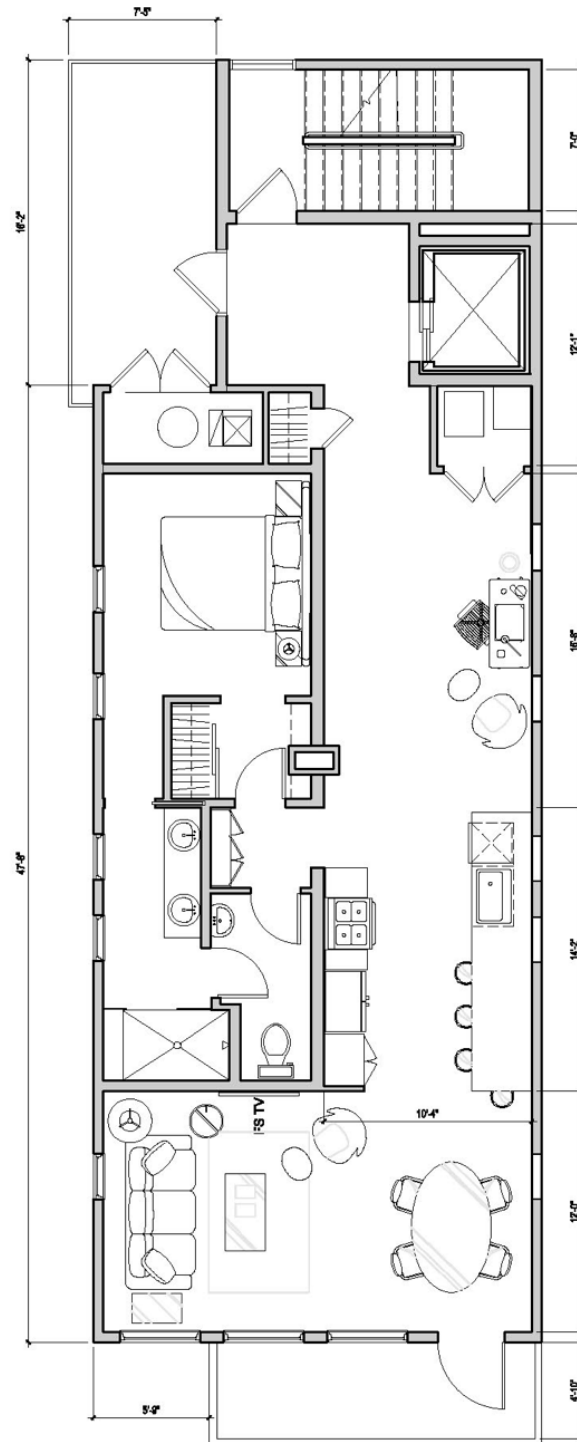


LIGHT TOWER EFFECT

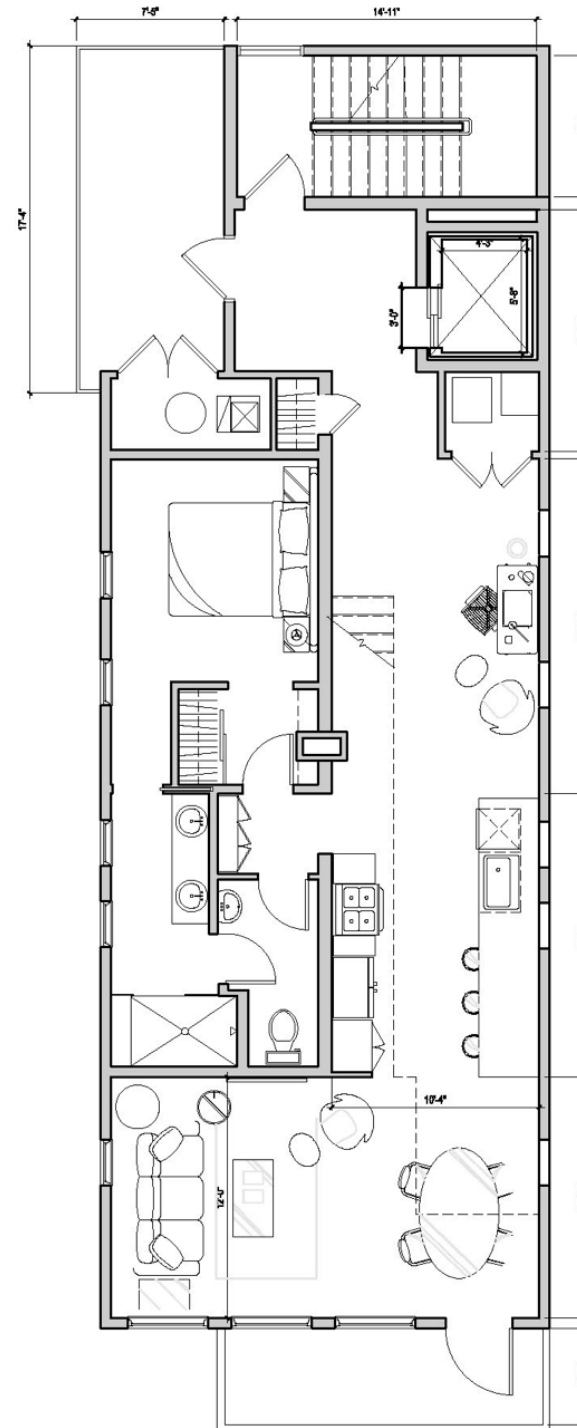




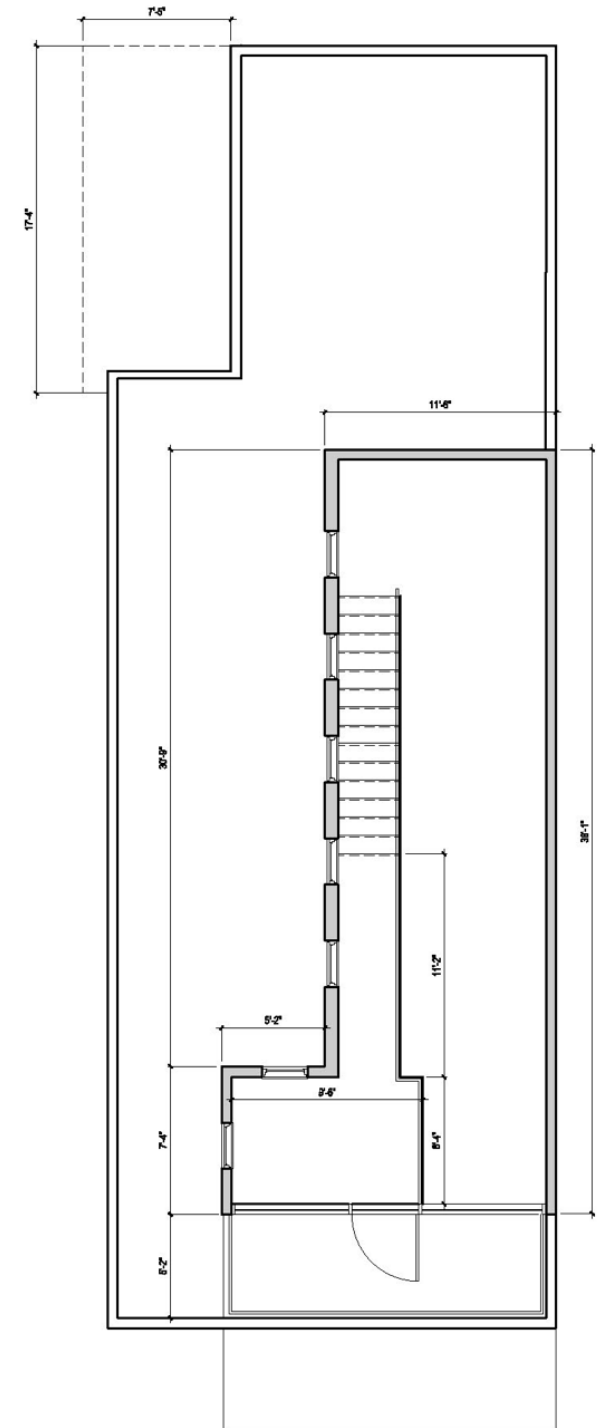
FIRST FLOOR PLAN  
910 GSF  
1/8" = 1'-0"



SECOND FLOOR PLAN  
1,198 GSF  
1/8" = 1'-0"



THIRD FLOOR PLAN  
1,312 GSF  
1/8" = 1'-0"



THIRD FLOOR LOFT PLAN  
180 GSF  
1/8" = 1'-0"





