



Cleveland Landmarks Commission

Thursday, July 14, 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.

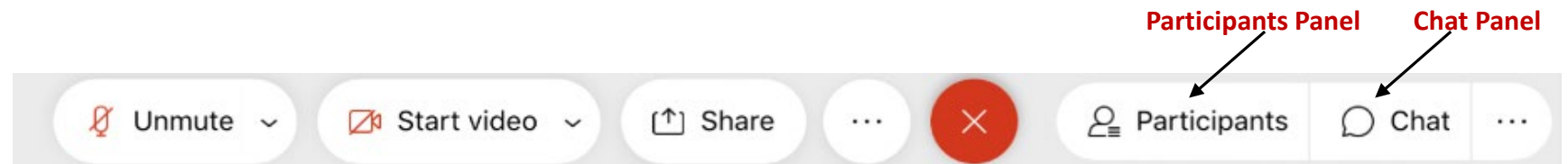
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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



July 14, 2022

Cleveland Landmarks Commission

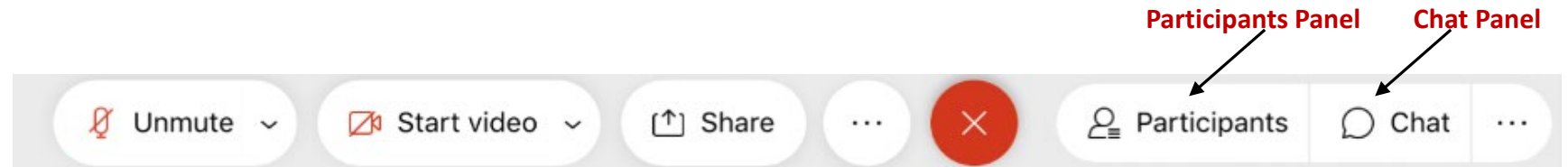
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.

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

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



July 14, 2022

Cleveland Landmarks Commission

Call to Order & Roll Call



July 14, 2022

Cleveland Landmarks Commission

Certificates of Appropriateness



July 14, 2022



Case 22-008: Ohio City Historic District (Tabled 1-27-22)

Sanford House 2843 Franklin Boulevard

Monument Sign for the Superlative Group

Ward 3: McCormack

Project Representatives: Aaron Caputo, Kyle Canter, Superlative Group

Franklin Clubhouse, LLC
2843 Franklin Blvd.
Cleveland, OH 44113

Sign Permit Application Presentation

Applicants:

Owner: Franklin Clubhouse, LLC

Lessee: The Superlative Group, Inc.

Contact Person: Kyle Canter, Chief Operating Officer, The Superlative Group, Inc.

Phone Number: 216.592.9400

Email Address: canter@superlativegroup.com

Property and Building:

Address: 2843 Franklin Blvd. Cleveland, Ohio 44113 ("Sanford House")

Permanent Parcel Number: 003-32-002

Building Permit Number: B18009986

Width of Building Front: 37'

Currently Existing Signs: 0

Site Plan:

Sign Location on Property: Northeast corner of the parcel. The sign rests 100" from the Franklin Blvd. sidewalk and 10' from Circle Ct.

Full Site Plan: See page 2

Sign:

Type: Monument

Description: Installation of a new sign face reading the name of the tenants, The Superlative Group, Inc. and Locale. The sign has two white faces with teal trim and multicolored text reading "Superlative /Locale 2843 Franklin Blvd." (see page 3).

The sign is affixed between two Carlton False Brick Bould Rouge Dusted Wide Columns with Carlton Limestone Caps. The columns are anchored by a wood beam that sits in a 36-inch concrete footer. There will be low voltage lighting on both sides. The sign is 3'-0"H x 4'-0"W and the columns are 60"H by 18"W. The total dimensions of the sign are listed below:

Length: 74"

Height: 60"

Width: 18"

Area: 4,440"²

We propose a change to the face of the sign but that the rest of the structure remain as is.

SCOPE:

- Removal of Existing Panels
- Manufacture & Install

Description/Details:

- (1) 3" Thick D/S HDU Sandblasted
- Copy To Be Raised
- 1" raised border painted to match as shown in Graphics
- HDU to be mounted to existing columns
- Mounting Method **TBV**

Color Specs:

- PMS 173 C
- PMS COOL GRAY 3 C
- PMS COOL GRAY 9 C
- PMS 3272 C
- PMS 7463 C
- PMS 2172 C
- PMS 7460 C
- PMS 562 C (TBV)
- PMS 2945 C (TBV)
- BLACK
- WHITE

City Code:

- Area NTE 20 SF
- Height NTE 5'-0"
- Setback must be between 20'-0" and 35'-0"

Add'l Notes:

- xxx



SCALE: 1" = 1'-0"
SIGN AREA = 12 SF

SHEET TITLE
SIGN 1 OPTION C: D/S CABINET FOR EXISTING MONUMENT SIGN

QTY
01

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DESIGNER

Saood Ahmed

PROSPECT/CLIENT

The Superlative Group Inc.

PROJECT NUMBER

P60248

PROJECT

Exterior Signage

PROJECT MANAGER

Jasmine Wallace

SALES REP

Vince Dilonno

PROJECT LOCATION

2843 Franklin Blvd,
Cleveland, OH 44113

DATE CREATED

06.25.2022

PAGE

5

REVISIONS

DATE: 07.05.2022

Updated Option C

DATE:

DATE:



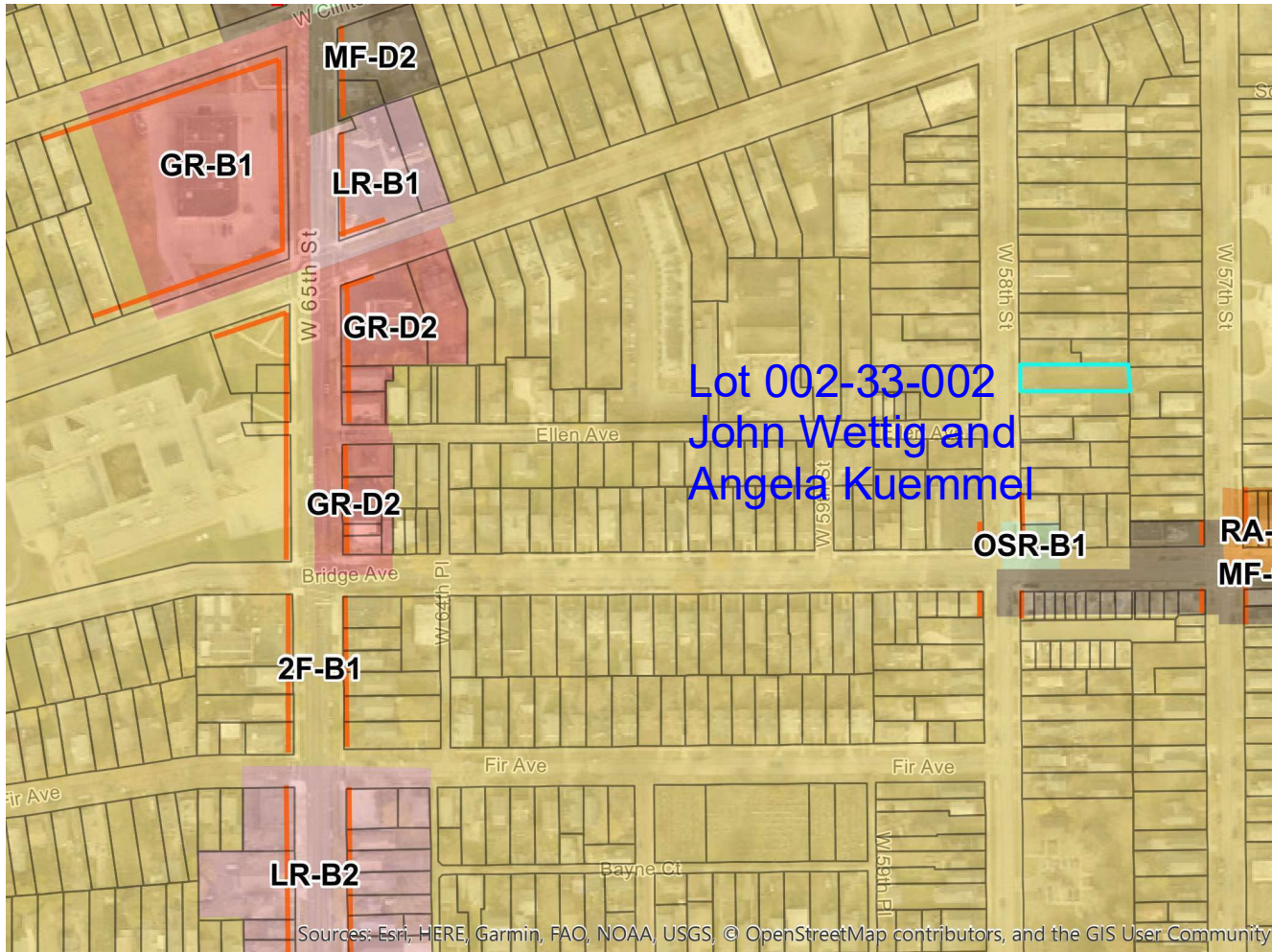
Case 22-050: Franklin-West Clinton Historic District (Concept Plan 6-23-22)

Wettig-Kuemmel Residence 1843 West 58th Street

New Single-Family House Construction

Ward 15: Spencer

Project Representatives: John Wettig, Angela Kuemmel, Owners; Kathy Webb, Ginny Johnson, Diyanni Custom Homes



FRANKLIN AVE.
N.W. 66'



NORTH
GRAPHIC SCALE
(IN FEET)
1 INCH = 10 FT.
MAY 17, 2022

SEWER WORK NOTE:

THE CONTRACTOR MUST OBTAIN A SEWER PERMIT FROM THE CITY OF CLEVELAND, DIVISION OF WATER POLLUTION CONTROL, PRIOR TO PERFORMING THE SEWER WORK. (216) 664-2513.

SEWER MATERIAL OPTIONS:

OUTSIDE OF RIGHT OF WAY
PVC (707.45) or HDPE (707.33)
IN THE CITY RIGHT OF WAY, INCLUDING TEST TEES
VITRIFIED CLAY PIPE (VCP) WITH PREMIUM JOINTS
PIPE MATERIAL MUST MEET OR EXCEED ANSI/AWWA STANDARDS.

CITY SEWER CONNECTION RECORD:

WEST 58th ST. N.P.C. - BOOK 1, PG. 315

BENCH MARK:

BENCH MARK: TOP OF HYDRANT
EAST SIDE OF W. 58th ST., FRONT OF H.N. 1841
ELEVATION = 682.91

NOTES:

XXXX* PROPOSED GRADE
XXXXX EXISTING ELEVATION
-XXXX- EX. CONTOUR
-XXXXX- PROP. CONTOUR

BMP LEGEND

(SF) SILT FENCE or SILT SOCK
(CE) CONSTRUCTION ENTRANCE

SITE IMPROVEMENT PLAN

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublot 32 in Charles G. Sommer and William B. Winterton's Subdivision of part of Original Brooklyn Township Lot Nos. 49 and 50 as shown by the recorded plat in Volume 2 of Maps, Page 41 of Cuyahoga County Records.

Deed Reference: P.P.Nos. 002-33-002
AFN 202107130458

Site Address: 1843 West 58th Street

For: The Wettig / Kuemmel Residence

Builder: Diyanni Custom Homes
1537 Brice Road
Reynoldsburg, Ohio 43068
Phone: 614-886-3318

P.P.N. 002-33-003
S/L 31 (PART)
MATTHEW COATES
AFN 200809260520
1839 W. 58th ST.

P.P.N. 002-33-002

S/L 32

6,763 SQ. FT.

0.1553 Ac.

LEGEND:

○	5/8" Iron Pin Fd.
⊙	Mag Nail Fd.
●	Manhole
⊕	Hydrant
⊖	Power Pole

NOTES:

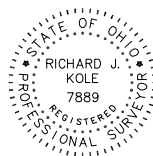
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- INSTALL SEWER WITH MINIMUM 1% SLOPE.
- CLEANOUTS TO BE PROVIDED AT ALL SEWER BENDS.
- BOTTOM OF FOOTERS TO BE MINIMUM 42" BELOW GRADE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
- MEET EXISTING GRADES ALONG PROPERTY LINES.
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- EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO EXCAVATION AND COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".
- STREET OPENING PERMIT AND FULL TIME INSPECTION REQUIRED FOR WORK IN THE RIGHT-OF-WAY OR EASEMENT AREA.
- BUILDER AND OWNER RESPONSIBILITY FOR FINAL GRADING AND DRAINAGE.
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NOTES:

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- CONSTRUCTION MATERIALS AND DEBRIS TO BE ENCLOSED BY A TEMPORARY FENCE, NO BURIAL OF DEBRIS IS PERMITTED.
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- UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.
- THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLANS (DATED 3/25/22) FOR HOUSE DETAILS.