North Elevation





South Elevation





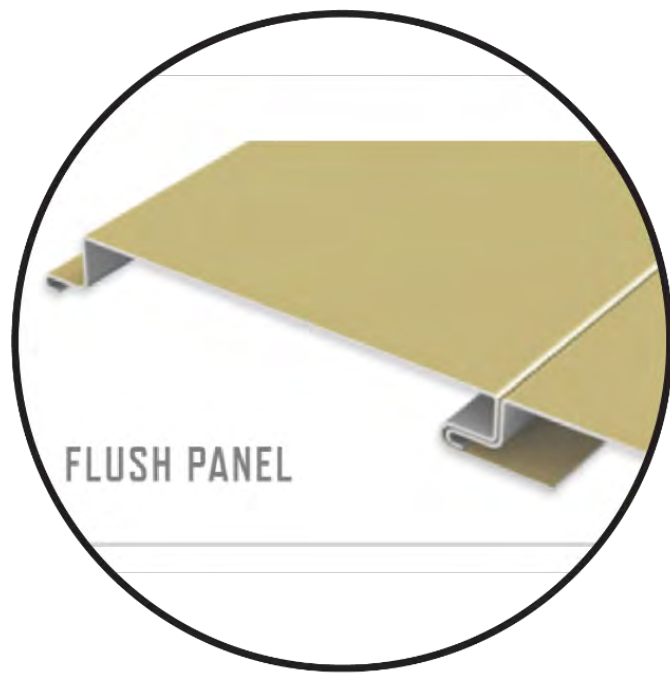
West Elevation





East Elevation

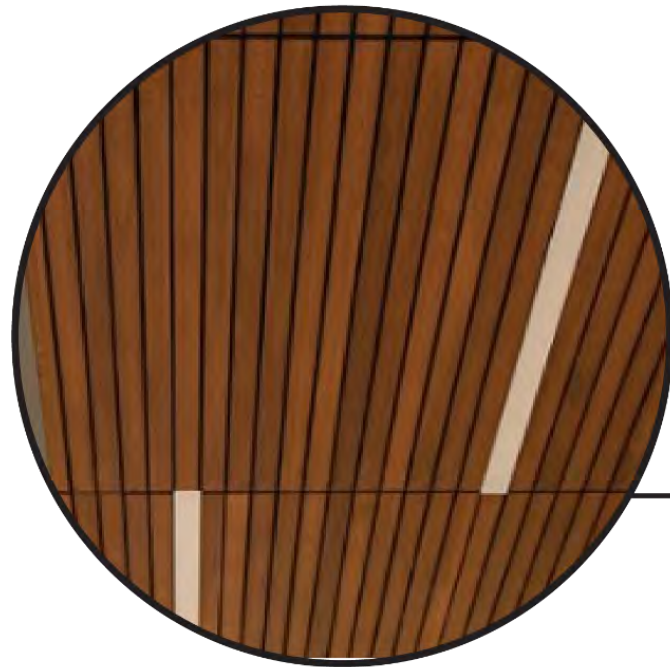




METAL PANELS



LAP SIDING FIBER CEMENT  
RAIN SCREEN: GRAPHITE

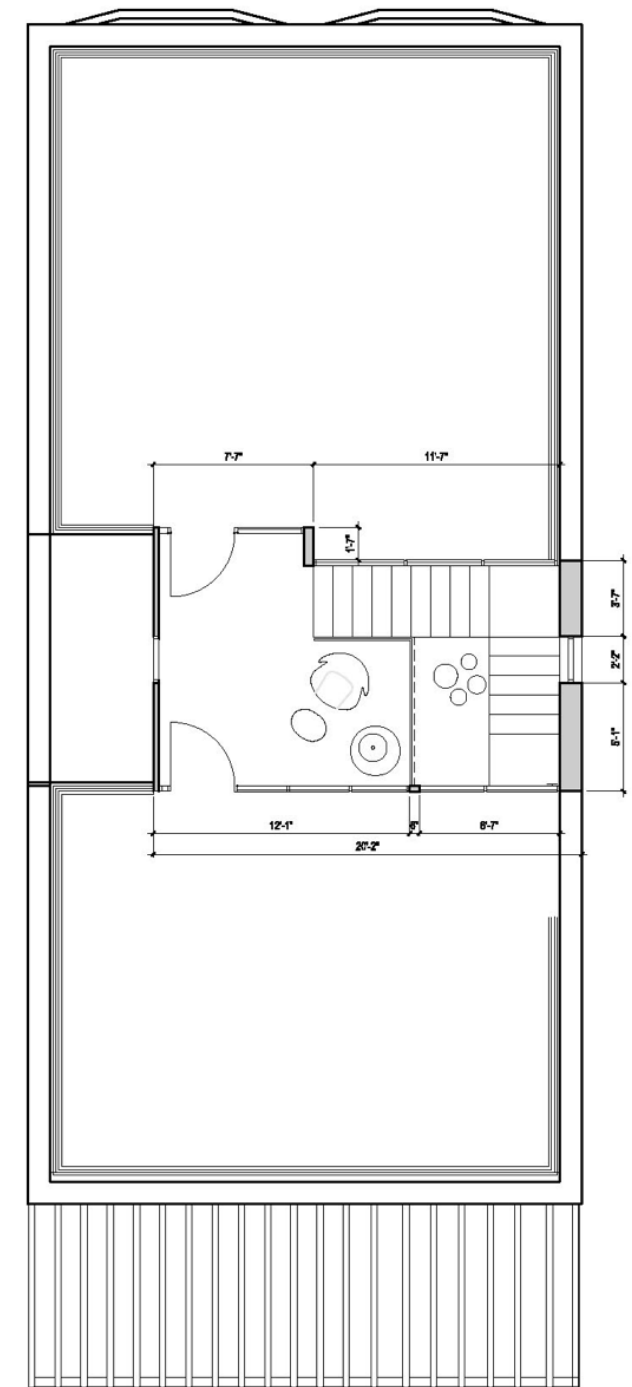
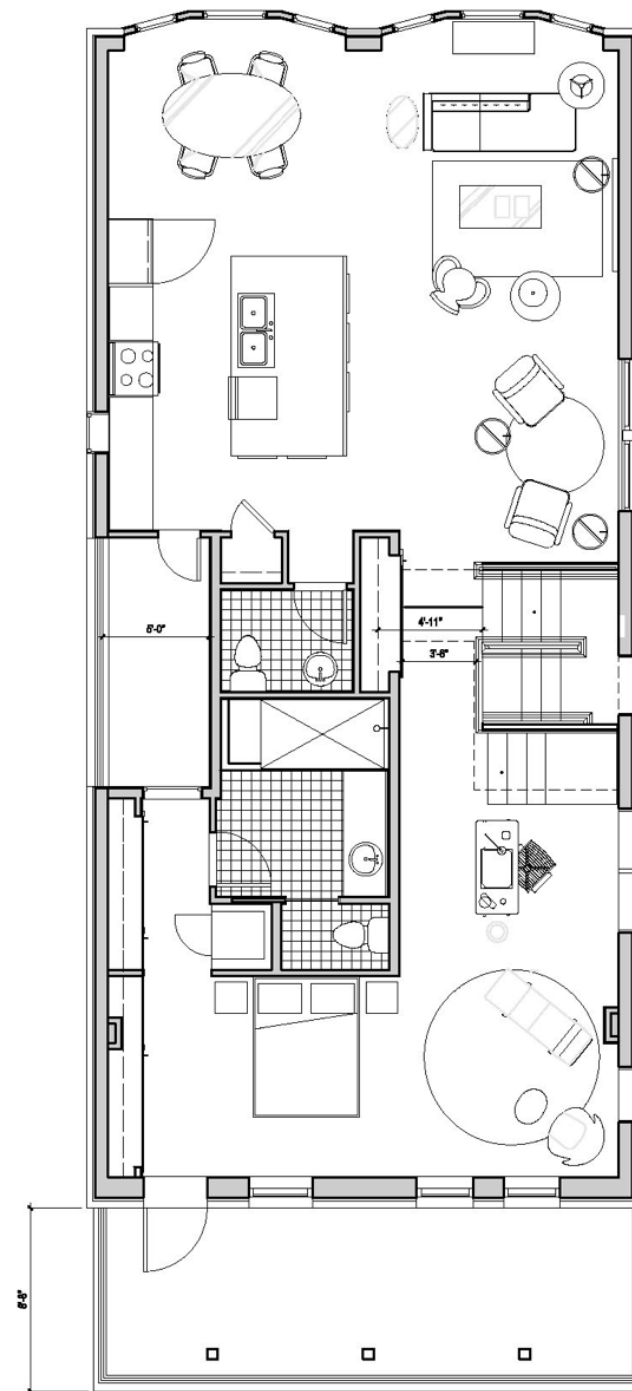
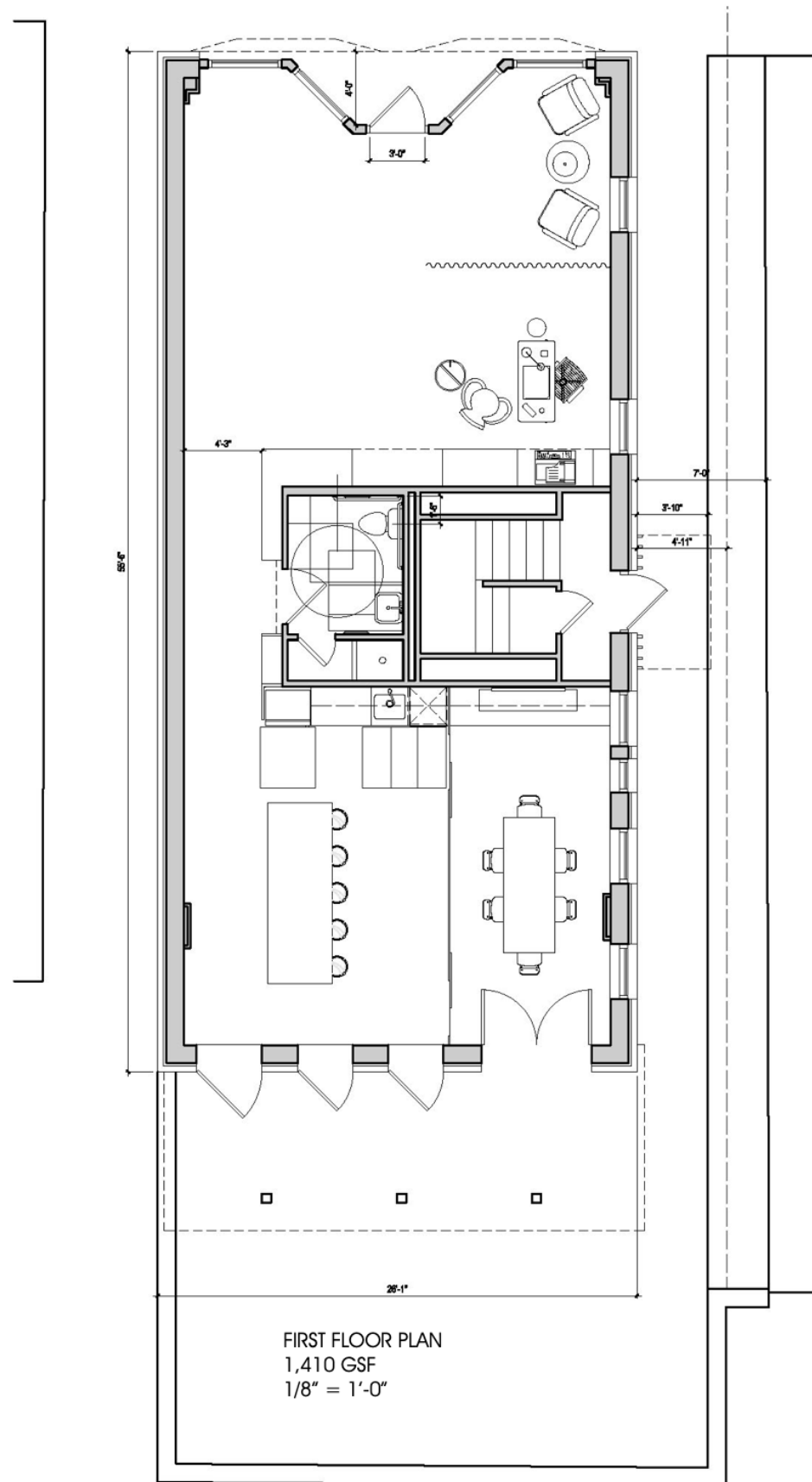