Dimensions shown hereon are expressed in feet and decimal parts thereof. Monuments were found or set as indicated hereon. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole 5/17/22
Richard J. Kole, Reg. Surveyor #7889 Date



ELLEN AVE.
N.W. 30'

M.H.
RIM 682.20
INV. 664.90





Wettig Lot facing North

photo courtesy of - Diyanni Custom Homes - www.diyannihomes.com



Wettig Neighbor to Left (standing on road)

photo courtesy of - Diyanni Custom Homes - www.diyannihomes.com

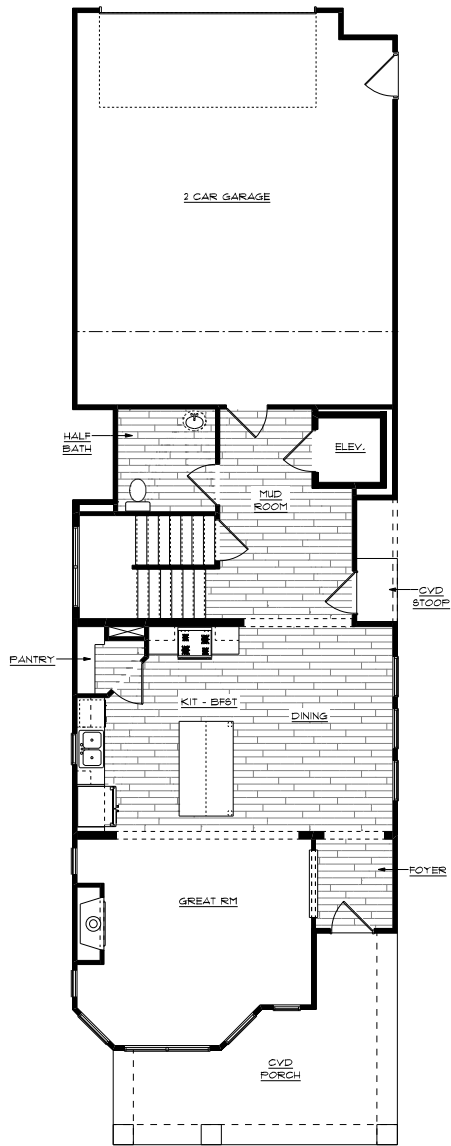


photo courtesy of - Diyanni Custom Homes - www.diyannihomes.com

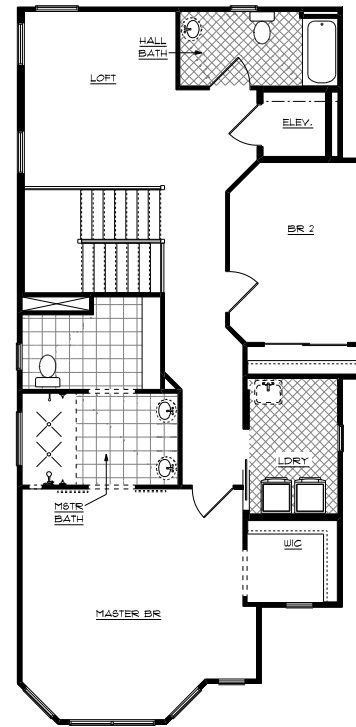


Wettig - house across street from lot

photo courtesy of - Diyanni Custom Homes - www.diyannihomes.com



1ST FLOOR-FLOORING
SCALE: 1/4" = 1'-0"



2ND FLOOR-FLOORING
SCALE: 1/4" = 1'-0"

FLOORING KEY

	CERAMIC
	HARDWOOD
	LAMINATE
	LVT - LUXURY VINYL TILE
	LVP - LUXURY VINYL PLANK

FLOORING SHOWN FOR LOCATION OF FLOOR TYPE ONLY.
DOES NOT REPRESENT SIZE, DIRECTION, PATTERN OR ORIENTATION. SEE FLOORING SELECTIONS FOR SPECIFICS OF EACH AREA.

JOB NUMBER	1205	REGION	OH 3
SINGLE FAMILY RESIDENCE DETACHED			
FLOORING			
 181 E. BICE ROAD CINCINNATI, OH 45244-3318 FAX: 614-866-0566			
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WETTIG & KUEMMEL
RESIDENCE
G2 CUSTOM HOME

**PRELIMINARY
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NOT FOR
CONSTRUCTION**

DH CONTACT:
SCOTT KUEMMEL
614-866-3318

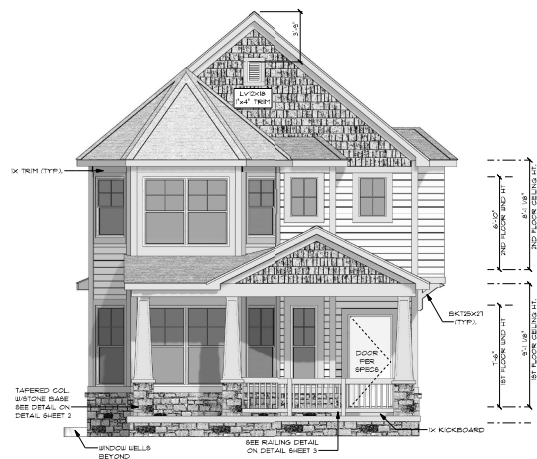
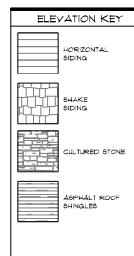
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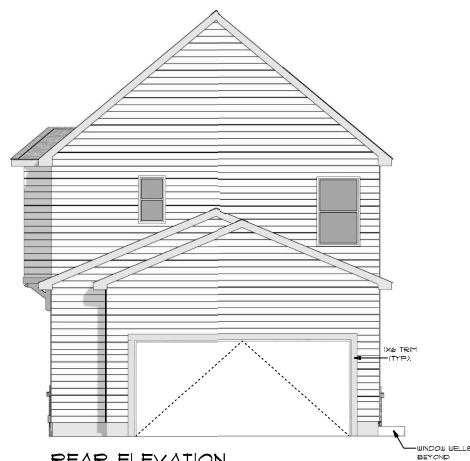
DATE PLOTTED:
11/8/2020

PAGE:

RAKES @ FRONT = 12"
 RAKES @ SIDES = 6"
 OVERHANGS ENTIRE HOME = 12"
 EYEBROW OVERHANGS @ FRONT = 16"
 ALL FASCIAS = 2x6 U.N.O.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

FINAL GRADE TO BE
DETERMINED AT SITE

JOB NUMBER:	REGION:
1205	OH 3

SINGLE FAMILY
RESIDENCE DETACHED

FRONT 4 REAR



**Diyanni
Homes**

1537 BRICE ROAD
ELYNDORF, OH 43068
OFFICE: 614-866-3318
FAX: 614-866-0166

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WETTIG & KUEMME
RESIDENCE
Q2 CUSTOM HOME

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DH CONTACT:
SCOTT MCMASTER
434.266.0310

DRAIN BY:
STAFF

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DATE PLOTTED:

PAGE

ELEVATION KEY	
	HORIZONTAL SIDING
	SHAKE SIDING
	CULTURED STONE
	ASPHALT ROOF SHINGLES



FINAL GRADE TO BE
DETERMINED AT SITE

JOB NUMBER 1205	REGION OH 3
SINGLE FAMILY RESIDENCE DETACHED	
RIGHT & LEFT	
  DIVANI HOMES 11000 BRIDGE ROAD SHELBY, OH 44884 OFFICE 614-866-3318 FAX 614-866-0666	
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WETTIG & KUEMMEL RESIDENCE G2 CUSTOM HOME	
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DRAUN BY STAFF	
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DATE PLOTTED: 1/8/2022	
PAGE: 1	

RAFTER MAX. SPAN CHART		
SOUTHERN YELLOW PINE (S.Y.P.) 1/2 GRADE		
MODULUS OF ELASTICITY "E" = 1.6 MIL PSI		
LIGHT ROOF COVERING, 30# LIVE LOAD, 7# DEAD LOAD		
2x6 S AT 24" O.C.	10'-5"	(FB = 1620 PSF)
2x6 S AT 18" O.C.	12'-9"	(FB = 1620 PSF)
2x6 S AT 24" O.C.	13'-9"	(FB = 1620 PSF)
2x6 S AT 18" O.C.	16'-10"	(FB = 1620 PSF)
2x10 S AT 24" O.C.	11'-1"	(FB = 1320 PSF)
2x10 S AT 18" O.C.	21'-6"	(FB = 1320 PSF)
2x10 S AT 24" O.C.	18'-5"	(FB = 1320 PSF)
2x10 S AT 18" O.C.	21'-6"	(FB = 1320 PSF)

REPETITIVE MEMBER USE - SNOW LOADING (CP = 1.8)

RAFTER MAX. SPAN CHART		
CANADIAN SPECIES S.P.F. 1/2 GRADE		
MODULUS OF ELASTICITY "E" = 1.4 MIL PSI		
LIGHT ROOF COVERING, 30# LIVE LOAD, 7# DEAD LOAD		
2x6 S AT 24" O.C.	9'-9"	(FB = 1310 PSF)
2x6 S AT 18" O.C.	11'-9"	(FB = 1310 PSF)
2x6 S AT 24" O.C.	12'-4"	(FB = 1210 PSF)
2x6 S AT 18" O.C.	15'-1"	(FB = 1210 PSF)
2x10 S AT 24" O.C.	15'-1"	(FB = 105 PSF)
2x10 S AT 18" O.C.	18'-1"	(FB = 105 PSF)
2x10 S AT 24" O.C.	17'-6"	(FB = 105 PSF)
2x10 S AT 18" O.C.	21'-6"	(FB = 105 PSF)

REPETITIVE MEMBER USE - SNOW LOADING (CP = 1.8)

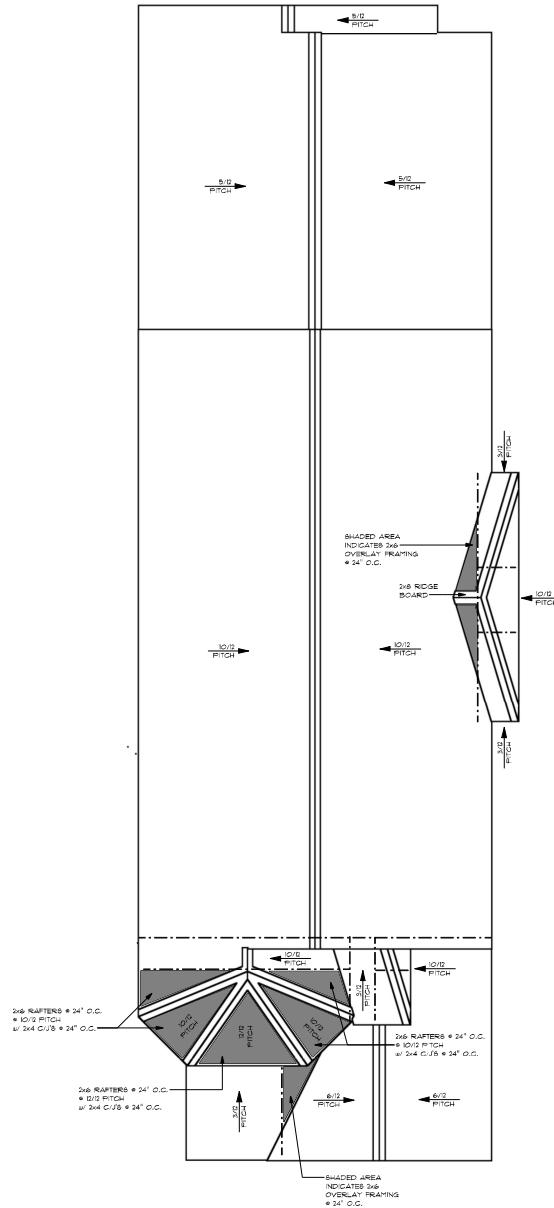
SEE DETAIL SHEET 1
FOR ROOF DETAILS

RAFTER
OVERLAY

TRUSS
OVERLAY

GREEN TRUSS

ROOF PLAN
SCALE: 1/4" = 1'-0"



ROOF NOTES

PARTIAL EYEBROWS ARE 36\"/>

SEE ENGINEERED DRAWINGS FOR
ADDITIONAL TRUSS INFORMATION

JOB NUMBER: 1205 OH 3

SINGLE FAMILY
RESIDENCE DETACHED

ROOF PLAN

BLA
New Home Builders

Dynami
Homes

187 BRICE ROAD
OFFICE: 644-866-3338
FAX: 644-866-0166

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OF CONSTRUCTION
COMPANY LLC

ALL REVISIONS SHALL BE
INDICATED BY NUMBER
AND DATE. THE USER
SHALL BE RESPONSIBLE
FOR THE ACCURACY OF
THE INFORMATION
CONTAINED HEREIN.

WETTIG & KUEMMEL
RESIDENCE
G2 CUSTOM HOME

PRELIMINARY
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CONSTRUCTION

DWG CONTRACT:
SCOTT THOMPSON
644-866-3338

DRAWN BY:
STAFF

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PRINTS ARE TO BE
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DATE PLOTTED:
5/18/2022

PAGE:

FRANKLIN AVE.
N.W. 66'

WEST 58th STREET 60'

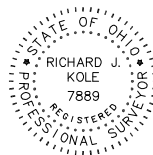
ELLEN AVE.
N.W. 30'

M.H.
RIM 679.25
INV. 661.35

M.H.
RIM 680.12
INV. 664.90

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Richard J. Kole 5/17/22
Richard J. Kole, Reg. Surveyor #7889 Date



Lawn

Ornamental Tree

Tall Decorative Grass

Seasonal Flowers

Juniper / Short Evergreen

NOTE: Plants and trees
will be mulched

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AFN 202107130458

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For: The Wetzig / Kuemmel Residence

Builder: Diynni Custom Homes
1537 Brice Road
Reynoldsburg, Ohio 43068
Phone: 614-886-3318

P.P.N. 002-33-003
S/L 31 (PART)
MATTHEW COATES
AFN 200809260520
1839 W. 58th St.

P.P.N. 002-33-001
S/L 33
ARRON JACOBSON
AFN 201412170505
1849 W. 58th St.

NOTES:

1. SEWER DEPTHS TO BE VERIFIED PRIOR TO EXCAVATION.
2. INSTALL SEWER WITH MINIMUM 1% SLOPE.
3. CLEANDRIPS TO BE PROVIDED AT ALL SEWER BENDS.
4. BOTTOM OF FOOTERS TO BE MINIMUM 42" BELOW GRADE.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
6. MEET EXISTING GRADES ALONG PROPERTY LINES.
7. ANY EXISTING SIDEWALK IN DISREPAIR MUST BE REPLACED.
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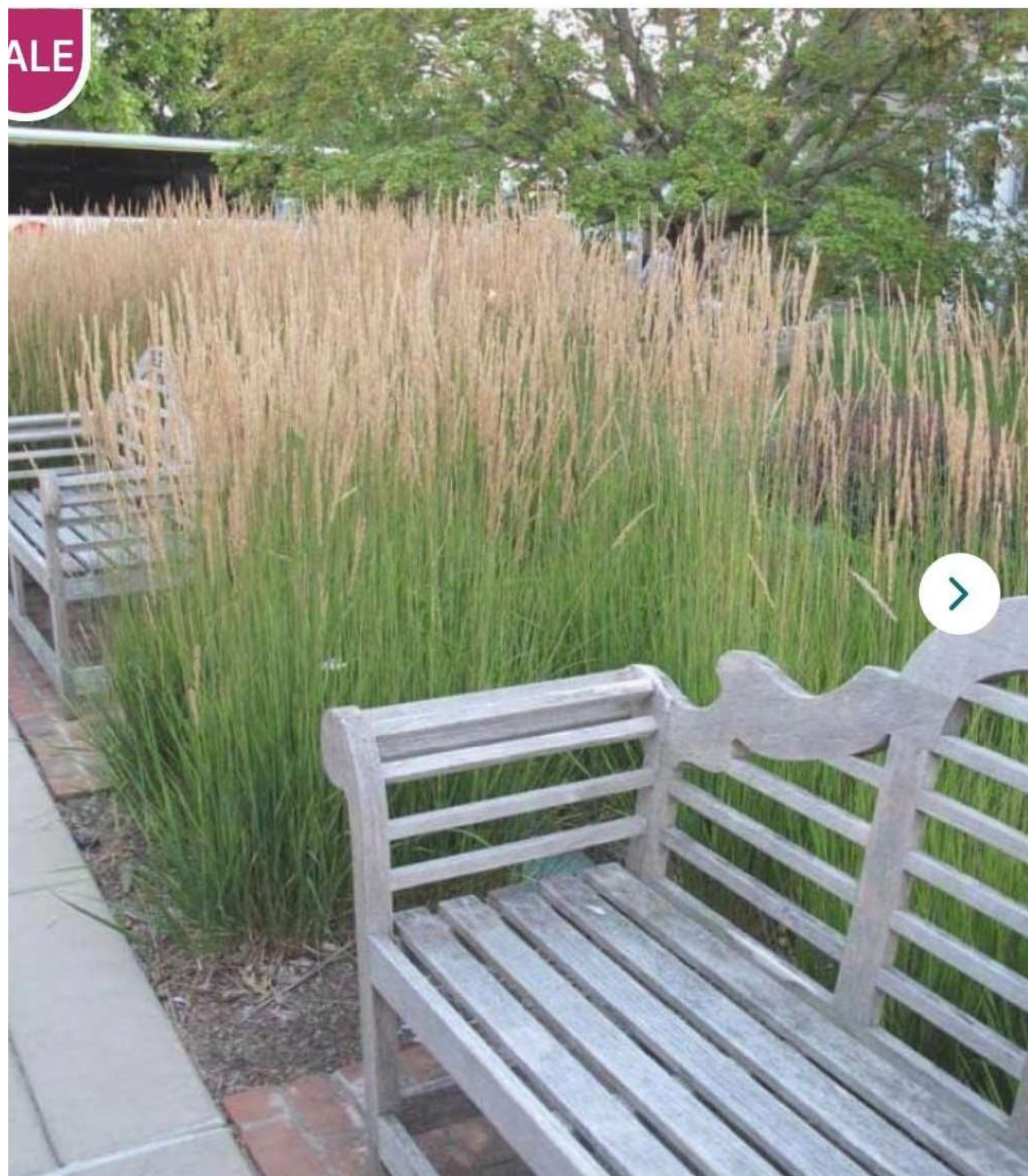
LEGEND:

○	5/8" Iron Pin Fd.
⊙	Mag Nail Fd.
●	Manhole
⊕	Hydrant
⊗	Power Pole

★★★★★ 213 reviews



KARL FOERSTER' FEATHER REED GRASS



'Karl Foerster' Feather F

★★★★★ (10) View reviews & questions

DESCRIPTION

- Compact grass with a striking impact!
- Feather reed grass creates a fast privacy s
- Easy to grow and thrives in nearly any soi
- Long-lasting blooms add a contrast in tex
- Zones 5-8, sun, 60" tall x 24" wide at matu

SALE \$10.99

~~\$14.99~~ EACH

Buy More, Save More:

~~\$10.99~~ \$10.49 / 3-5 qty.

~~\$10.99~~ \$9.99 / 6-8 qty.

~~\$10.99~~ \$9.49 / 9-11 qty.

~~\$10.99~~ \$8.99 / 12+ qty.

TOTAL

\$10.99



sign

v & Care for Juniper Shrubs & Trees | Garden Design

» subject to copyright. [Learn More](#)

Home / Perennials / Phlox paniculata 'Forever Pink'

Phlox paniculata 'Forever Pink' pp24918

Dwarf Garden Phlox

✕ SOLD OUT

Developed by Dr. Jim Ault at the Chicago Botanic Garden. These compact clump-forming early blooming phlox have 1" wide sterile vibrant purple-pink blooms with over-lapping petals. Blooms 3 weeks in June with repeat bloom into October

- Vibrant purple-pink flowers
- Bloom earlier than taller types, long blooming
- Dwarf phlox are compact, some mildew resistance

Recommended Substitution



PHLOX PANICULATA 'PIXIE MIRACLE GRACE'

Dwarf Garden Phlox

Short and compact with good mildew resistance and exceptional long bloom time. Fragrant lavender-purple flowers with white centers and dark stems.



Phlox paniculata 'Forever Pink'



Fast, Reliable Shipping

Free shipping on all orders over \$125

Healthy Plants, Guaranteed

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May Night Salvia

Salvia x sylvestris 'May Night'

★★★★★ 8 reviews

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Job Name: WETTIG & KUEMMEL, JOHN & ANGELA						
Job # 1205						
Designer : Kati Dougherty						
Region: OH-3						
Exterior & Plumbing	<u>Product/Level</u>	<u>Style</u>		<u>Color</u>	<u>Buyer Notes</u>	<u>Option Source</u>
4000: Basement						
Standard Basement Awning windows				White Only		
4004: Shingles						
Owens Corning	Standard	TruDef Duration		Teak		
4006: Windows						
Pella	Level 1 : Encompass			White		
4008: Doors						
Front entry door - main entry (sidelights if applicable)	Thermatru	6'8 TALL Thermatru. S4814 Door. S2000 Sidelight. SDL. Smooth fiberglass door with Duratech frame. Door, Sidelights and Frame are PAINT grade. Clear Glass UNLESS otherwise noted. (number of sidelights included are per plan) Item B368	6'8	Refer to phase 4044 (exterior paint/stain colors)		
<p><i>Note: If a door or sidelight includes glass, the glass will be clear unless there is an upgrade on the color sheets specifying privacy glass.</i></p> <p>General Note : Steel doors are not Masonite. They WILL NOT match your interior door selection (examples: . Garage FIRE door (mud room) , garage service doors, rear or side access doors, etc.) If you would like a price on upgrading your exterior steel doors , please consult you Design Center coordinator at your color appointment.</p>						
4010: Garage Overhead Doors						
Garage Overhead Door(s)	Wayne Dalton	9100 Factory Painted	Sonoma	White		
Garage Door Windows	Unavailable					
Decorative hardware & lift handles	None Included					
4026: Exterior Cladding (Vinyl, Hardi, Stucco, Stone, Brick)						
Exterior Portfolio Horizontal Siding	Level 3	Market Square	Clapboard	Regatta	4"	PCP-A
Exterior Portfolio Vinyl Shakes (shingles)	Level 1	Portsmouth Cedar Style Straight S7		Country Beige		
Dutch Quality Cultured Stone	Level 1	Limestone		Great Lakes		
Dutch Quality Plinth Sill				Tan		
Grout Mortar				Standard Gray		
<p>Note: Variation in stone should be expected. The stone sample boards do not represent the complete size or color range.</p> <p>Note: Vinyl Siding and Board & Batten are NOT insulated unless the "Craneboard" insulated upgrade has been purchased.</p> <p>Note: Vinyl Board and Batten is NOT insulated unless teh Craneboard Insulated Board and Batten upgrade has been purchased.</p> <p>Note: Vinyl Shakes are NOT insulated. Shakes are not available in "Craneboard" insulated ..</p>						
4024 Fireplace Stone (interior)	None					
4030: Exterior Trim Detail						
MRV Fascia (aluminum)	Level 1	MRV		White		
Exterior Portfolio Soffits (vinyl)	Level 1	Exterior Portfolio T4		Aspen White		

Hardie Trim (Door Trim, Corner Board and windows per plan) Rustic Texture <i>Note: If a porch has vinyl soffits, color will match the house SOFFITS.</i>	Level 1	James Hardie Color Plus (choice of 6 colors)		Arctic White		
4032: Exterior Decks	None					
4034: Gutters						
Gutter (Ogee)				Low Gloss White		
Downspout				Matches Gutters		
4044 Exterior Paint Colors						
Front Door Slab	Paint			Rave Red - SW 6608		
Front Door frame	Paint			Rave Red - SW 6608		
Front Porch Post				Matches Exterior Hardie Trim		
Gable Vents (if applicable)	Paint			Waterloo - SW 9141		
Garage Fire Door	Paint			matches interior doors		
Garage Service Door -Man Door (If applicable)	Paint			Rave Red - SW 6608		PCP-A
Cedar Porch Railing	STAIN		Flood Brand Semi Transparent	Expresso		CA1-A
Cedar Porch Spindles	STAIN		Flood Brand Semi Transparent	Grey Beige		CA1-A
Side Porch - Door	Paint			Rave Red - SW 6608		
<i>Note If a porch has LP smart trim in ceiling , it will be painted to match the house SOFFIT color.</i>						
<i>Note Builder recommends the Flood Semi Transparent stain for exterior products versus the Semi Opaque. Buyer understands that if they select the Semi Opaque formula, the stain will have more pigment and the wood grain of the products will be less noticeable.</i>						
4050 Hardware Exterior & Interior						
Front Door Handleset		Schlage	Match Interior	matches interior	Note: Interior side of entry door to match interior door hardware	
Door Hardware	Level 2	Schlage	Accent Levers	Satin Nickel		CA1-A
<i>Note 1: If you have the Craftsman or the Farmhouse Baseboard and Casing, we use "extended " strike plates on the door jamb due to the thickness of the trim. The extended strike plates will be OIL RUBBED BRONZE. The do not come in other colors.</i>						
4012 Plumbing						
Vanity Bowls, Toilets				White		
Tubs & swanstone shower base (if applicable)				White		
Plumbing fixtures (to be selected at Fergusons Meeting)				per specifications		
<i>Note: All plumbing fixtures must be Delta so that they fit the Delta RI valves used by the plumber.</i>						
General Notes:						
<i>General Note 1: Buyer has had an opportunity to review the CABINET CHECKLIST</i>						
<i>General Note 2: Builder is not responsible, nor will warrant, nor will insure any work or materials installed by any subcontractor not directly hired by Diyanni Homes. If customer hires any subcontractors, they must carry their own liability insurance or be insured by customer, builder will not be held liable.</i>						
<i>General Note 3: Any work done by any contractors/subcontractor, not hired by builder, that interferes with or causes added work or cost to builders responsibilities, or causes and delays in getting inspection approvals or loss of time to builders schedule, will be billed to customer at a time & materials basis. Interest charges will be billed accordingly if work causes delays to builder schedule.</i>						
<i>General Note 4: Builder has the right to substitute products with equal to or better quality products when specified products are unavailable, or will delay job. Customer will be notified.</i>						
<i>General Note 5: All upgrades must be on a Change Order or the contract Pricing Addendum in order for DiYanni to carry our the change. Please make sure this step has been completed before approving the Color Selection Sheets.</i>						

General Note 6 Stucco: Moisture content, temperature, and sunlight are all variables that can affect the finish coat on stucco. The finish color on our home DiYanni Showroom sample , depending on the weather conditions at the time of may be lighter or darker than the application.						
General Note 7: Cultured stone - variation in cultured stone should be expected. The stone sample boards do not represent the complete size or color range.						
General Note 8: Slight variations in color, size, and finish are natural characteristics of most building products. The samples in the DiYanni Showroom are to be used as a reference only. The actual material used on your home will be very similar but not an exact match.						
General Note 9: Exterior Color Matching If you've inquired about exterior colors of an existing DiYanni Home, we cannot guarantee the colors we have on record are 100% accurate. The homeowner may have changed a color or product that we may not have a record of. It's best to make sure you are satisfied with your selections as picked at your selections appointment.						
General Note 10: Once the Color Appt 1 has been completed and approved on Builder Trend, the NEXT TIME (and last time) to make color changes will be at the Pre Construction Orientation Meeting. A design fee will be applied. .						
By approving these selections , Buyer is agreeing they have reviewed the products & colors with the DiYanni Homes designer and the information as listed is correct. Buyer has also read all General Notes.						