WOOD PANEL COVERING UNDER  
BALCONIES AND CANOPIES



BLACK ALUMINUM RAILING





# LITTLE ITALY, CLEVELAND | 12408 MAYFIELD FLOOR PLANS

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landscape architect

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ARCHITECTS

WXZ





North Elevation





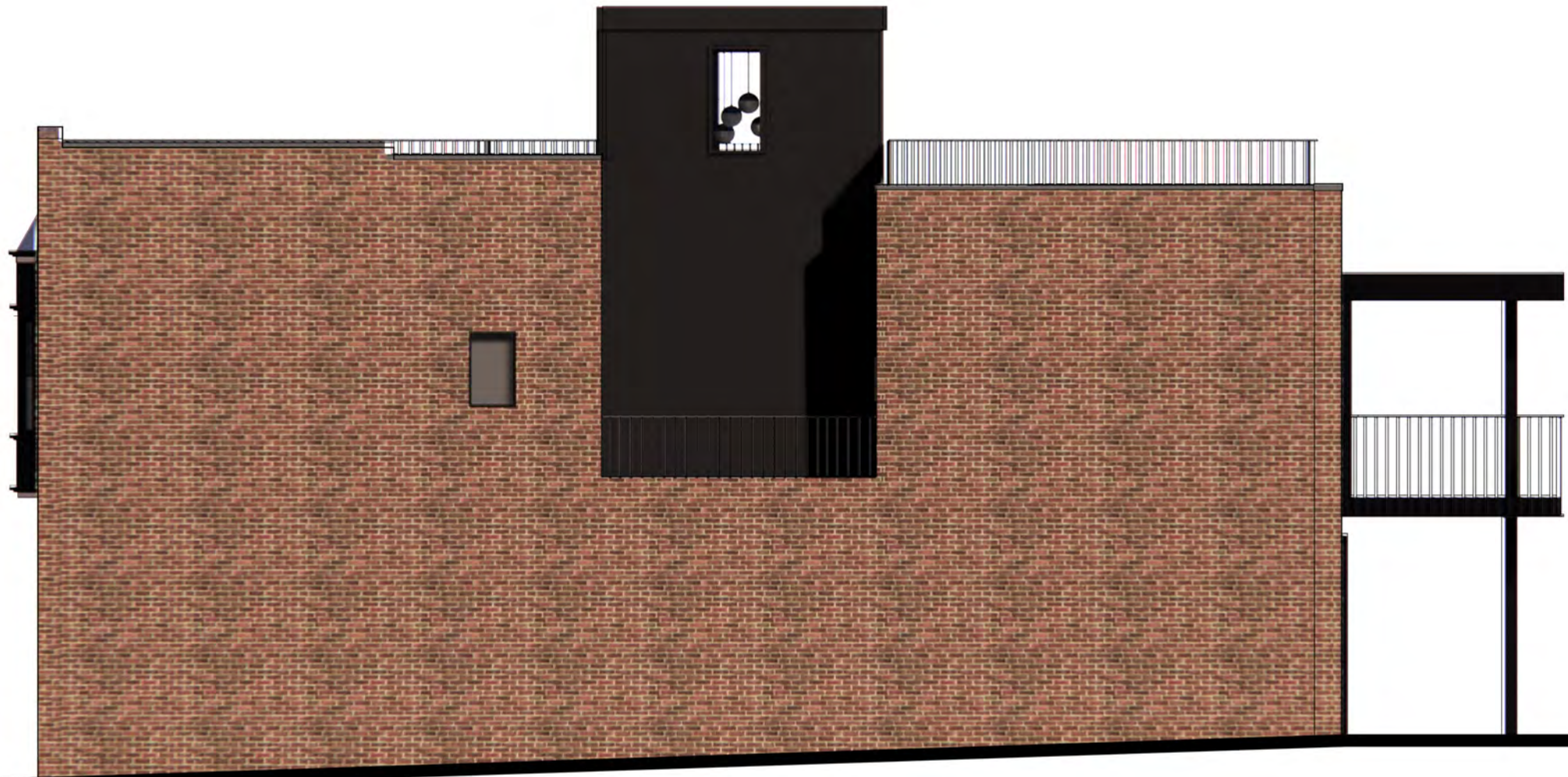
South Elevation





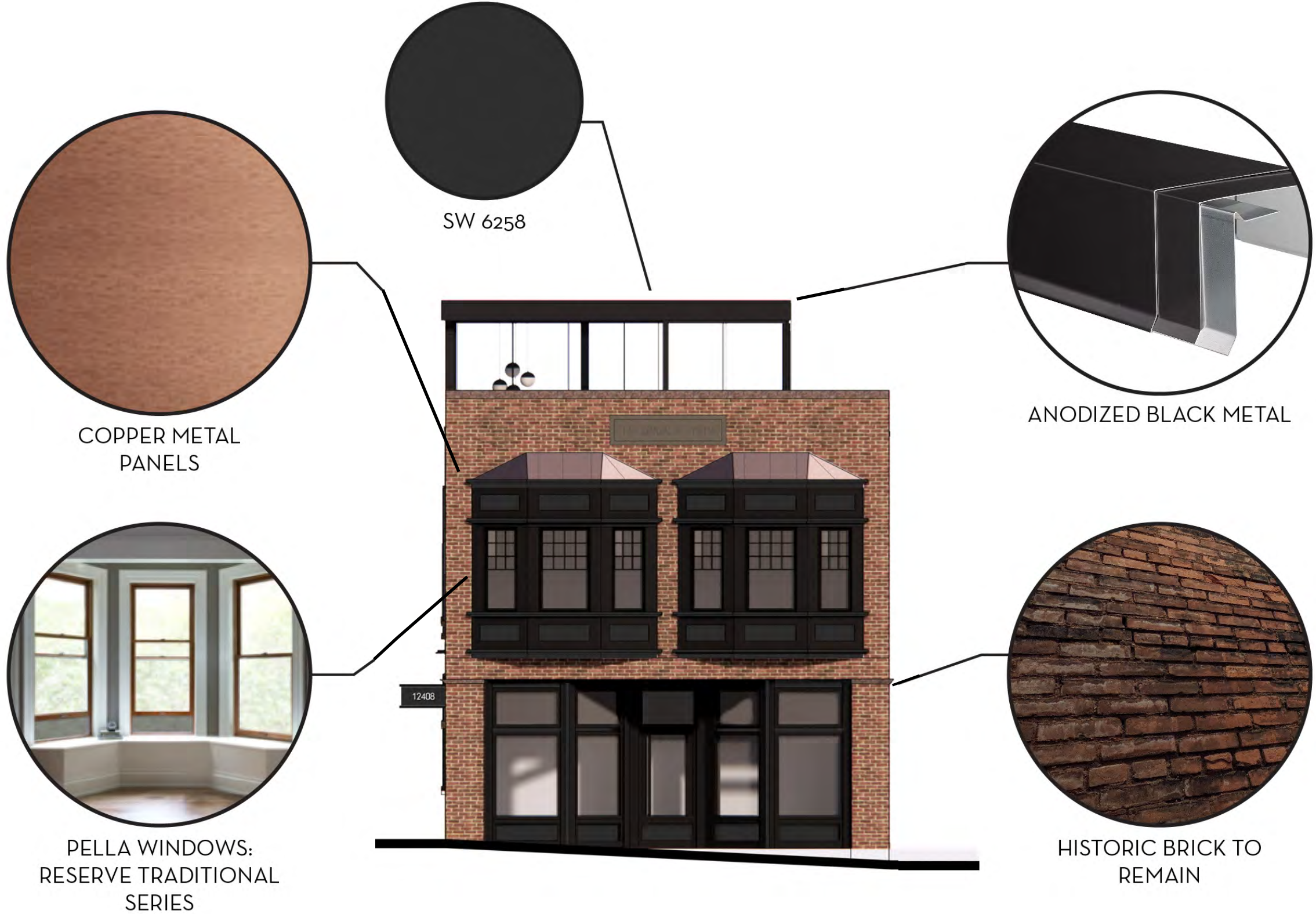
East Elevation



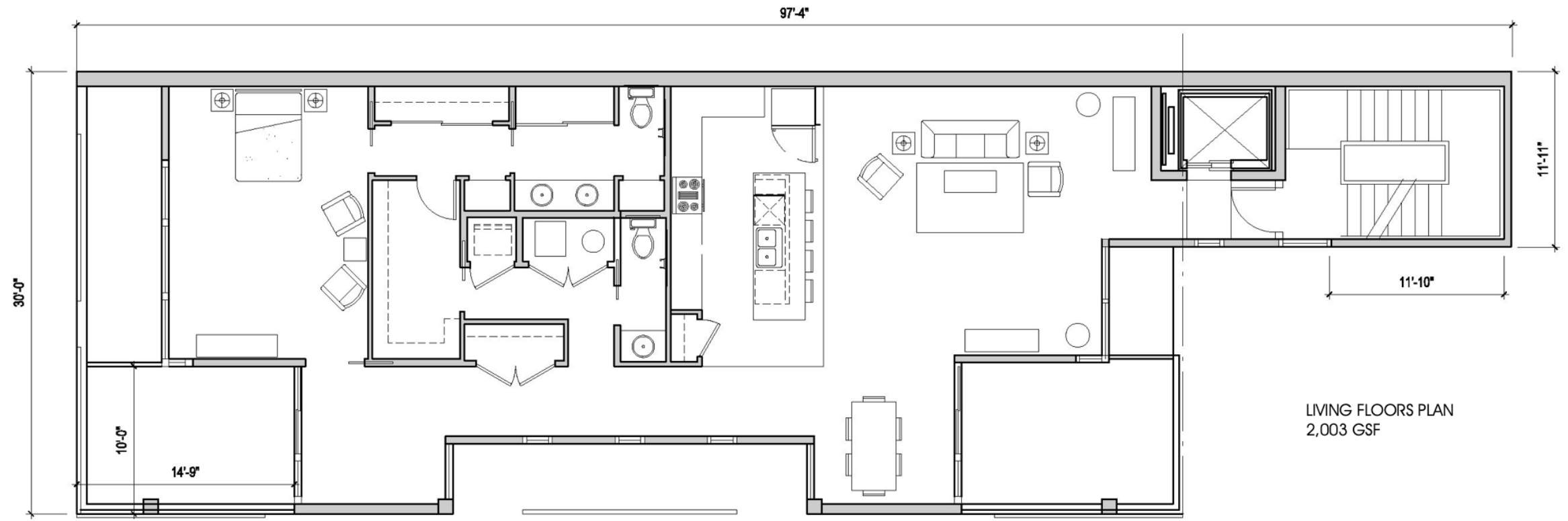


West Elevation

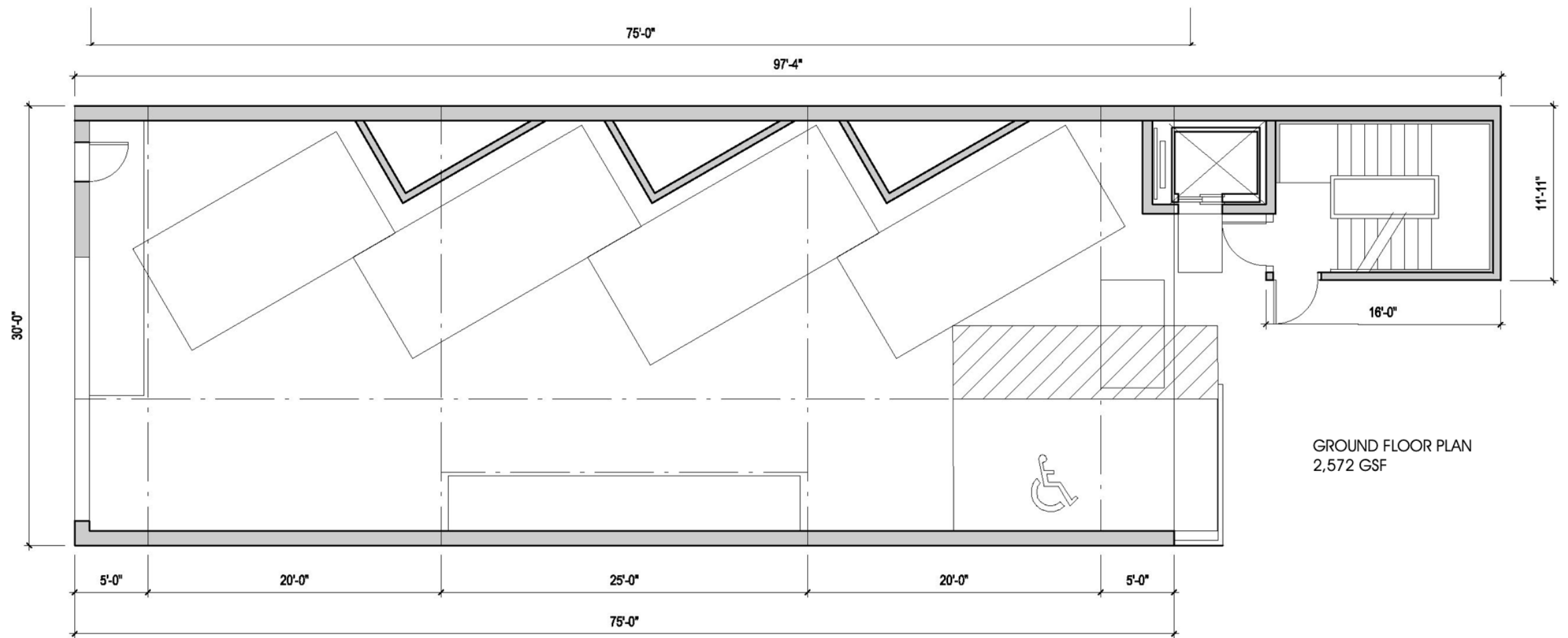








LIVING FLOORS PLAN  
2,003 GSF



GROUND FLOOR PLAN  
2,572 GSF





SOUTH [FAIRVIEW COURT] ELEVATION

NORTH [COURTYARD] ELEVATION

0' 4' 8' 12'





East Elevation



West Elevation







**Metal Wall Panels**  
**Brand:** GBA Architectural Products  
**Colors:** Green Gold custom color selection to match elevations



**Laser Cut Panels**  
**Brand:** GBA Architectural Products  
**Colors:** Green Gold custom color selection to match elevations



**Brand:** Glen-Gery  
**Type:** Facebrick  
**Color:** Red  
**Style:** Extruded  
**Plant:** Mid-Atlantic  
**Series:** Industrial Rustic Series  
**Texture/Finish:** Tumbled  
**Standard Dim:** 3-5/8 x 2-1/4 x 8 in.  
**Per Square foot:** 6.55



**Brand:** Pella Windows  
**Type:** Impervia Fixed Frame Window  
**Color:** Black  
**Single Unit**  
**Standard Dim:** MIN 11 1/2" W x 11 1/2"H  
**MAX** 11' 11 1/2"W in one direction, short side not to exceed 83.5"  
**Frame:** 2.25"

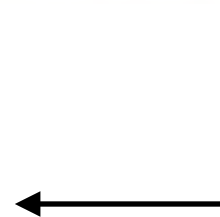




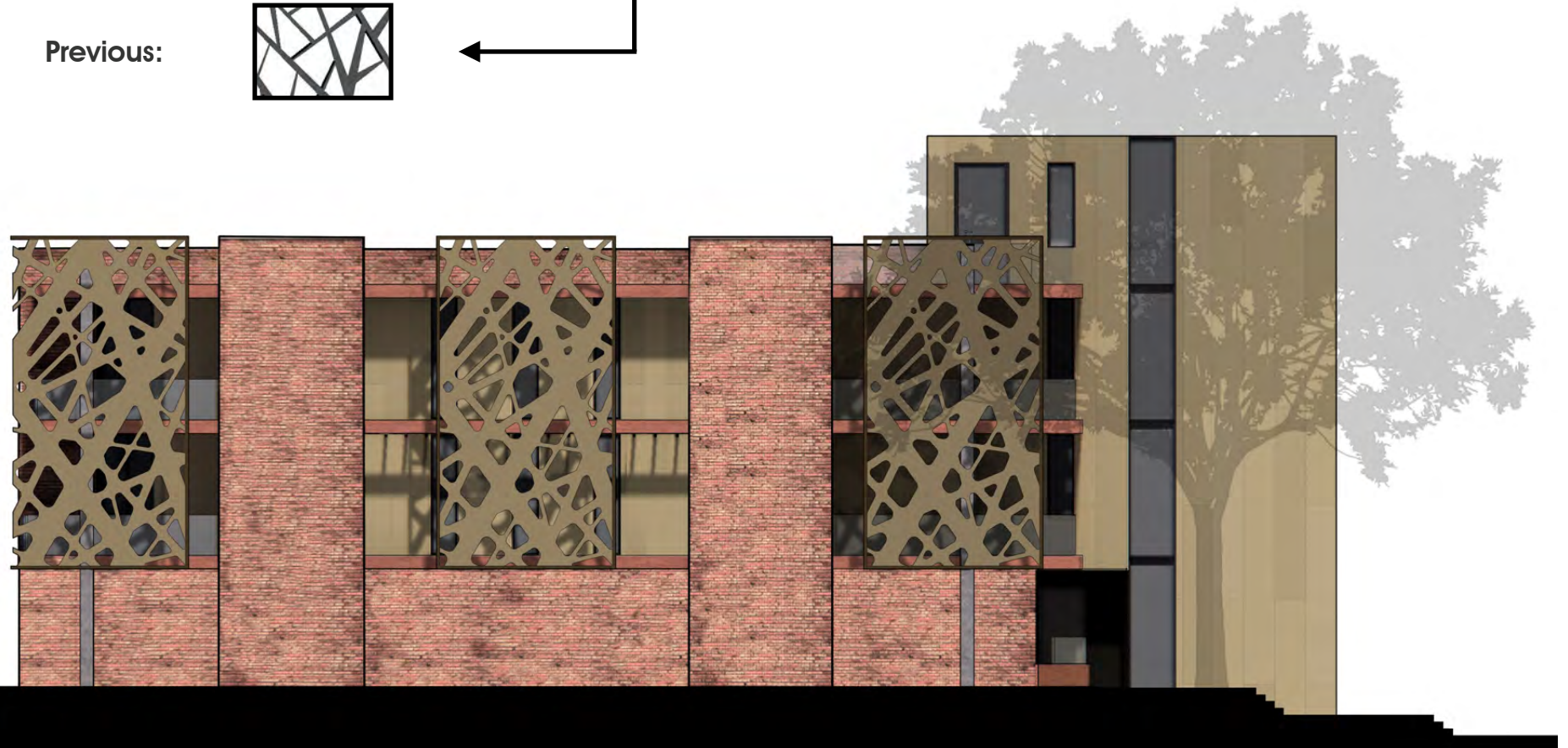
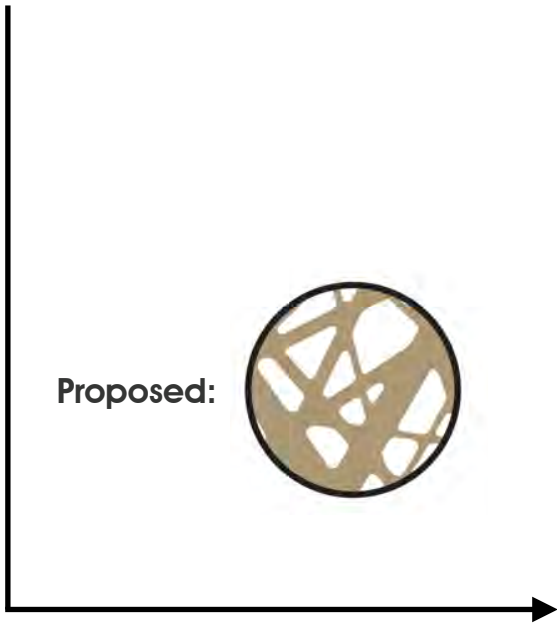
Design Reference From 02.10.2022 Presentation



Previous:



Proposed:







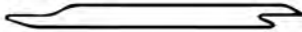
**Brand:** Glen-Gery  
**Type:** Facebrick  
**Color:** Red  
**Style:** Extruded  
**Plant:** Mid-Atlantic  
**Series:** Industrial Rustic Series  
**Texture/Finish:** Tumbled  
**Standard Dim:** 3-5/8 x 2-1/4 x 8 in.  
**Per Square foot:** 6.55



**Brand:** Pella Windows  
**Type:** Impervia Fixed Frame Window  
**Color:** Black  
**Single Unit**  
**Standard Dim:** MIN 11 1/2" W x 11 1/2"H  
**MAX** 11' 11 1/2"W in one direction, short side not to exceed 83.5"  
**Frame:** 2.25"