Shingles, Owens Corning, Color Teak

Vinyl Shakes, Portsmouth Cedar Style Straight S7
Color: Country Beige

Horizontal Siding Market Square, Clapboard, Color Regatta

Cultured stone: Limestone, Color Great Lakes Tan/Mortar Color
Standard Gray









Cleveland Landmarks Commission

Concept Plan



July 14, 2022



Case 22-051: Market Square Historic District

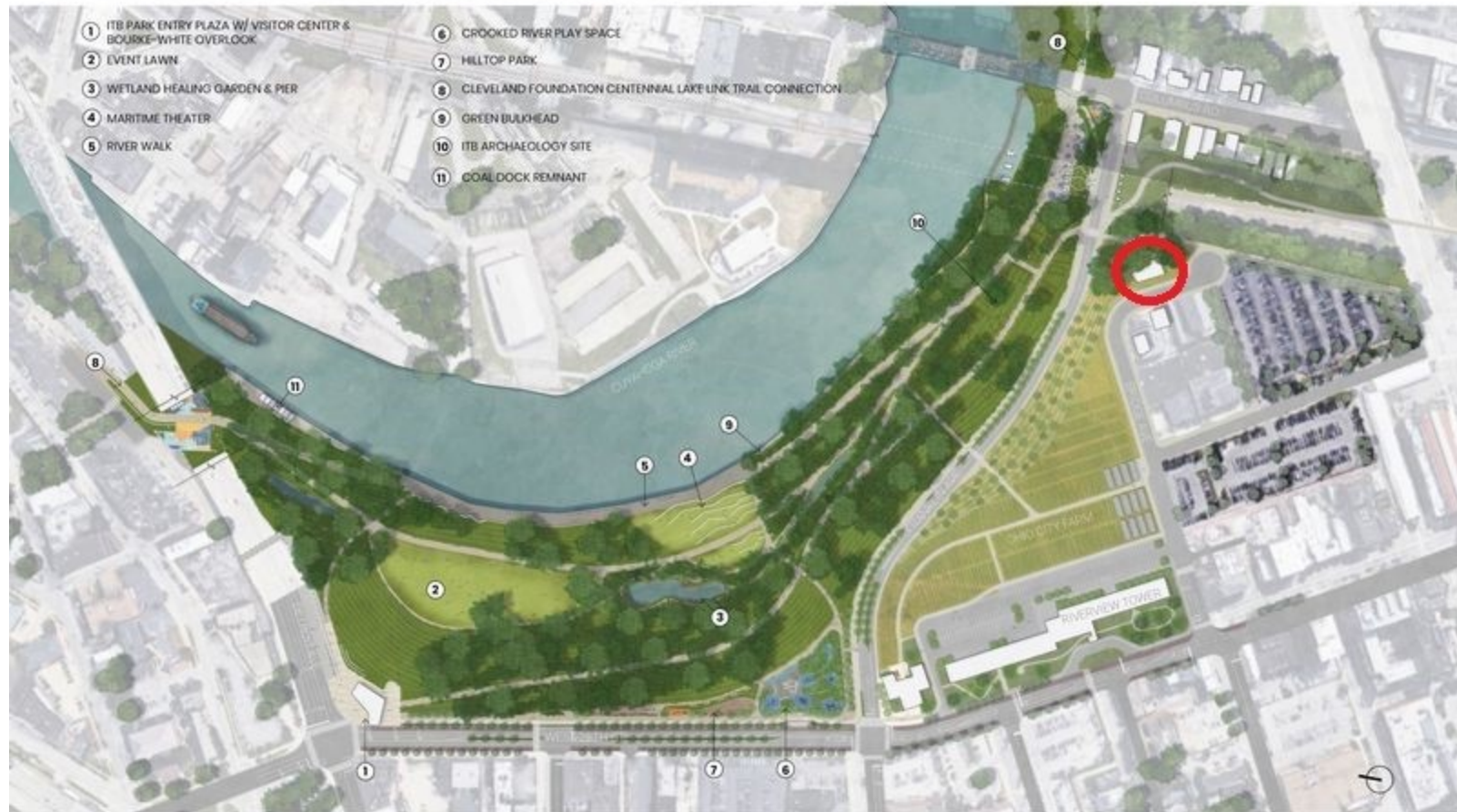
1865-69 West 22nd Street

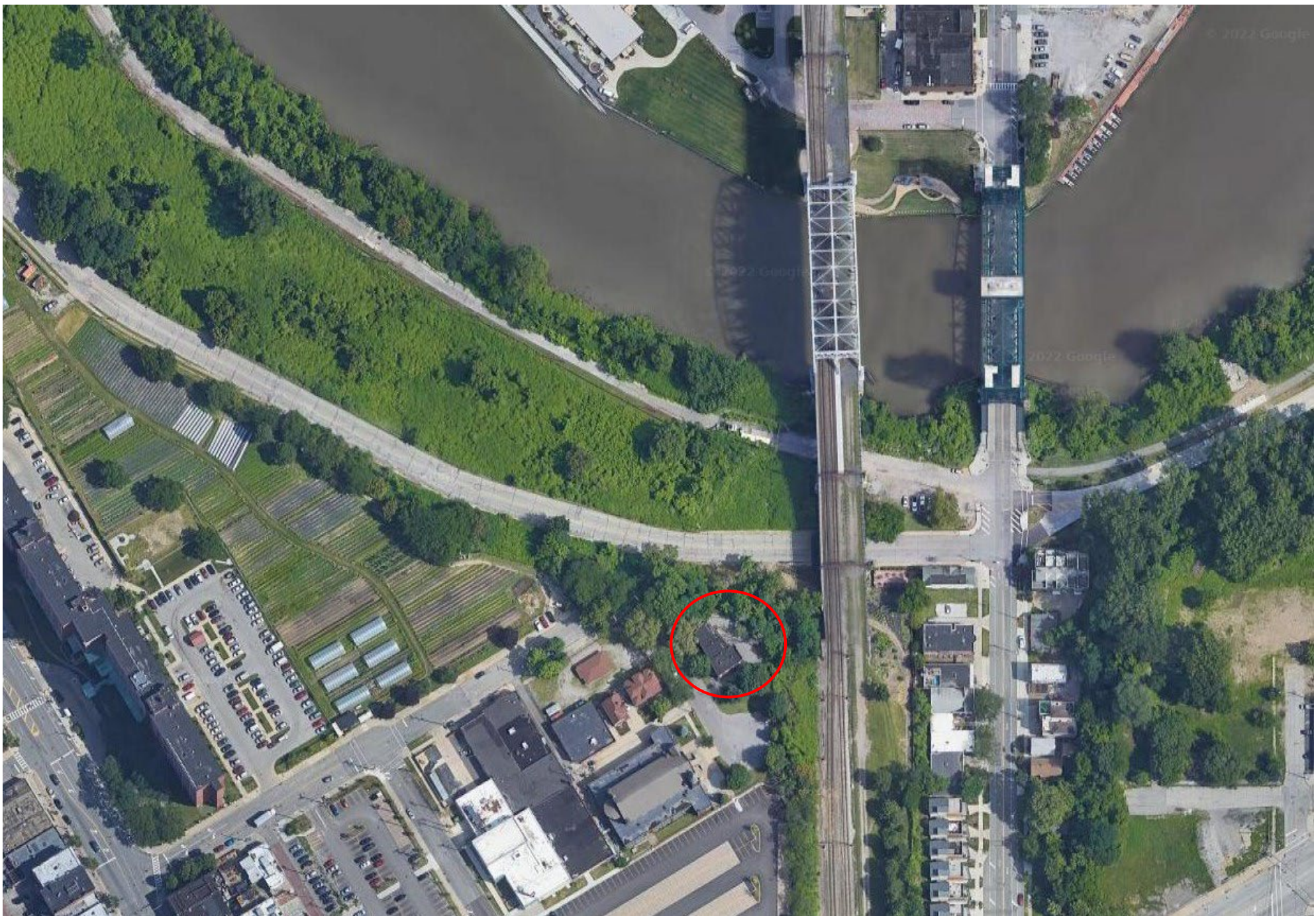
Renovation and Addition

Ward 3: McCormack

Project Representatives: Susan Broadwater, Beegan Architectural Design; Brian Spear, Teresa Erste, Spear Consulting

IRISHTOWN BEND PARK VISION PLAN UPDATE - 2021





Conceptual Review for 1865 – 1869 W 22nd St

Presented to Ohio City Incorporated and Landmarks Commission

June 30, 2022

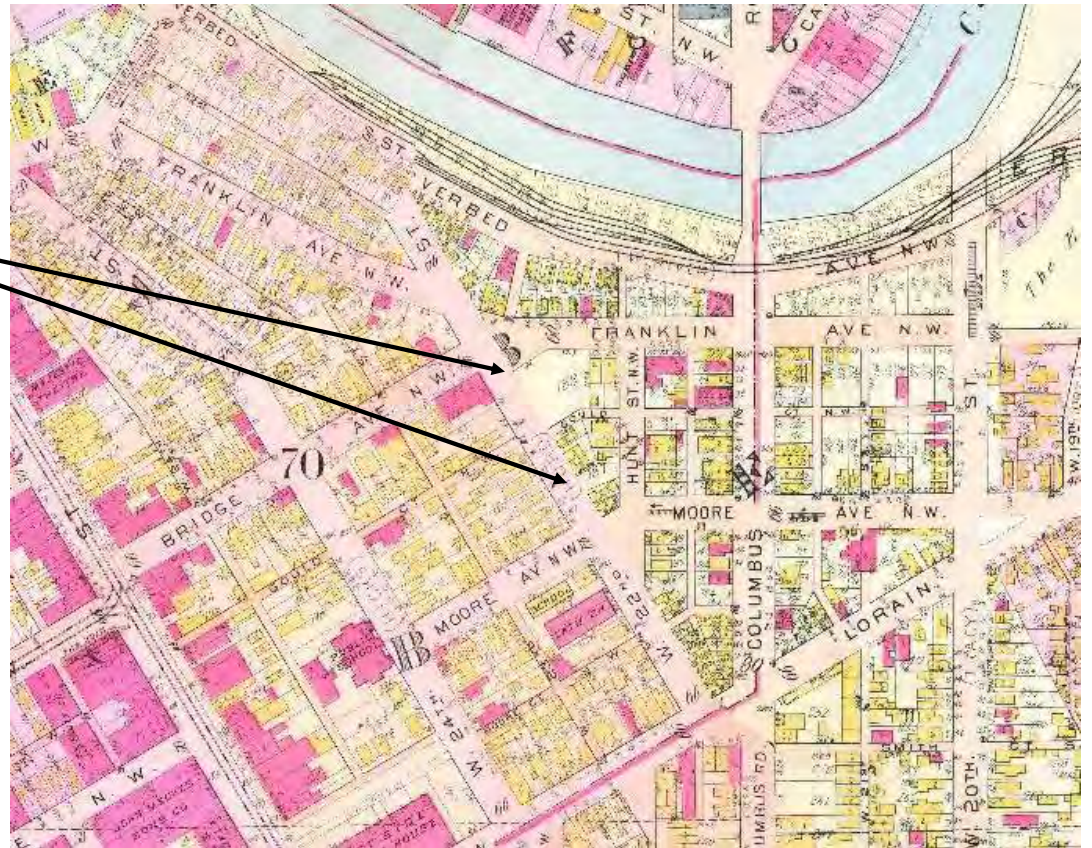
Part I: Historical Context

- The current structure was originally two separate buildings
- The North building, originally facing Hunt Street, and the South building, originally facing West 22nd St, were built between 1913 - 1917.
- To make way for the Cleveland Union Terminal (currently RTA), these buildings were moved north to the present location in the early 1920s and combined to form a single 7-unit apartment building.

1912 Fire Map

The original buildings were built on Lot 187 and moved to Lot 188.

As you can see in the Fire Map from 1912, both lots are empty.