**Brand:** HARDIE® FIBER CEMENT  
**Color:** Iron Gray  
**Style:** V-Groove Siding  
**Series:** Aspyre Collection  
**Texture:** Smooth  
**Finish:** Primed  
**Standard Dim:** width 8.25in - thickness 5/8in  
**Profile:**



**Brand:** Pella Windows  
**Type:** Architect Series  
**Color:** Black  
**Standard Dim:** MIN 10" W x 10"H  
**MAX** 12'W x12'H  
**Frame:** 2.25"



**Brand:** ProClad Metal Paneling  
**Colors:** Long Grain Cherry - for outdoor beam cladding



**Laser Cut Panels**  
**Brand:** GBA Architectural Products  
**Colors:** Green Gold custom color selection to match elevations



**Brand:** ProClad Metal Paneling  
**Colors:** Desert Ore - cladding on bay windows



**Metal Wall Panels**  
**Brand:** GBA Architectural Products  
**Colors:** Green Gold custom color selection to match elevations



**Brand:** ProClad Metal Paneling  
**Colors:** Golden Maple - under balcony cladding



**Sherwin Williams**  
 SW 6258  
 Tricorn Black





Site Section - Buildings A + C (12404 Mayfield Road + 12405 Fairview Court)

# LITTLE ITALY, CLEVELAND | SITE SECTION

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landscape architect

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ARCHITECTS

WXZ





Site Section - Building B (12408 Mayfield Road)





Render View: Mayfield Road





Render View: Rear Courtyard Looking South





Render View: Rear Courtyard Looking North





Render View: Fairview Court Looking West



# Cleveland Landmarks Commission

Thank you

Questions/Comments

28 APRIL 2022



# Appendix





South Aerial View

- A 12404 Mayfield Road
- B 12408 Mayfield Road
- C 12405 Fairview Court





West Aerial View

- A 12404 Mayfield Road
- B 12408 Mayfield Road
- C 12405 Fairview Court





North Aerial View

- A 12404 Mayfield Road
- B 12408 Mayfield Road
- C 12405 Fairview Court





- A 12404 Mayfield Road
- B 12408 Mayfield Road
- C 12405 Fairview Court

East Aerial View





- A 12404 Mayfield Road
- B 12408 Mayfield Road
- C 12405 Fairview Court

Overhead Aerial View

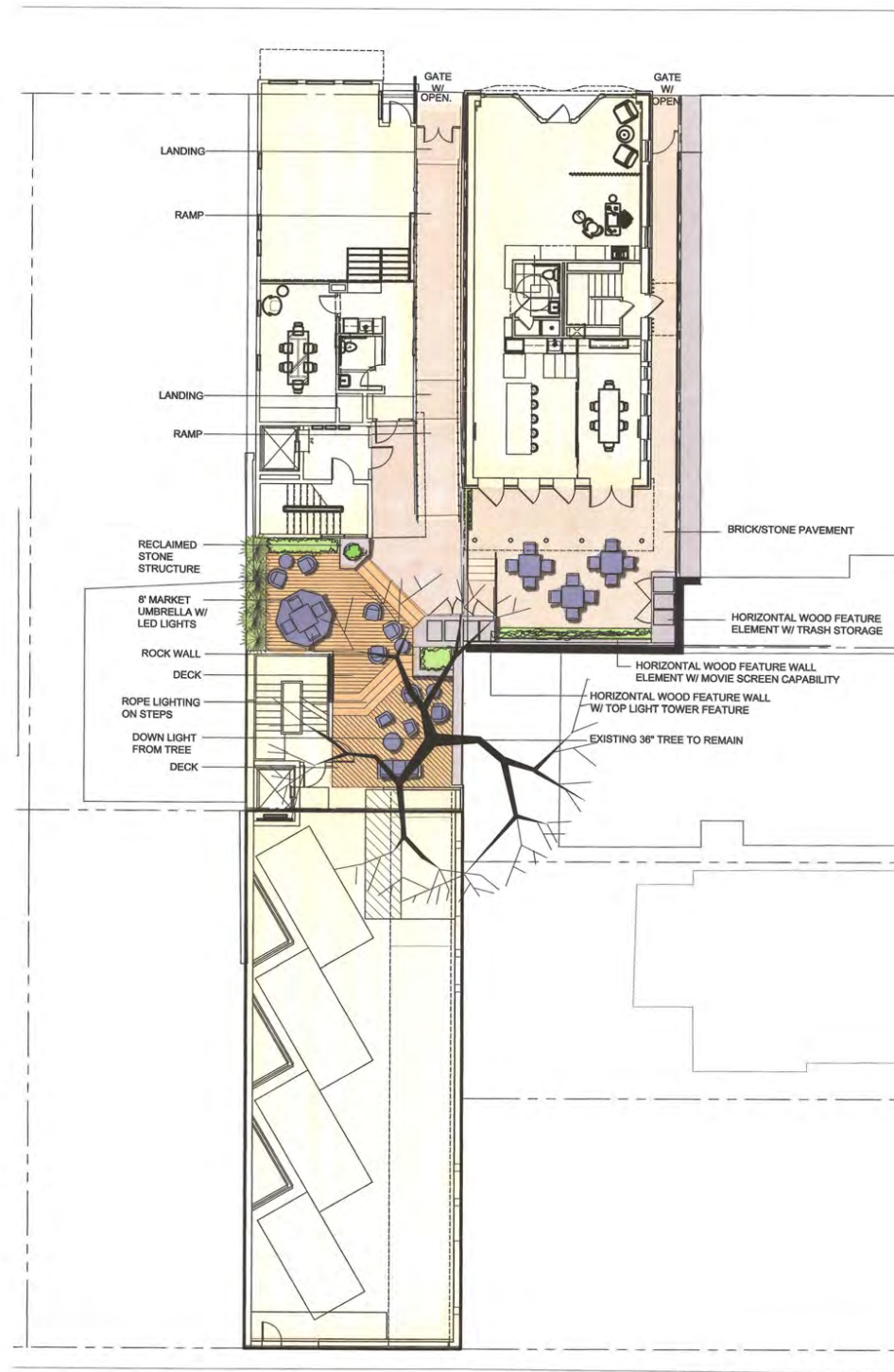




## Overhead Aerial View

- A 12404 Mayfield Road
- B 12408 Mayfield Road
- C 12405 Fairview Court





# Little Italy

## Landscape

SCALE: 1" = 10'-0"  
April, 2022



Landscape Plan





Building C Brick





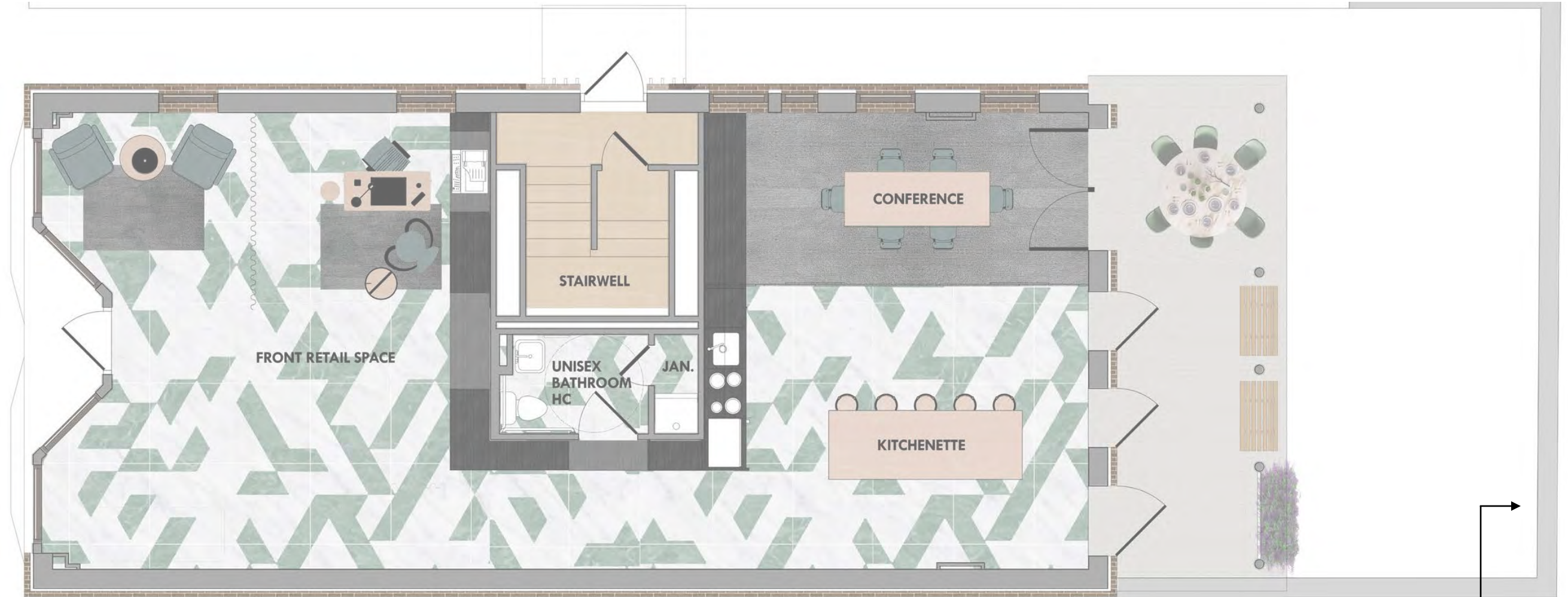
Design Reference





Design Reference





HORIZONTAL WOOD FEATURE WALL  
ELEMENT W/ MOVIE SCREEN CAPABILITY



MAGGIE DALEY  
ASTILBE



SPRITE ASTILBE



WOOD FEATURE WALL

## 12408 Mayfield Road - Office Design





**Case 22-030:** Norma Herr Women's Center (ACWA Sidney Hillman Memorial Building)  
(Concept Plan 3/24/22)

**2227 Payne Avenue**

Lobby Renovation and Elevator Addition

Ward 7: Howse

Project Representatives: Brian Grambort, Hiti DiFrancesco + Siebold Architects



**Presentation to:**

# **Cleveland Landmarks Commission**

April 28, 2022

## **Norma Herr Women's Center**

**Lobby Renovation and Elevator Addition**

**2227 Payne Avenue**





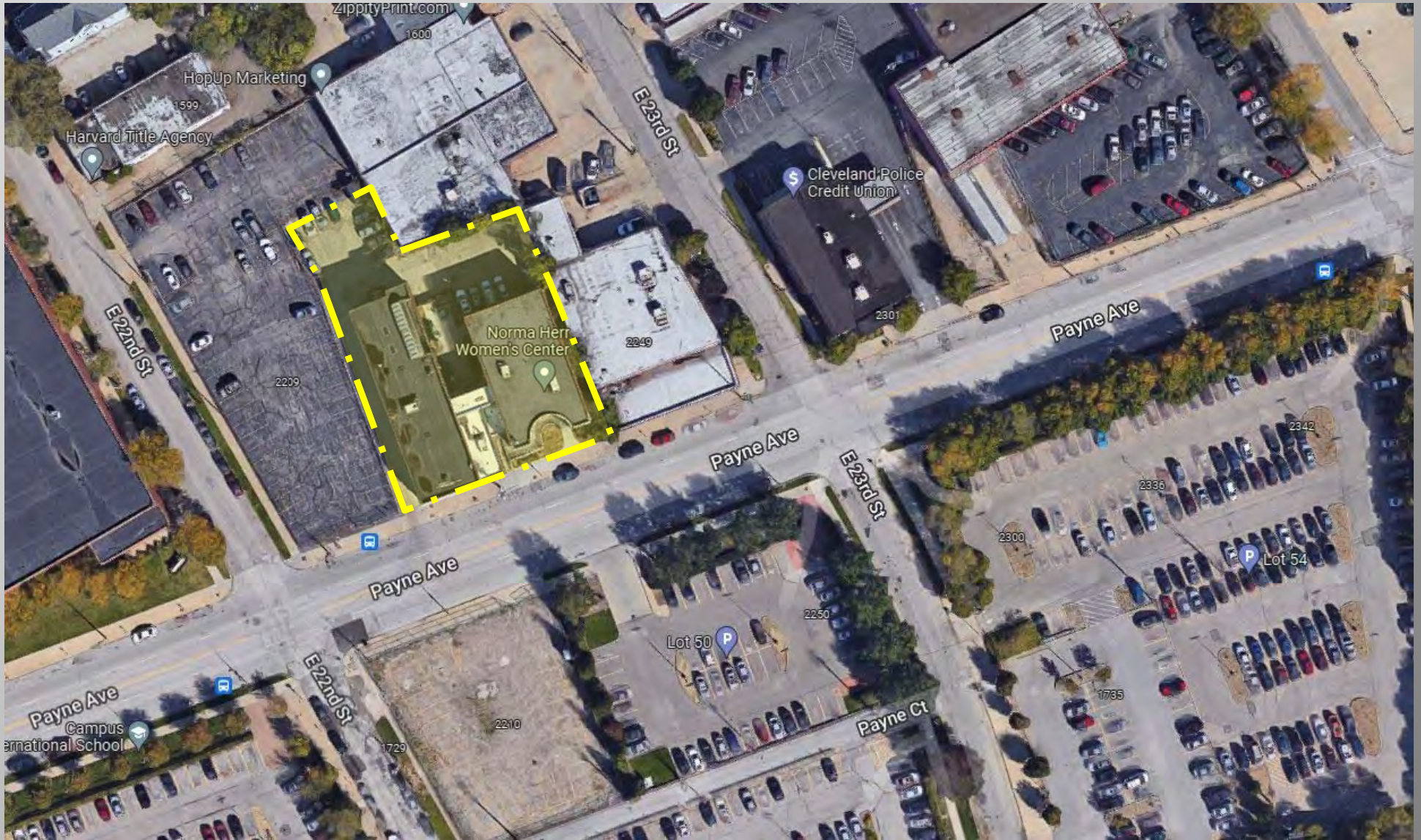


- **1949:** Construction completed on Sidney Hillman Memorial Building. Milo Holdstein is the architect of record.
- **2004-current:** Building houses the Women's Center.
  - Emergency shelter for homeless women