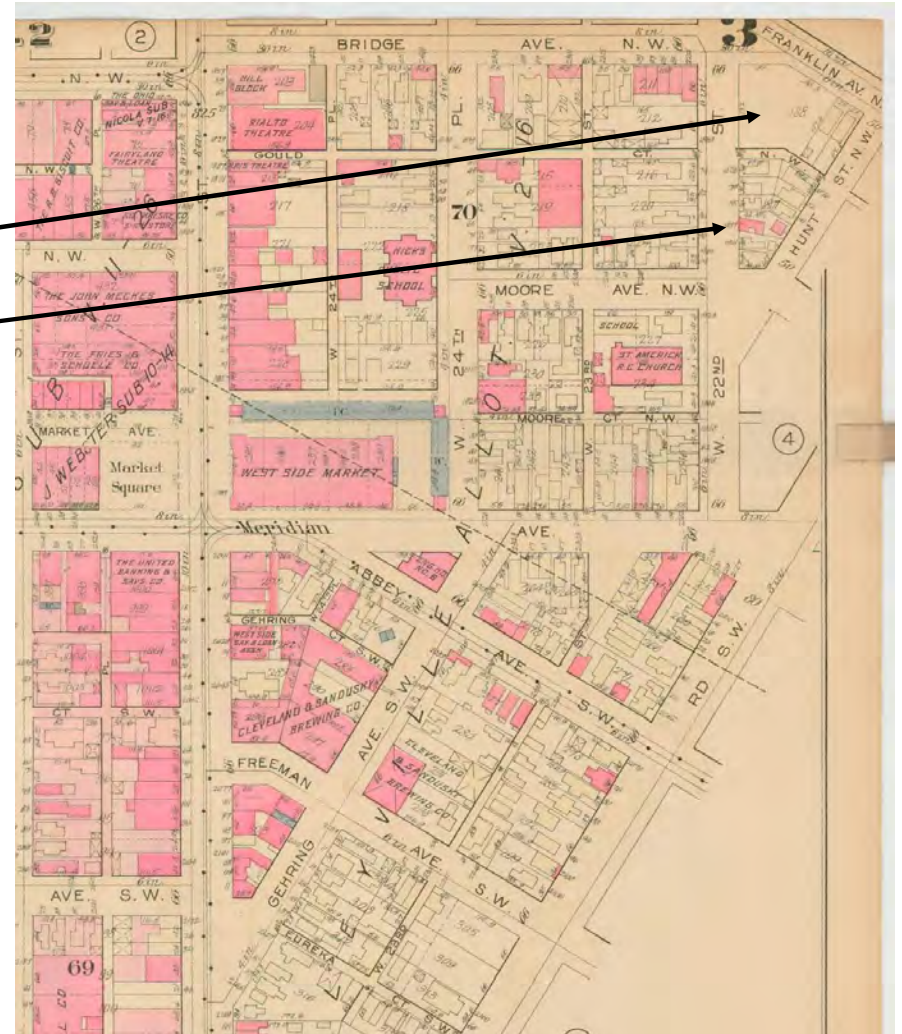
1922 Fire Map

In 1922, Lot 188 remains vacant but

Lot 187 shows the original two buildings completed.

The rectangular building is presently the South building, facing West 22nd.

The square building, facing Hunt St. is presently the North building



North Building, 1922

This picture taken from Hunt Street, which is presently the RTA red line.



South Building, 1922

This picture taken from the south side of W 22nd Street looking north (presently the West Side Market parking lot).



South Building, 1922

This picture taken from the north side of W 22nd St looking south (corner of Bridge and W 22).



Cleveland Union Terminal

This picture taken in 1926 from the south side of W 22nd St looking north

St Emeric's located on the left



1927 Fire Map

Lot 188 shows the combined building

Lot 187 is now vacant and a part of RTA
(Cleveland Union Terminal)



Front of the building

Since these buildings were literally moved down the street, what was previously the rear of the south building is currently the front.

-this is apparent from the building edifice and stone lintels in the rear of the building, while the front shows a fire escape and no lintels.

Fortunately, the North building faced the road previously known as Hunt St (currently RTA) and has a more attractive structure.



Part II: Current state of building

- To the best of our knowledge, this building has been a 7-unit income producing property since it was moved nearly 100 years ago.
- Minimal work has been done to the building envelope, and as evidenced by the mismatched brick/mortar, large gaps/seams, and extensive water intrusion, the work that was completed was low quality.
- The interior paint/flooring is relatively new but shows classic “painting over the rust” workmanship.

Front/side

This picture provides a good example of the various types of mixed/matched bricks with mixed/matched mortar and mortar depth.



Water Intrusion

Based on what we discovered while clearing and fixing the roof/gutters, the gutters have been clogged for years.

This has resulted in a constant flow of water on the brick and extensive water intrusion.



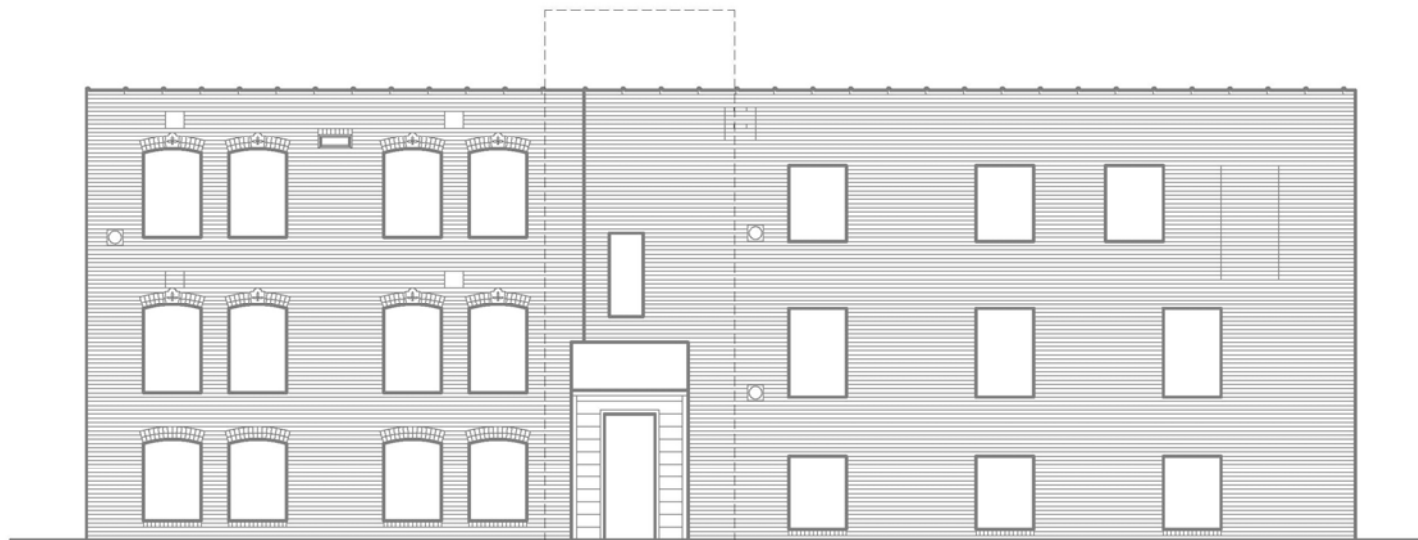
Interior work

As shown here, there have been numerous cuts to floor joists by previous owners.

When coupled with water intrusion, this has led to sagging floors which will require major repairs.



Existing Front Elevation



FRONT ELEVATION

$\frac{3}{16}'' = 1'-0''$



0 5'-4" 10'-8"
GRAPHIC SCALE (FEET)

Part III: Proposed Building Improvements

- Complete interior demolition down to masonry walls and floors
- Extensive renovation to brick, new non-vinyl windows, and energy efficient HVAC/appliances.
- New structures include a new building on the south side of approx. 3,000 sf, a new 1,000 sf roof terrace, and a rear covered parking deck.

Proposed Front Elevation



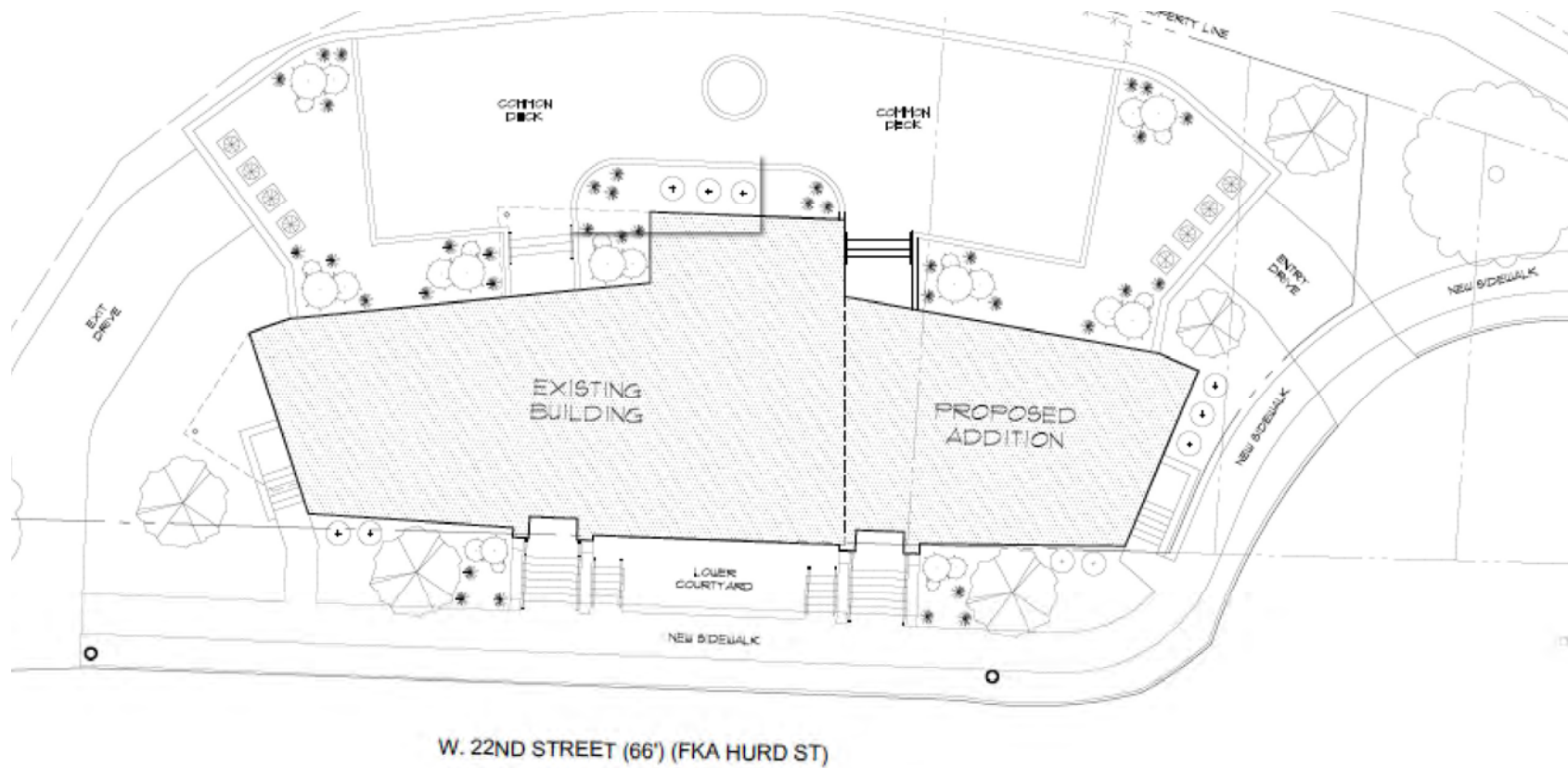
FRONT ELEVATION

3/16" = 1'-0"



0 5'-0" 10'-0"
GRAPHIC SCALE (FEET)

Proposed Site Plan



Proposed Rendering



Proposed Rendering





Case 22-052: Nathaniel Hawthorne School

3575 West 130th Street

Renovation

Ward 16: Kazy

Project Representatives: David Craun, Seth Duke, Larissa Burlij, Bialosky Cleveland;
Sustainable Community Associates, HP Group