**2227 Payne Avenue**

*Hiti, DiFrancesco and Siebold, Inc.*





## LOCATION MAP







2249 PAYNE AVENUE FRATERNAL ORDER OF POLICE



2301 PAYNE AVENUE CLEVELAND POLICE CREDIT UNION



2209 PAYNE AVENUE PARKING LOT

## CONTEXT VIEWS





CAMPUS INTERNATIONAL SCHOOL



CAMPUS PARKING LOTS

## CONTEXT VIEWS





EXISTING FRONT ELEVATION

## Norma Herr Women's Center



HISTORIC BUILDING FRONT ELEVATION



FRONT ELEVATION POST 2009 RENOVATION





EXISTING GLASS BLOCK WITH 10 PARALLEL RIBS  
QUARTER TURN INSTALLATION – EXTERIOR VIEW



EXISTING GLASS BLOCK WITH 10 PARALLEL RIBS  
QUARTER TURN INSTALLATION – INTERIOR VIEW



PROPOSED GLASS BLOCK WITH 13 PARALLEL RIBS  
QUARTER TURN INSTALLATION

## Norma Herr Women's Center





HISTORIC BRONZE ENTRY OPENINGS



EXISTING CLEAR ANODIZED ALUMINUM ENTRY OPENINGS

## Norma Herr Women's Center





EXISTING ENTRANCE

## Norma Herr Women's Center



T22 PLATINUM NICKEL WITH SATIN NICKEL HARDWARE

STAINLESS DOORS - THE STAINLESS ADVANTAGE

### Impact Resistant Doors

STANDARD MANUFACTURING CONSTRUCTION DETAILS

- 1-3/4" Thick Door ("standard)
- 16, 14, 12 or 10 gauge Stainless Steel
- Alloy 304, 304L, 316, 316L
- Finish #4 Satin ("standard)
- Vertical Grain
- Fully Welded Seamless On All Edges
- Impact Proprietary Steel Stiffened Core
- Closed Edge (Fully Welded)

**IMPACT RATINGS**

Impact	Grade
Impact #1	10 (50 ft-lbs)
Impact #2	10 (50 ft-lbs)
Impact #3	20 (50 ft-lbs)
Impact #4	20 (50 ft-lbs)
Impact #5	40 (140 ft-lbs)
Impact #6	40 (140 ft-lbs)

ASTM F475-14 Section 17

Snapshot Fully Welded (Polished Shown)

Fully Weld

Continuous Weld Seamless Edges

Fully Weld

STAINLESS DOORS

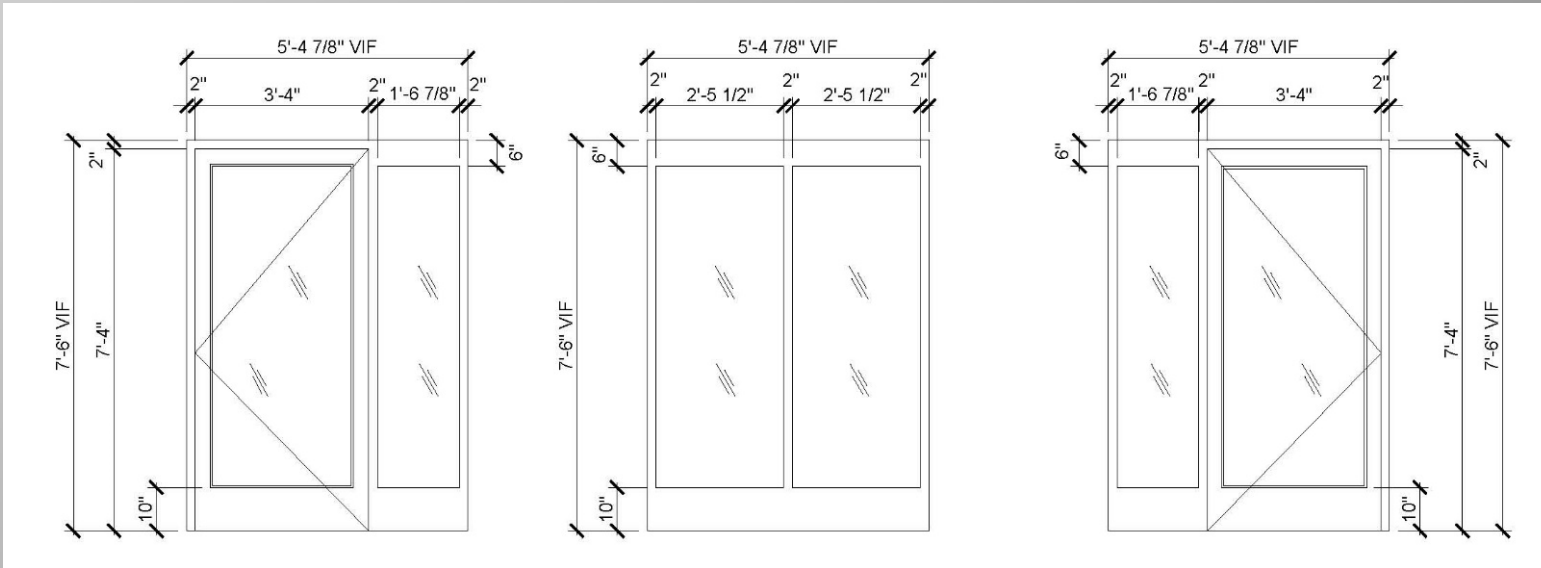
most specifications are subject to change without notice

IMPACT RESISTANT DOORS





HISTORIC ENTRANCE



REPLACEMENT DOOR AND FRAME ELEVATIONS

# **Norma Herr Women's Center**





FRONT ELEVATION

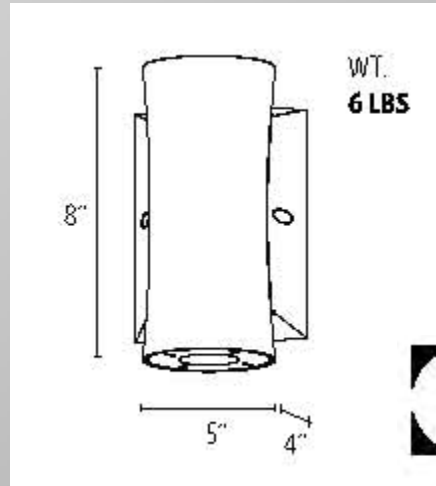
## Norma Herr Women's Center



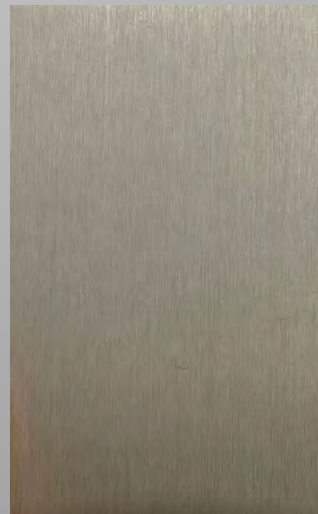


EXISTING WALL SCONCES

## Norma Herr Women's Center



PRO

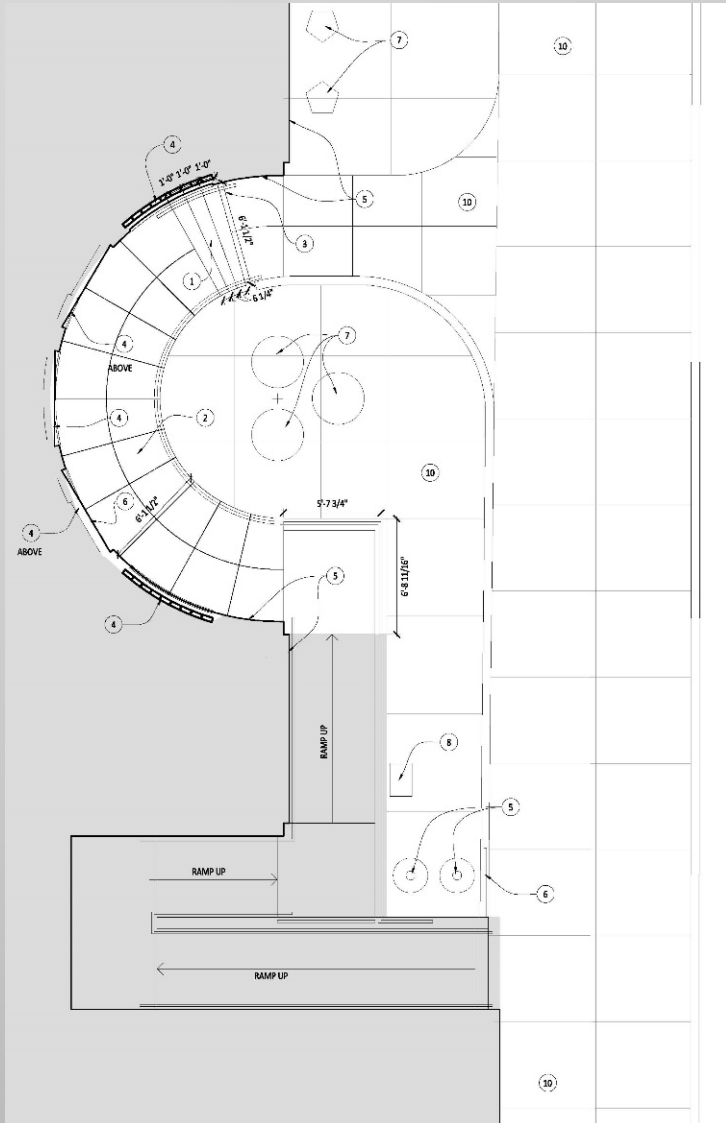


T22 PLATINUM NICKEL



PROPOSED WALL SCONCE  
FINISH TO MATCH DOORS AND FRAMES





ENTRANCE SITE PLAN



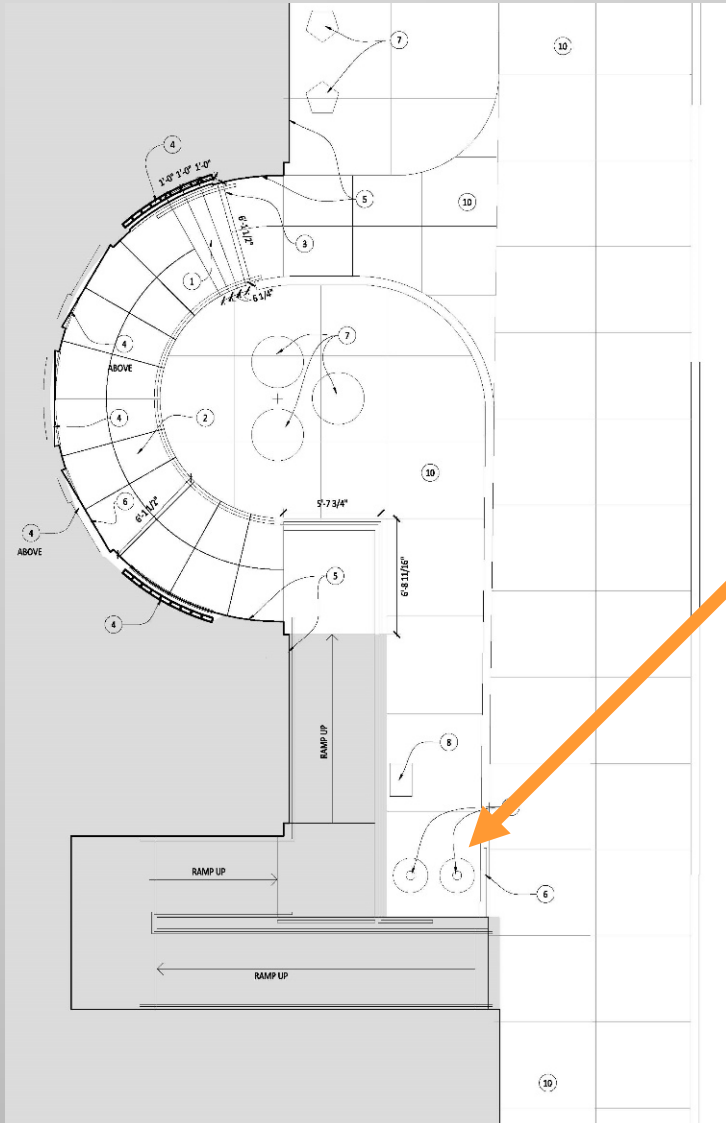
EXISTING ENTRY WALK



EXISTING ENTRY STAIRS

## Norma Herr Women's Center





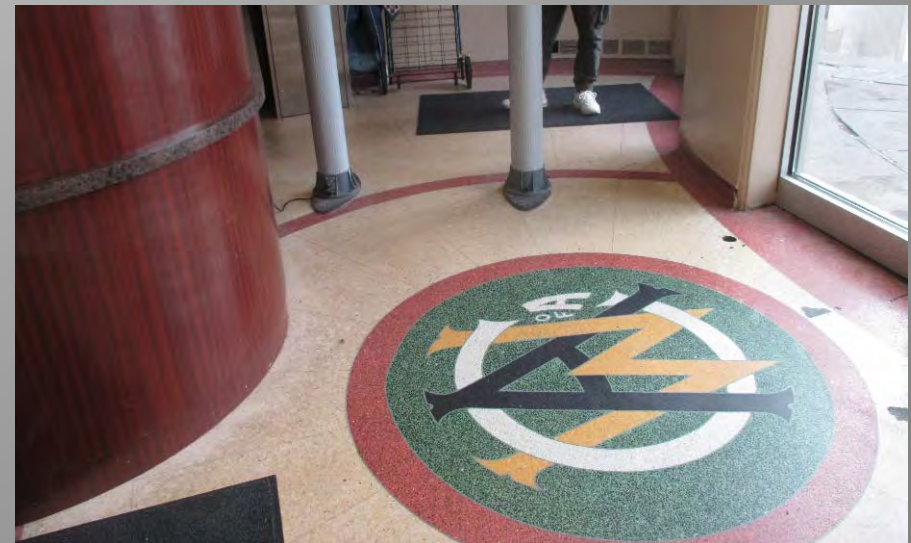
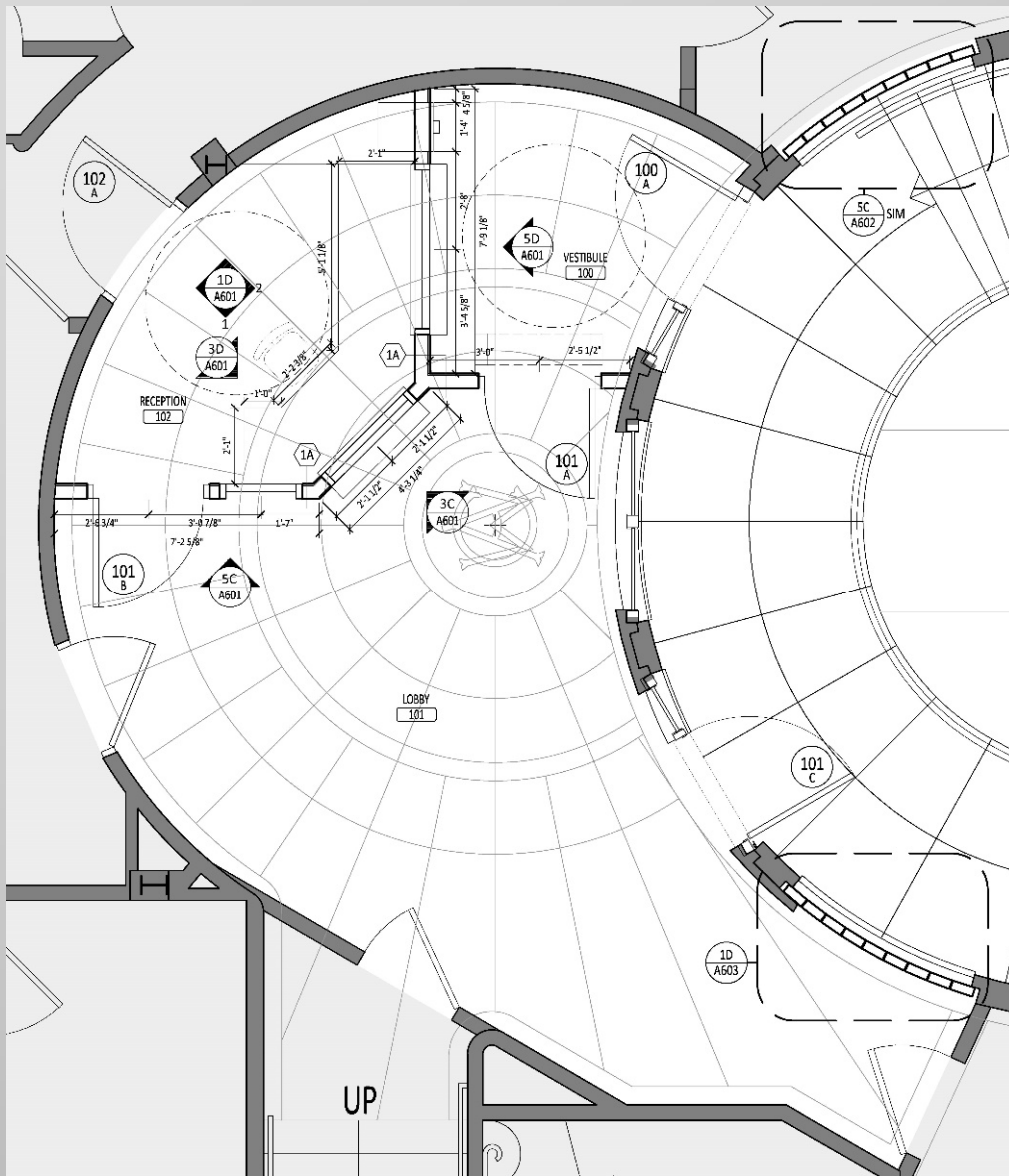
ENTRANCE SITE PLAN



TRASH RECEPTACLES

## Norma Herr Women's Center





# Norma Herr Women's Center

*Hiti, DiFrancesco and Siebold, Inc.*





VIEW OF REAR COURTYARD



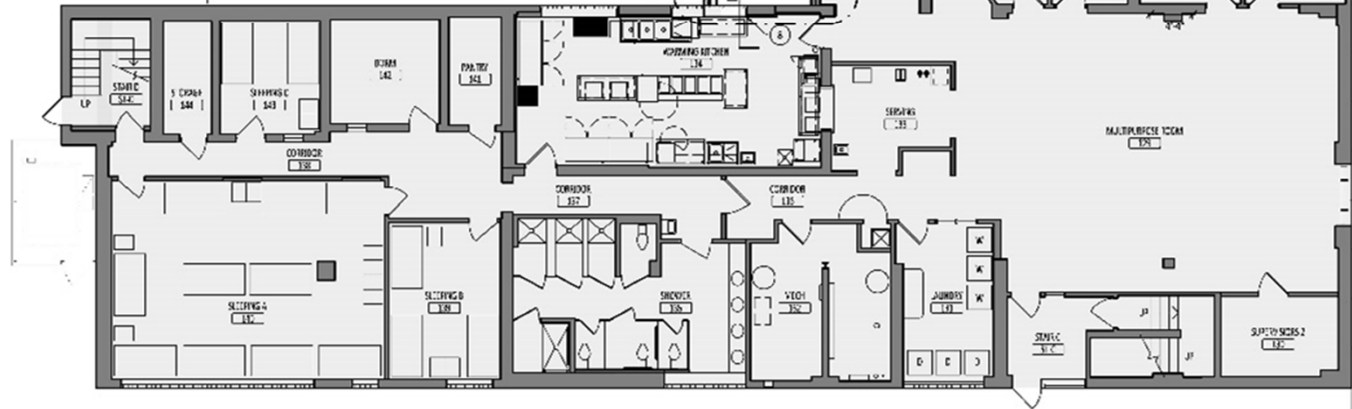
EXISTING FIRST FLOOR PLAN

## Norma Herr Women's Center





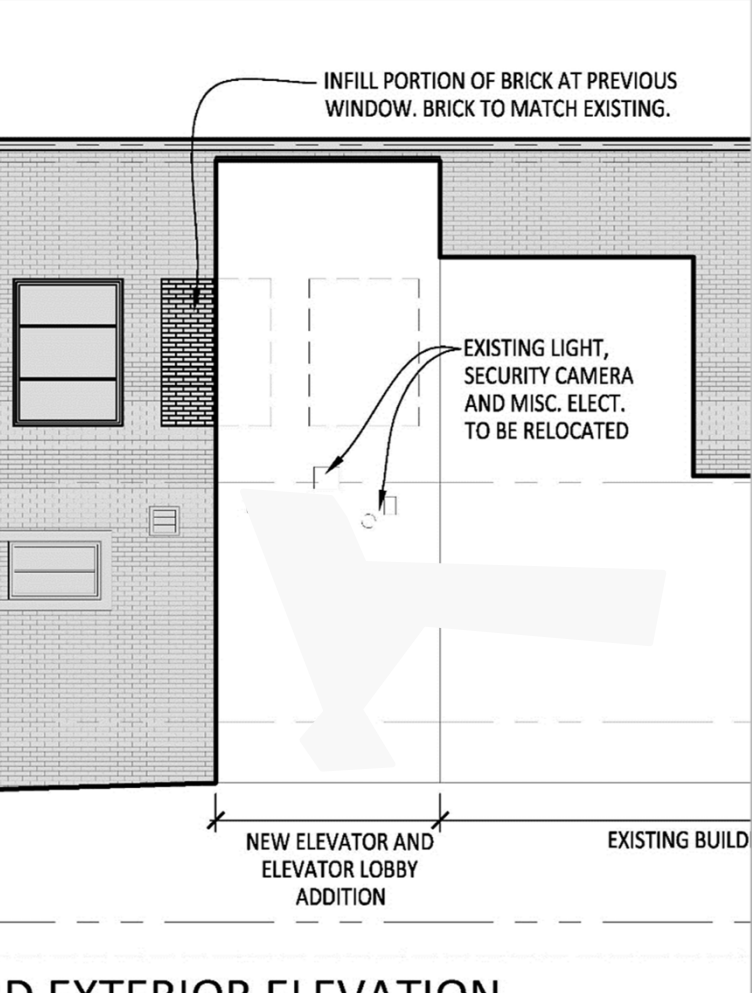
VIEW OF REAR COURTYARD



PROPOSED FIRST FLOOR PLAN

## Norma Herr Women's Center

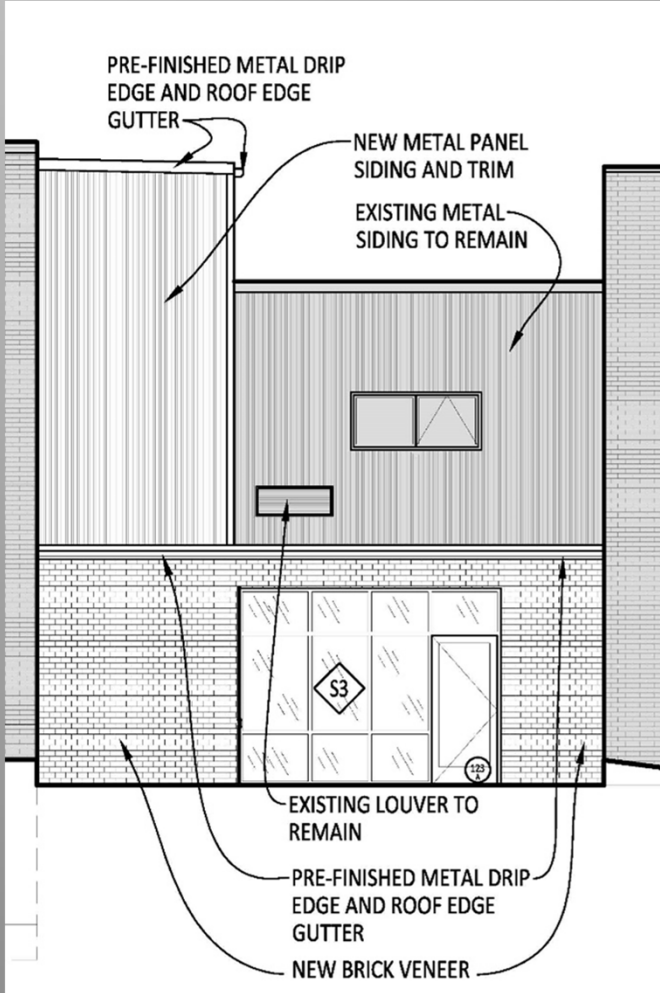




COURTYARD EAST ELEVATION



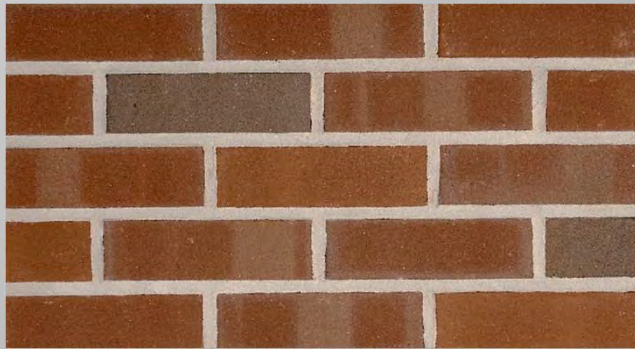
VIEW OF EXISTING COURTYARD



COURTYARD NORTH ELEVATION

# Norma Herr Women's Center





PROPOSED INFILL MODULAR BRICK  
MCAVOY FULL RANGE DOWNINGTON



VIEW INSIDE COURTYARD



CORRUGATED SIDING TO  
MATCH EXISTING METALLIC SILVER



PROPOSED BRICK  
ACME MODULAR VELOUR  
STEELE GRAY - 106391

## Norma Herr Women's Center



**Presentation to:**

# **Cleveland Landmarks Commission**

April 28, 2022

## **Norma Herr Women's Center**

**Lobby Renovation and Elevator Addition**

**2227 Payne Avenue**







**Case 22-031:** Little Italy Historic District (Concept Plan 3/24/22)

**Case Western Reserve University South Residential Campus Murray Hill Road**

New Construction of Student Residences Phases 1 & 2

Ward 6: Griffin

Project Representatives: Joanne Brown, Christopher Panichi, CWRU; Sindu Meier,  
William Rawn Associates