HAWTHORNE

HISTORIC

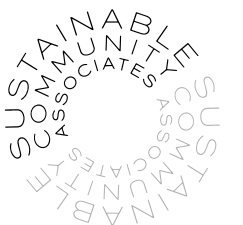
RESTORATION

UPDATED
DESIGN PRESENTATION
07 06 2022

BIALOSKY
CLEVELAND



HP GROUP
HISTORIC PRESERVATION GROUP





W. 130TH STREET

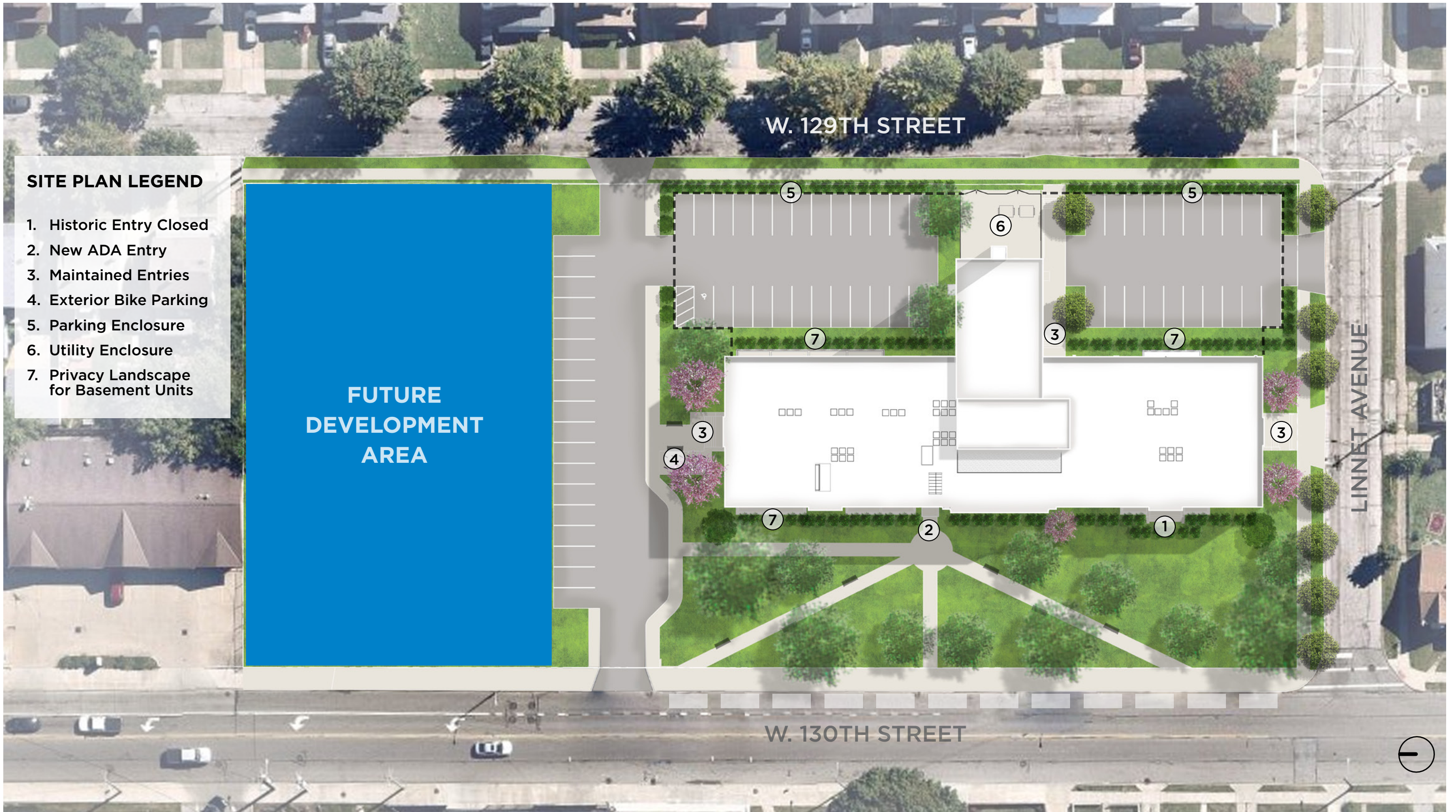


JEFFERSON PARK

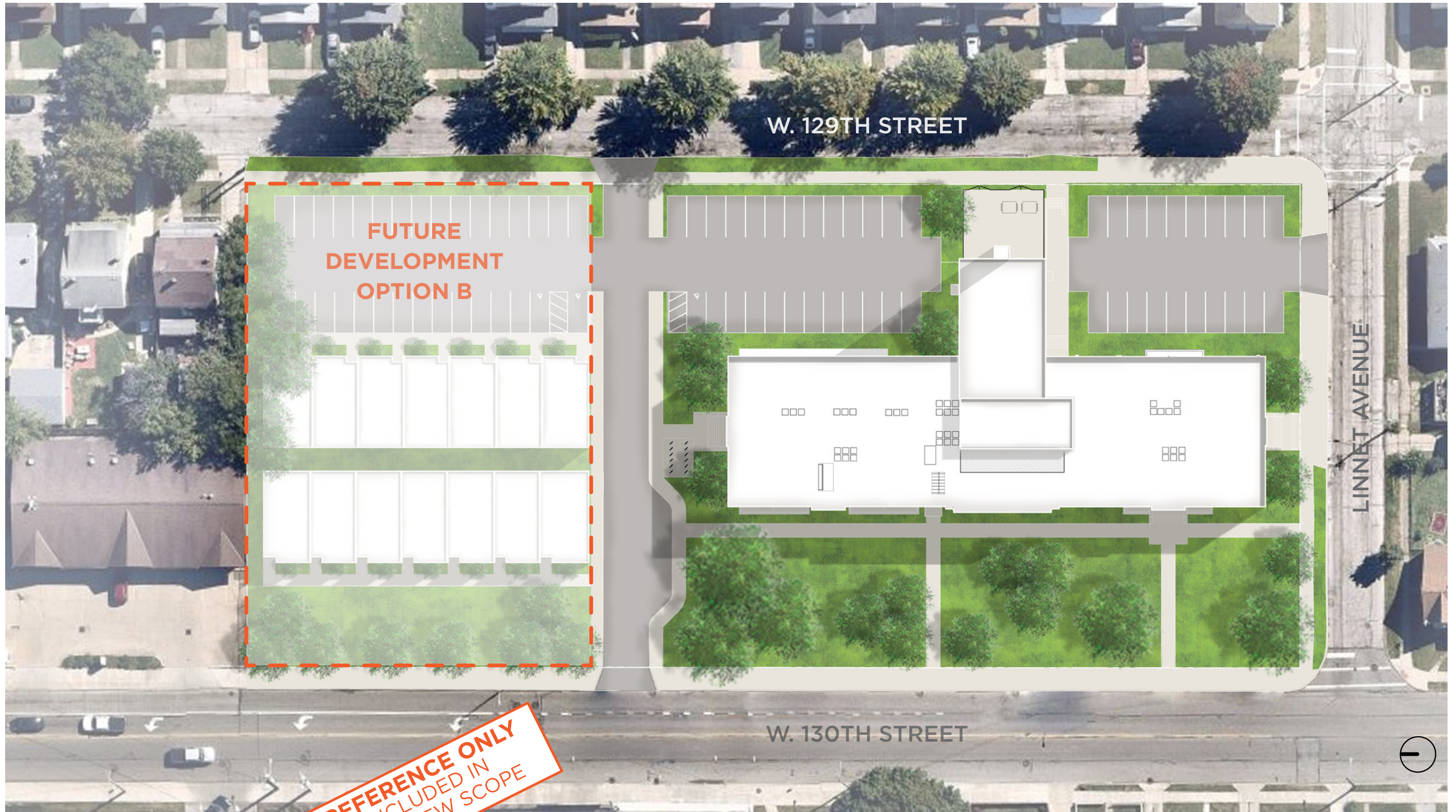


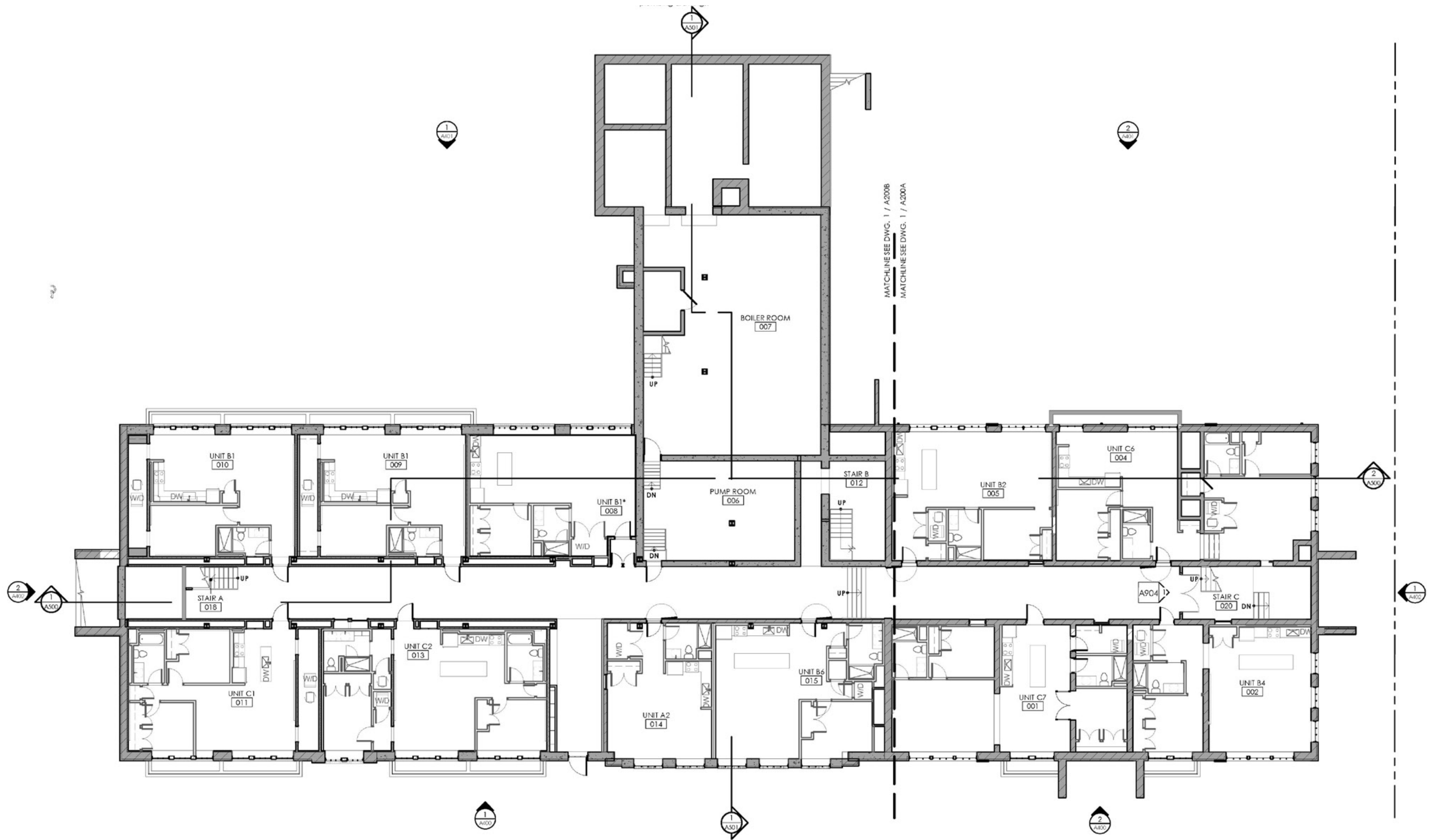
HAWTHORNE SCHOOL