# SRV RESIDENCE HALLS - PHASE I & II

APRIL 18, 2022



# AGENDA

**PROJECT INTRODUCTION**

**SCHEDULE**

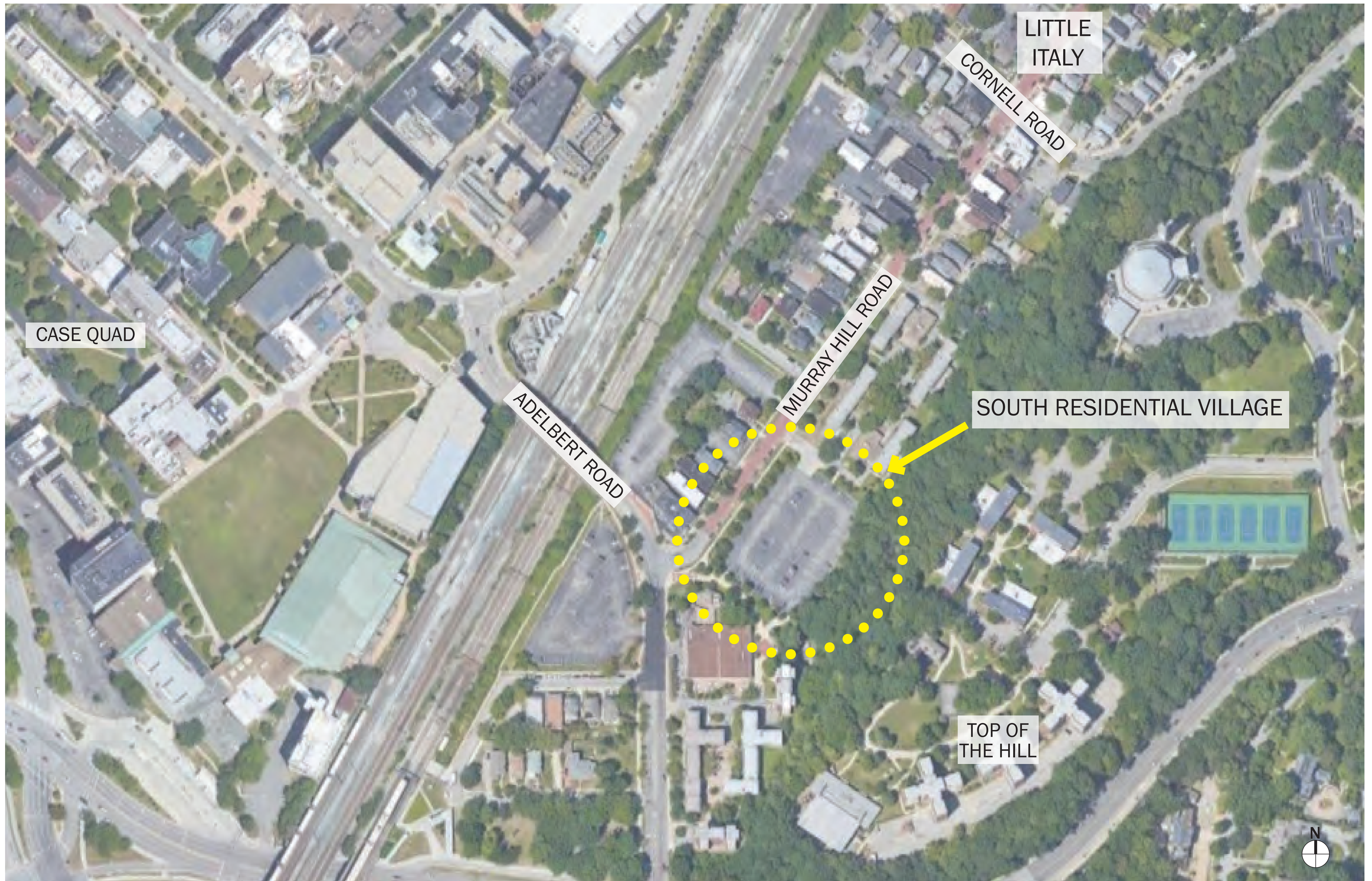
**ZONING**

**PARKING APPROACH**











# CWRU SOUTH CAMPUS MASTERPLAN



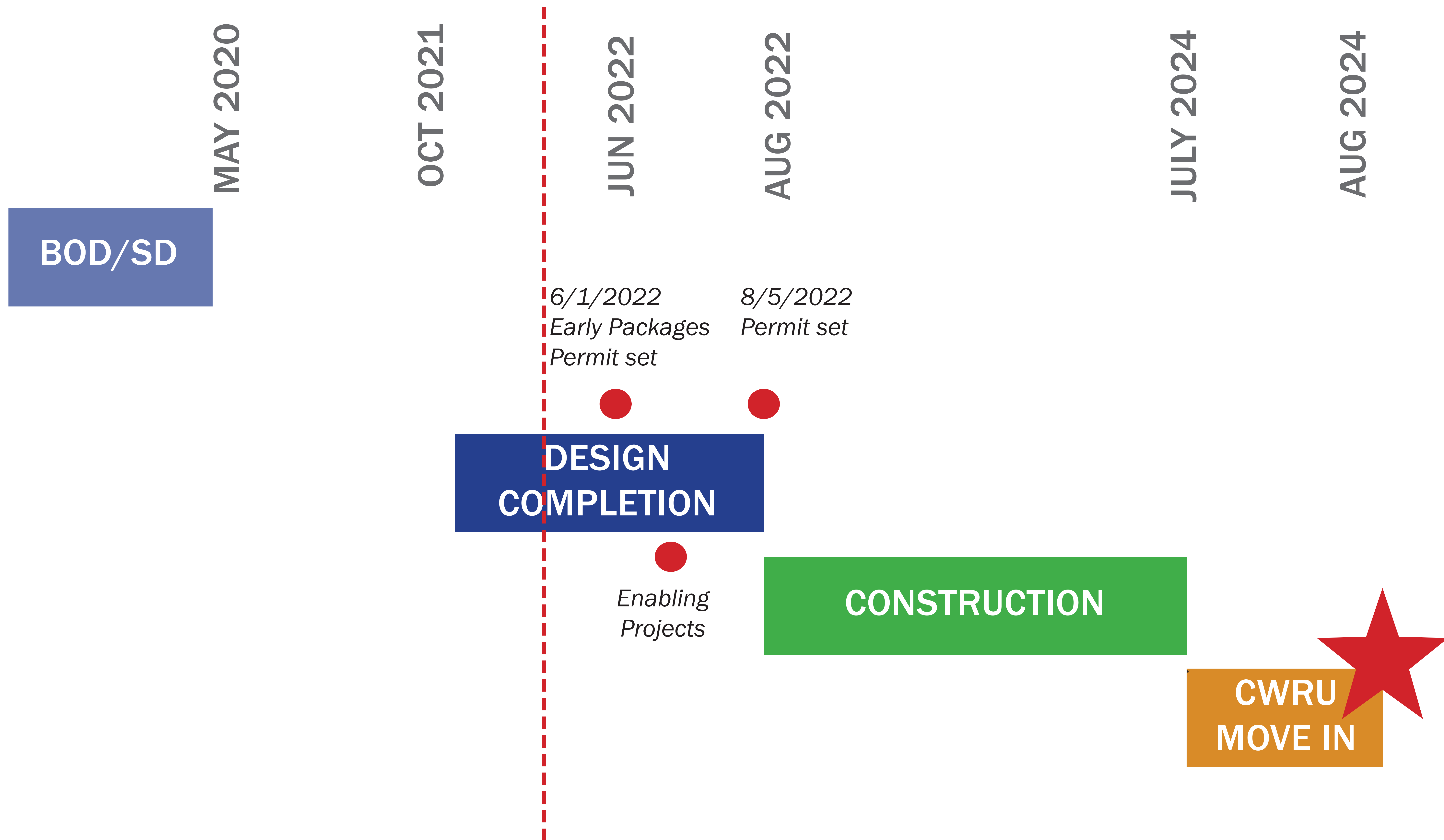


# PROJECT GOALS

**600 BEDS**  
**(Second Year Students)**  
**OPEN FALL 2024**



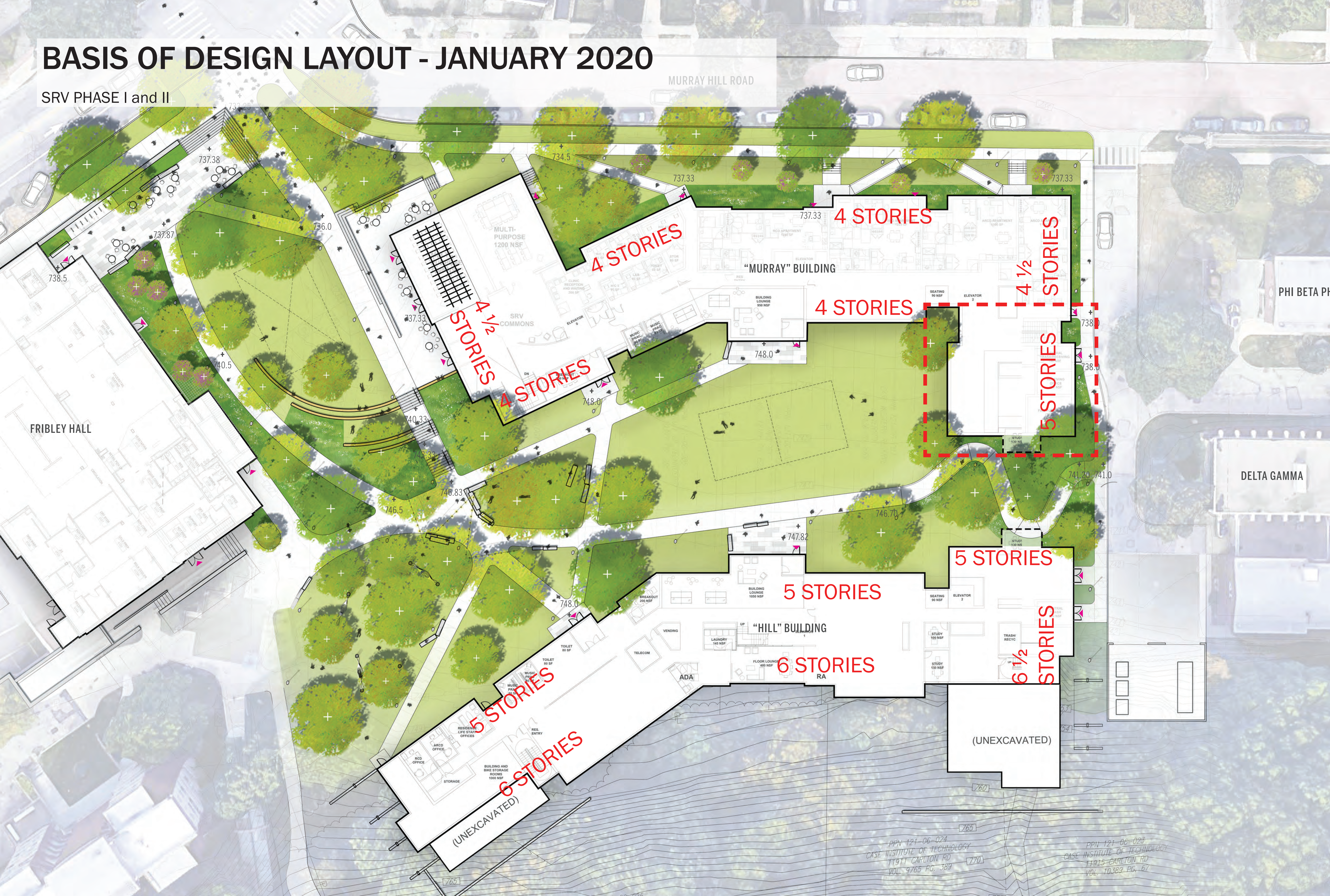
# PROJECT SCHEDULE





# BASIS OF DESIGN LAYOUT - JANUARY 2020

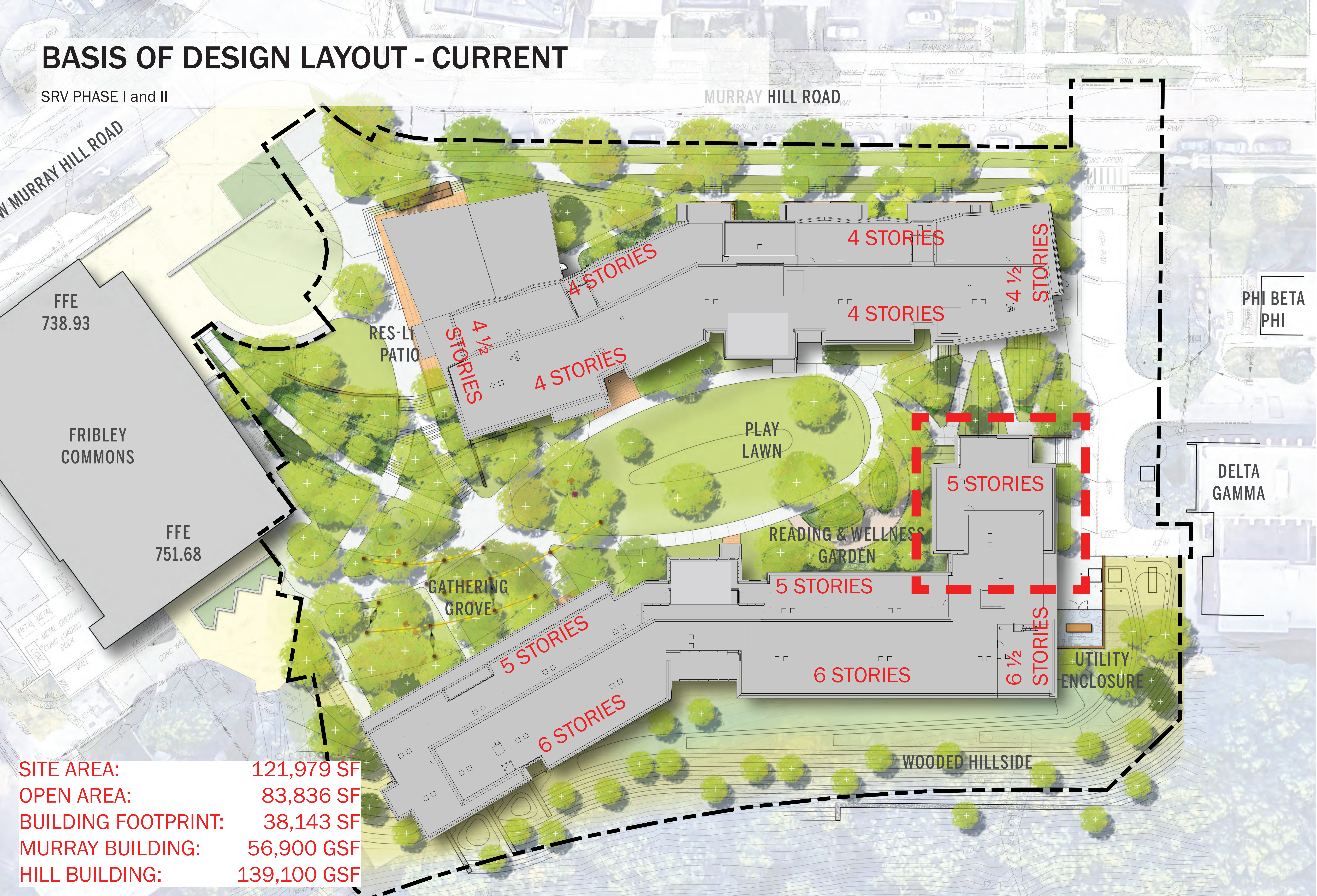
SRV PHASE I and II





# BASIS OF DESIGN LAYOUT - CURRENT

SRV PHASE I and II





## GROUND FLOOR PLAN

FFE  
738.93

FRIBLEY  
COMMONS

FFE  
751.68

## ELEPHANT WALK

# MURRAY HILL ROAD

RES-LIF  
PATIO

# PLAY LAWN

# READING & WELLNESS GARDEN

FFE  
749.50

## “HILL” BUILDING

## WOODED HILLSIDE

PHI BETA  
PHI

**DELTA  
GAMMA**

# UTILITY ENCLOSURE



[illegible]