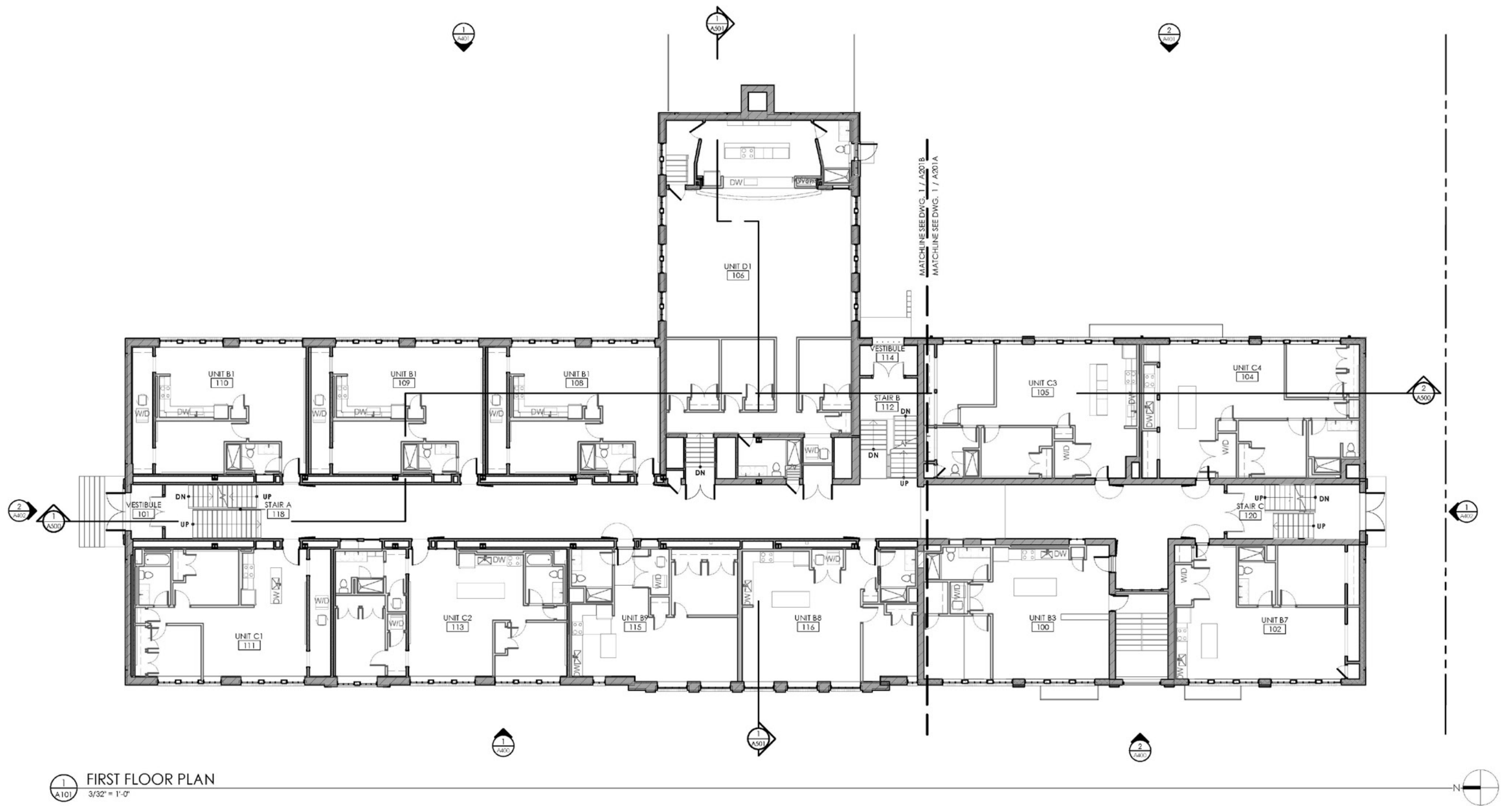


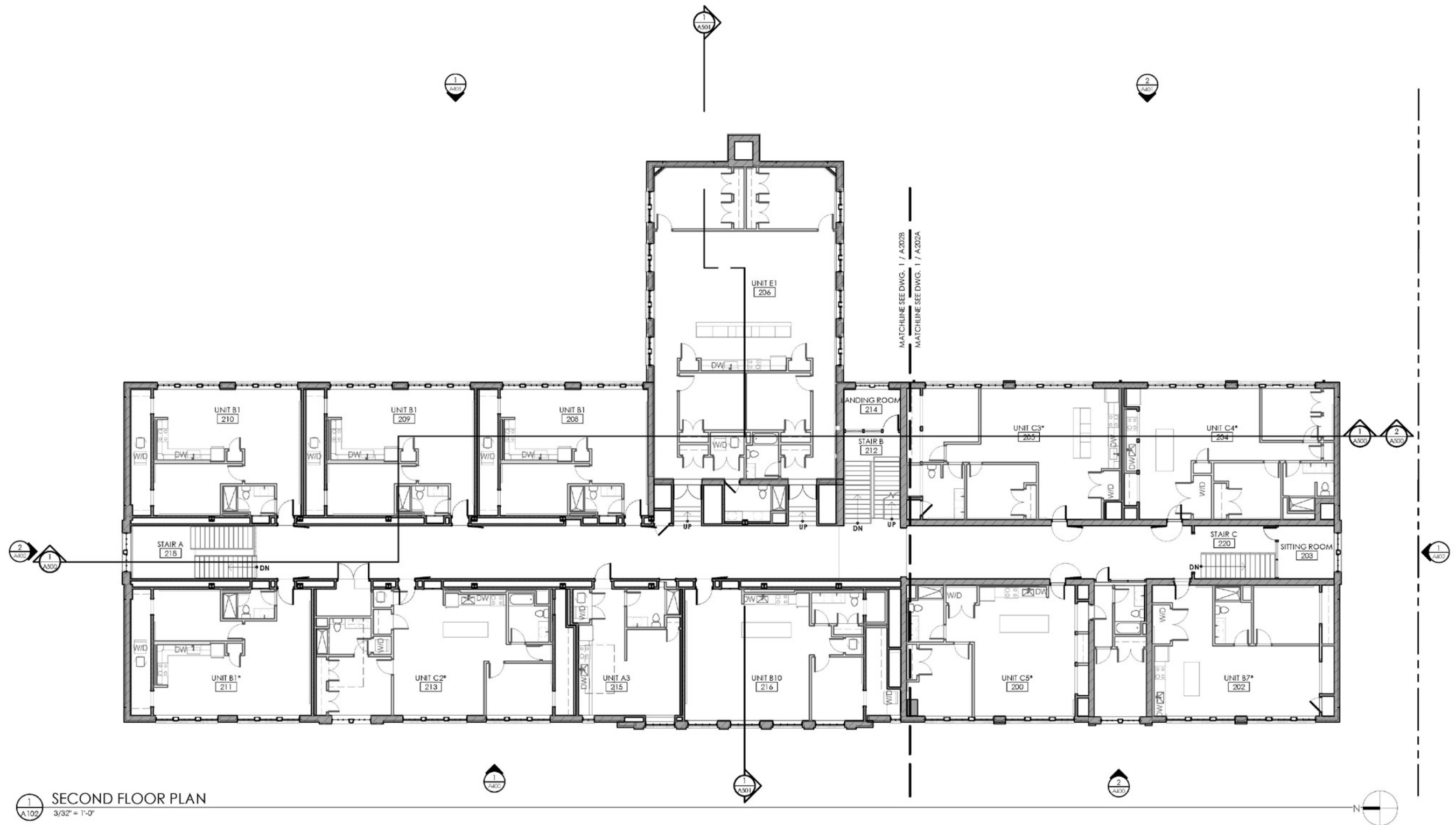


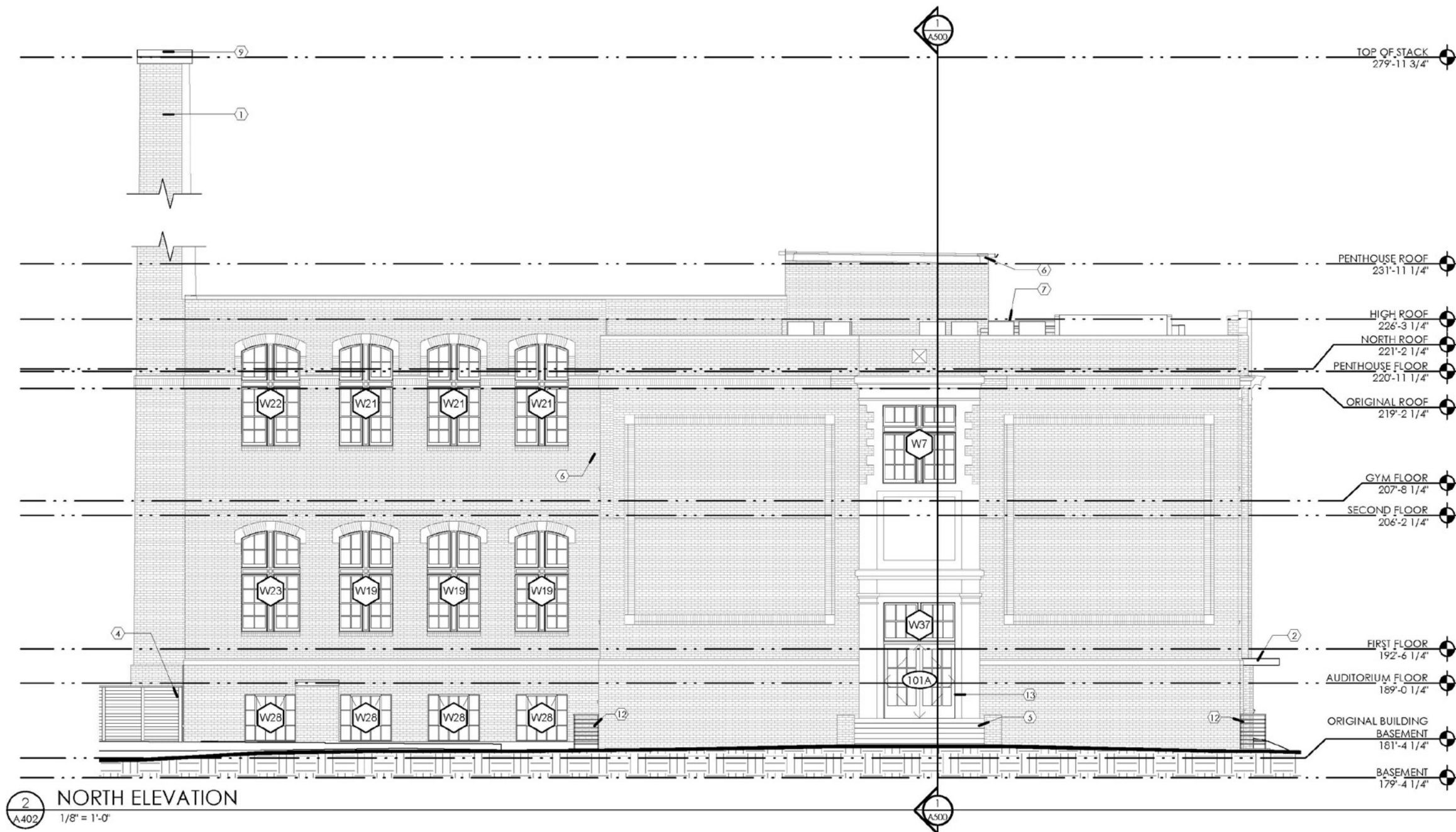


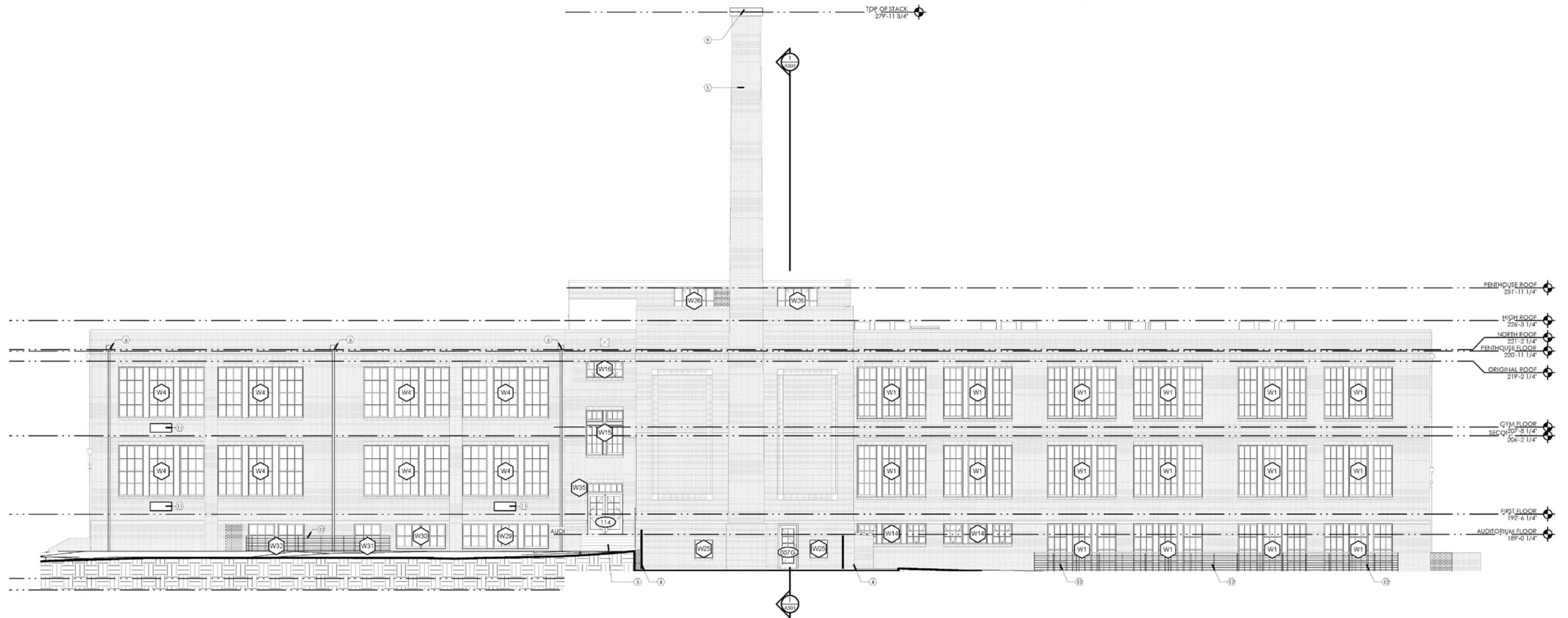



 1
 A100
 BASEMENT PLAN
 3/32" = 1'-0"

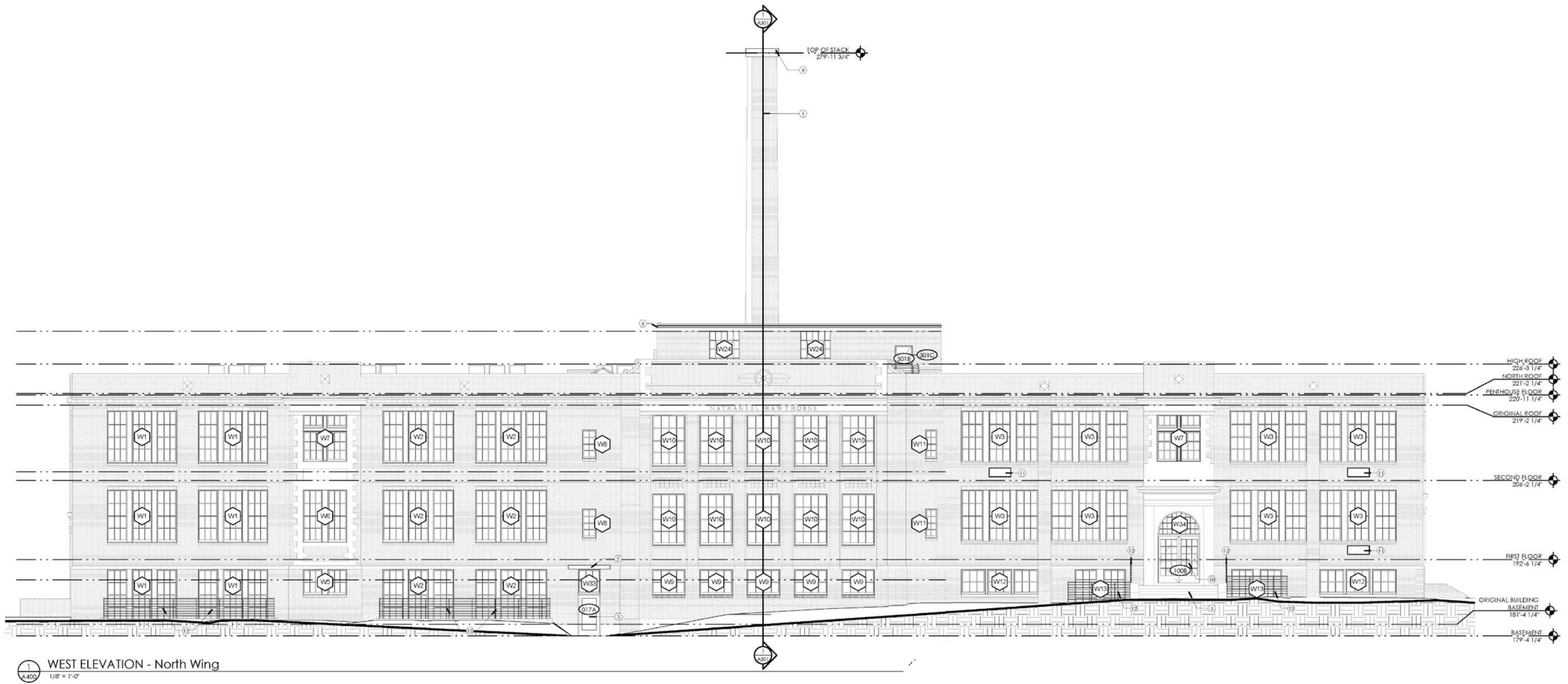




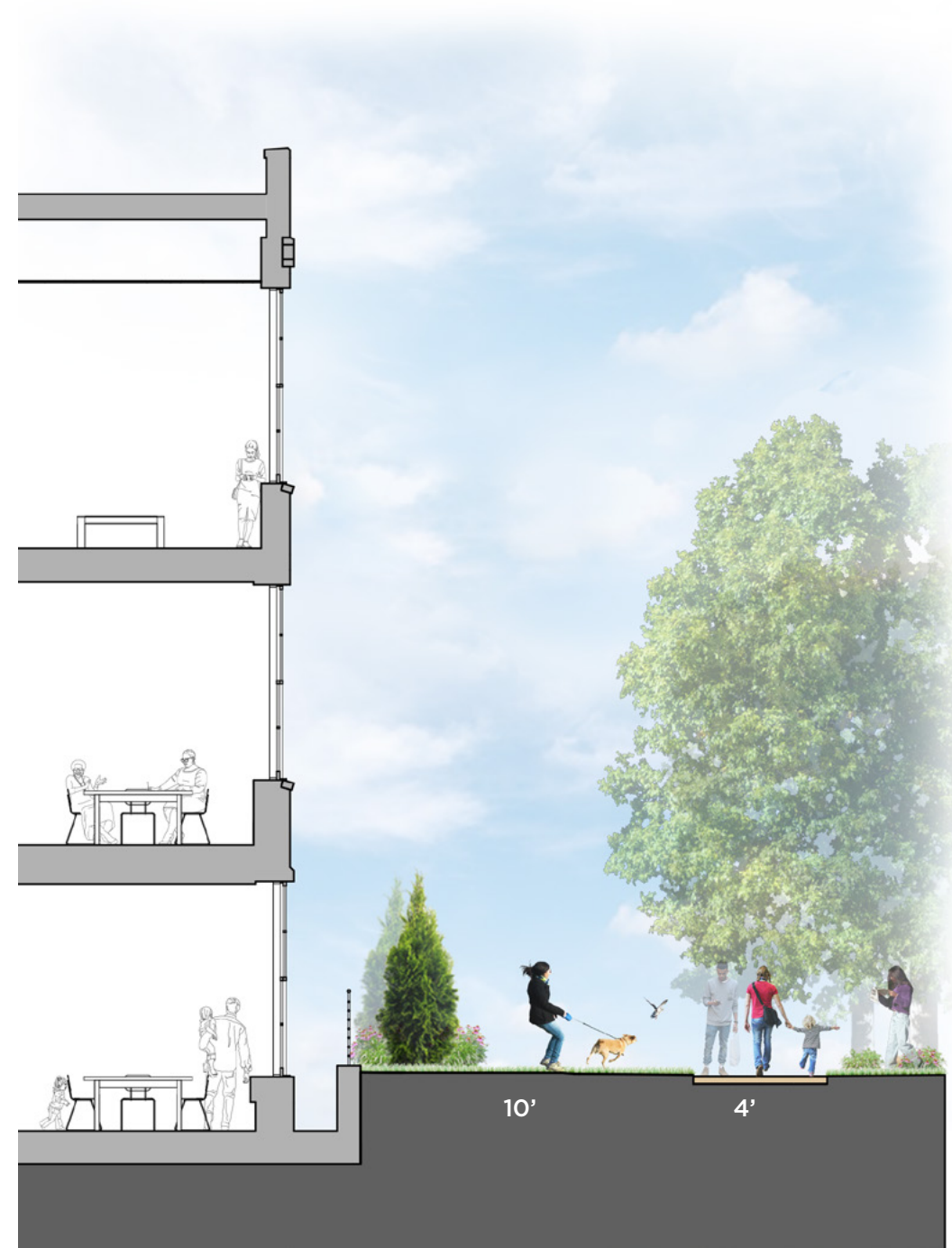
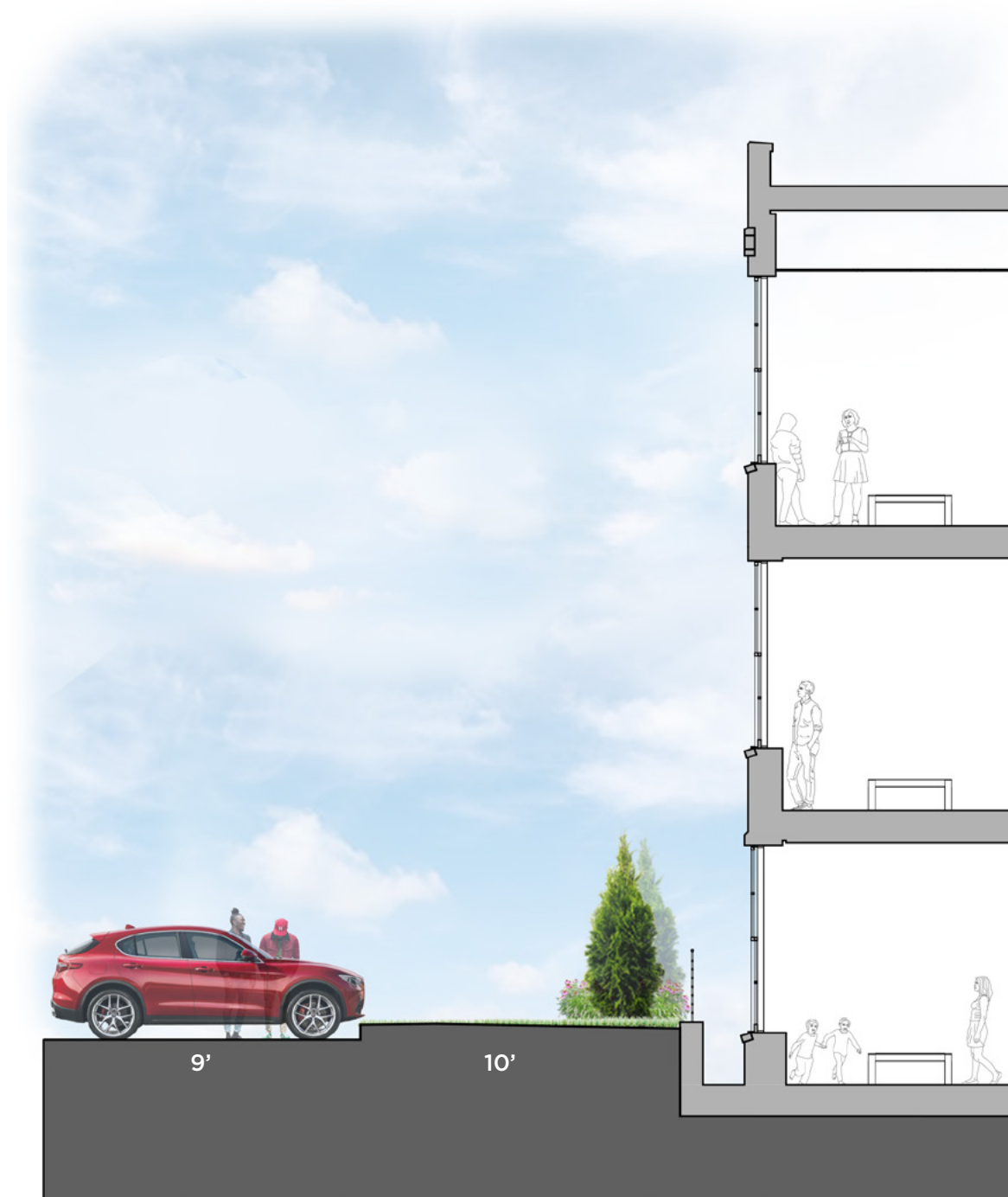


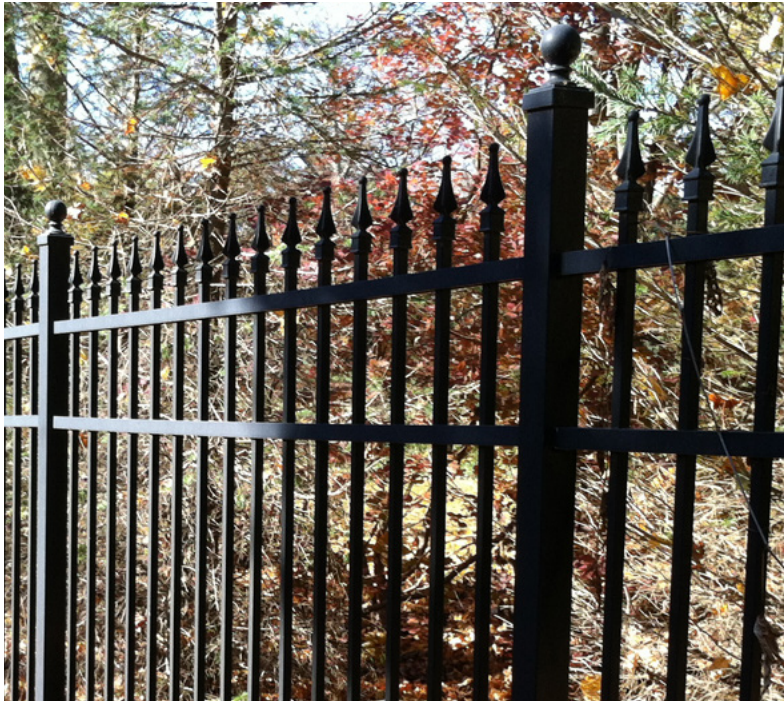


2 EAST ELEVATION
A401
1/8" = 1'-0"

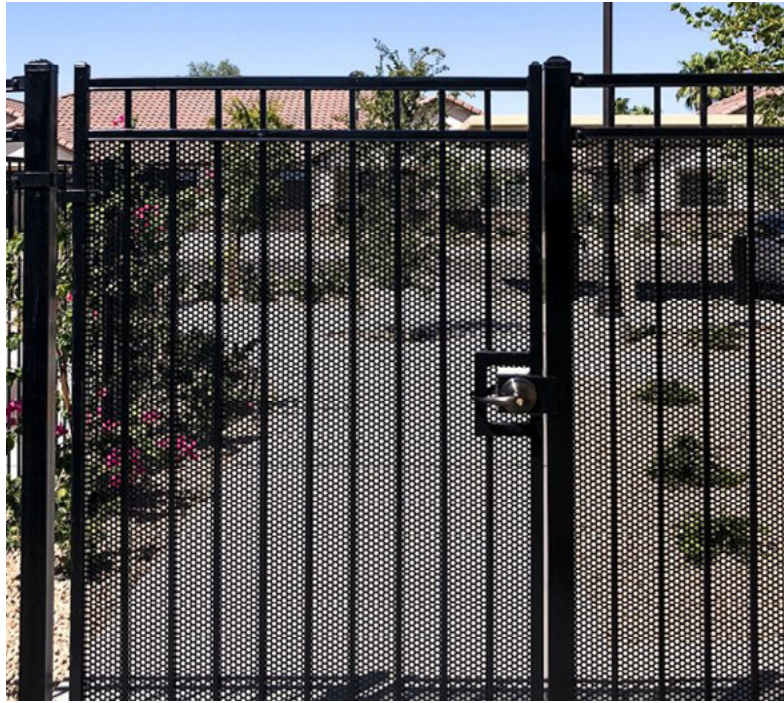








SECURE FENCING



TRASH FENCING



WASTE & RECYCLING



BIKE RACKS



BENCHES



SITE LIGHTING



Cleveland Landmarks Commission

Administrative Reports



July 14, 2022

Cleveland Landmarks Commission

Adjournment



July 14, 2022