# SRV PHASE I AND II

TYPICAL FLOOR





EXISTING CONTEXT



Corner of Murray Hill Road



Parking Lot from Pathway



Parking Lot @ Base of Hill



Parking Lot Entry @ NE Corner



Terrace @ Fribley



Murray Hill Road Looking South



# LITTLE ITALY: SCALE AND CONTEXT



View of Murray Hill Road Looking Toward Fribley



View of Murray Hill Road Looking North



View Across Murray Hill Road from Site



View of Murray Hill Road Looking Toward Greek Houses



View of Murray Hill Road Looking South



View of Murray Hill Road Looking Toward Greek Houses



# LITTLE ITALY: RECENT & UNDER CONSTRUCTION PROJECTS



# OTHER NOTABLE BUILDINGS IN AREA





# FRIBLEY COMMONS RENOVATION





# RENDERED ELEVATION

VIEW FROM ACROSS MURRAY HILL ROAD



KEYPLAN



RENDERED VIEW

VIEW FROM MURRAY HILL ROAD



PERSPECTIVE KEYPLAN



# RENDERED VIEW

VIEW FROM ACROSS MURRAY HILL ROAD



KEYPLAN



# RENDERED VIEW

VIEW ALONG MURRAY HILL ROAD



PERSPECTIVE KEYPLAN



# RENDERED VIEW

VIEW FROM INTERSECTION AT ADELBERT AND MURRAY HILL



PERSPECTIVE KEYPLAN



## NIGHT VIEW OF MULTIPURPOSE ROOM

## NIGHT VIEW OF MULTIPURPOSE ROOM



## PERSPECTIVE KEYPLAN



# BRICK AND STONE PALETTE

LOWER MASSING BRICK

UPPER MASSING BRICK



GRANITE BASE

MURRAY GROUND FLOOR

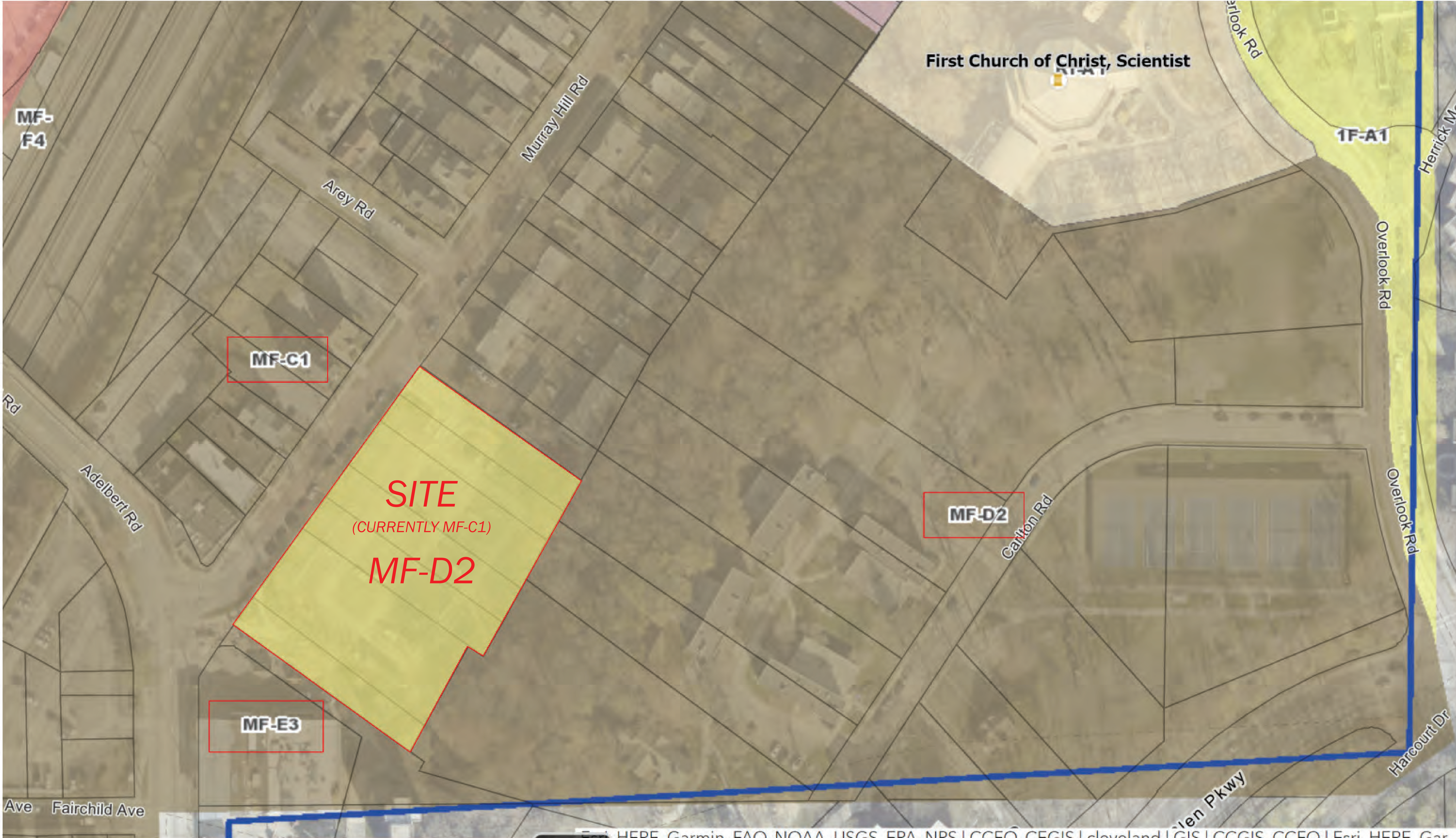
DARK STRIPING



# ZONING



# ZONING MAP





# BUILDING ZONE MAP AMENDMENT

## *1. CWRU PLOT CONSOLIDATION*

*A. DESIGNATE AS MF-D2*

*B. FRONT YARD = 8'-0" SET BACK*

## *2. BUILDING HEIGHT*

*A. 60' ALLOWABLE HEIGHT*

*B. 2' ADDITIONAL VERTICAL HEIGHT FOR EVERY ONE FOOT BUILDING IS  
BEYOND THE SETBACK*

***RESULT = COMPLIANT PROJECT***







## ASSUMPTIONS:

CLEVELAND OH CODE OF ORDINANCES  
PART 3: LAND USE CODE

SITE IS MULTI-FAMILY DISTRICT (MF-D2)

MULTIPLE DWELLINGS CLASS B -  
DORMITORIES (325.51)

**BUILDING HEIGHT: 60'**

**FRONT YARD SETBACKS** [357.04 A]:  
15% OF THE LOT (NOT TO EXCEED 30')

**FRONT YARD SETBACK** [357.06]  
EXCEPTION (A):  
ALIGNMENT TO EXISTING BUILDINGS  
(FRIBLEY, GREEK HOUSES, OPP. SIDE  
MURRAY HILL)

**REAR YARD SETBACKS** [357.08]:  
15% OF THE LOT OR 1/2 THE BUILDING  
HEIGHT

**SIDE YARD SETBACKS** [357.09]:  
7' MINIMUM

## MURRAY BUILDING HEIGHT:

Street Side:  
LEVEL 00- LOWER ROOF: 48'-10"  
LEVEL 00-UPPER ROOF: 62'-10"

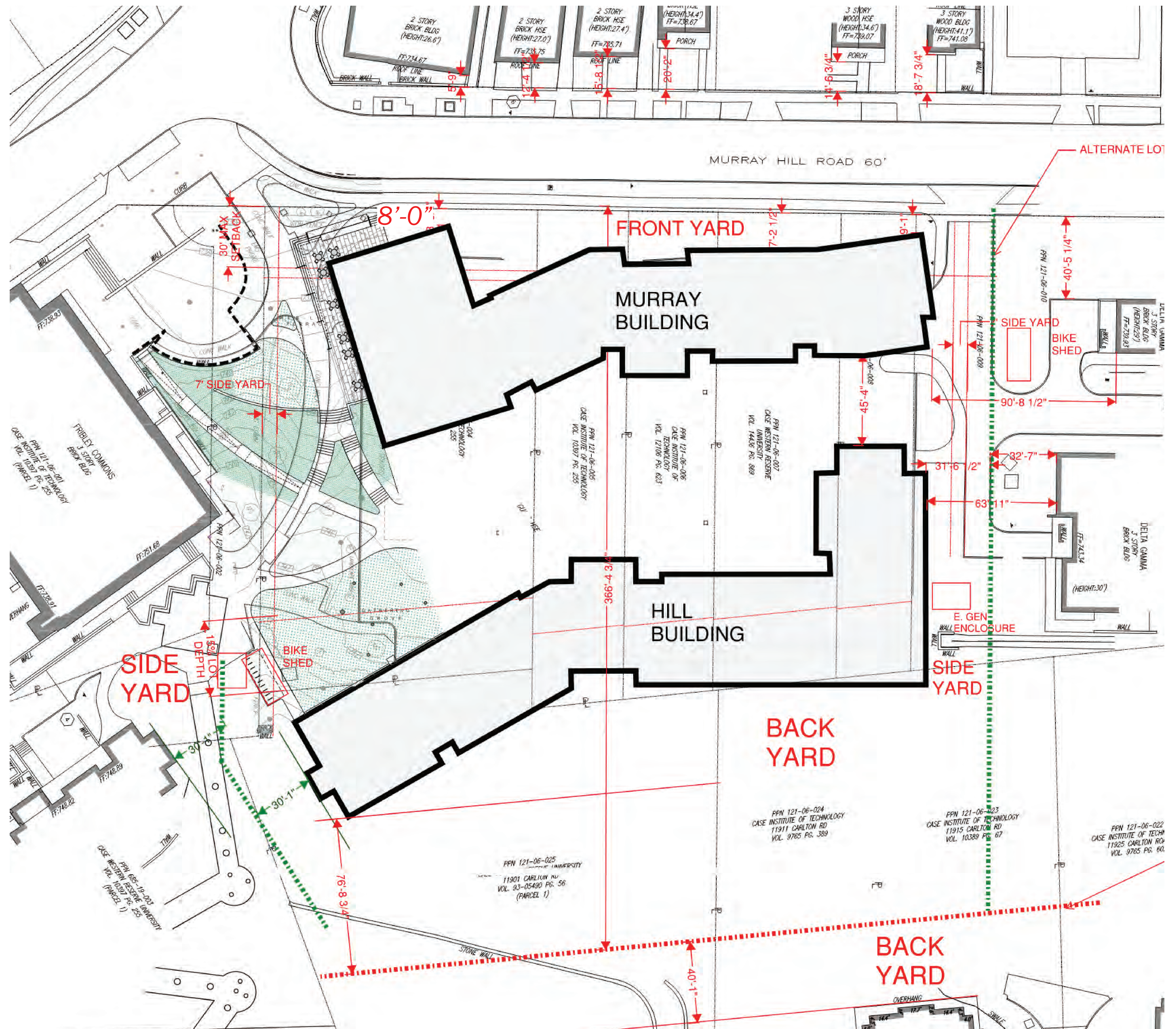
Quad Side:  
LEVEL 01 - ROOF: 49'-8"

## HILL BUILDING HEIGHT:

Greek Housing Side:  
MECH EGRESS-ROOF: 77'-2"

Quad Side:  
Level 00-Lower Roof: 57'-0"  
Level 00 - Upper Roof: 77'-6"

Hill Side:  
LEVEL 01 - ROOF: 69'-10"





# SITE SECTION



KEYPLAN



# PARKING



# PARKING ANALYSIS

## CLEVELAND OH CODE OF ORDINANCES PART 3: LAND USE CODE

**337.13 Required Parking Spaces (Table)**  
Dormitories, Fraternities and sororities houses  
1 for each 4 beds, plus 1 for the operator or  
managers living on the premises, plus one for  
each other employee expected on the premises  
during the largest work shift period.

## Parking for SRV (Phases 1 and 2)

600 beds = 150 spaces  
4 Staff Apartments = 4 spaces  
0 Full time Maintenance staff = 0 spaces

Total = 154 spaces

<b><u>SRV PARKING ANALYSIS</u></b>		
<b>PARKING SPACES REQUIRED</b>		
New SRV bed count	600	150
(4) full time staff at 1 space each		4
Replacement of Lot 5 parking		174
<b>TOTAL REQUIRED</b>		<b>328</b>

PARKING SPACES AVAILABLE		
	Neighboring Lot capacity	Open spaces
Lot 44	137	36
Lot 47	100	24
Lot 57	106	28
Lot 53	1070	272
Lot 85	11	3
TOTAL AVAILABLE		363





VIDEO TOUR

WALKING SOUTH DOWN MURRAY HILL ROAD





# Cleveland Landmarks Commission

## Administrative Reports

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April 28, 2022



# Cleveland Landmarks Commission

## Adjournment

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April 28, 2022



# Cleveland Landmarks Commission

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April 28, 2022