



Cleveland Landmarks Commission

Thursday, August 11, 2022

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

Julie Trott, Commission Chair
Donald Petit, Secretary

Cleveland Landmarks Commission

Preamble

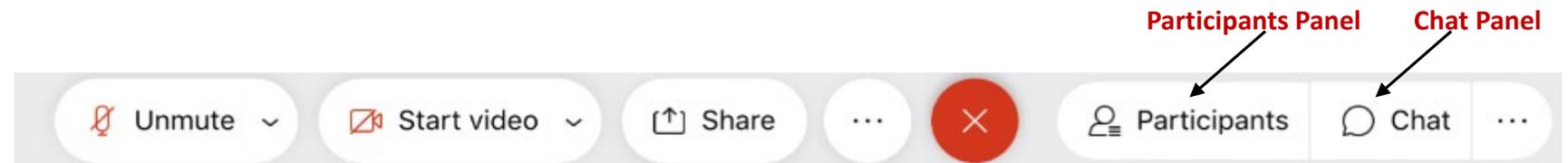
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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



August 11, 2022

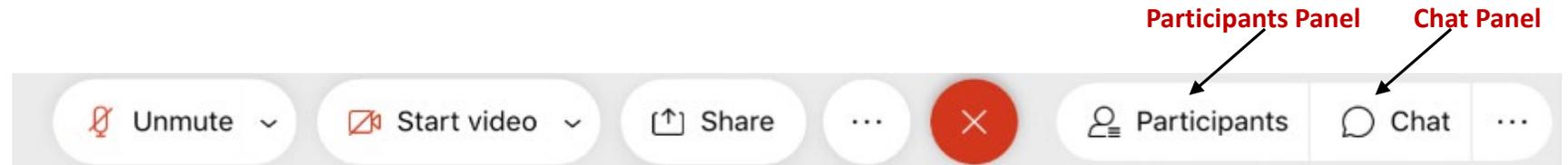
Cleveland Landmarks Commission

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.**



August 11, 2022

Cleveland Landmarks Commission

Call to Order & Roll Call



August 11, 2022

Cleveland Landmarks Commission

Public Hearing Action



August 11, 2022



Cleveland Landmark Nomination (Public Hearing 7/28/22)

Romanian Baptist Church

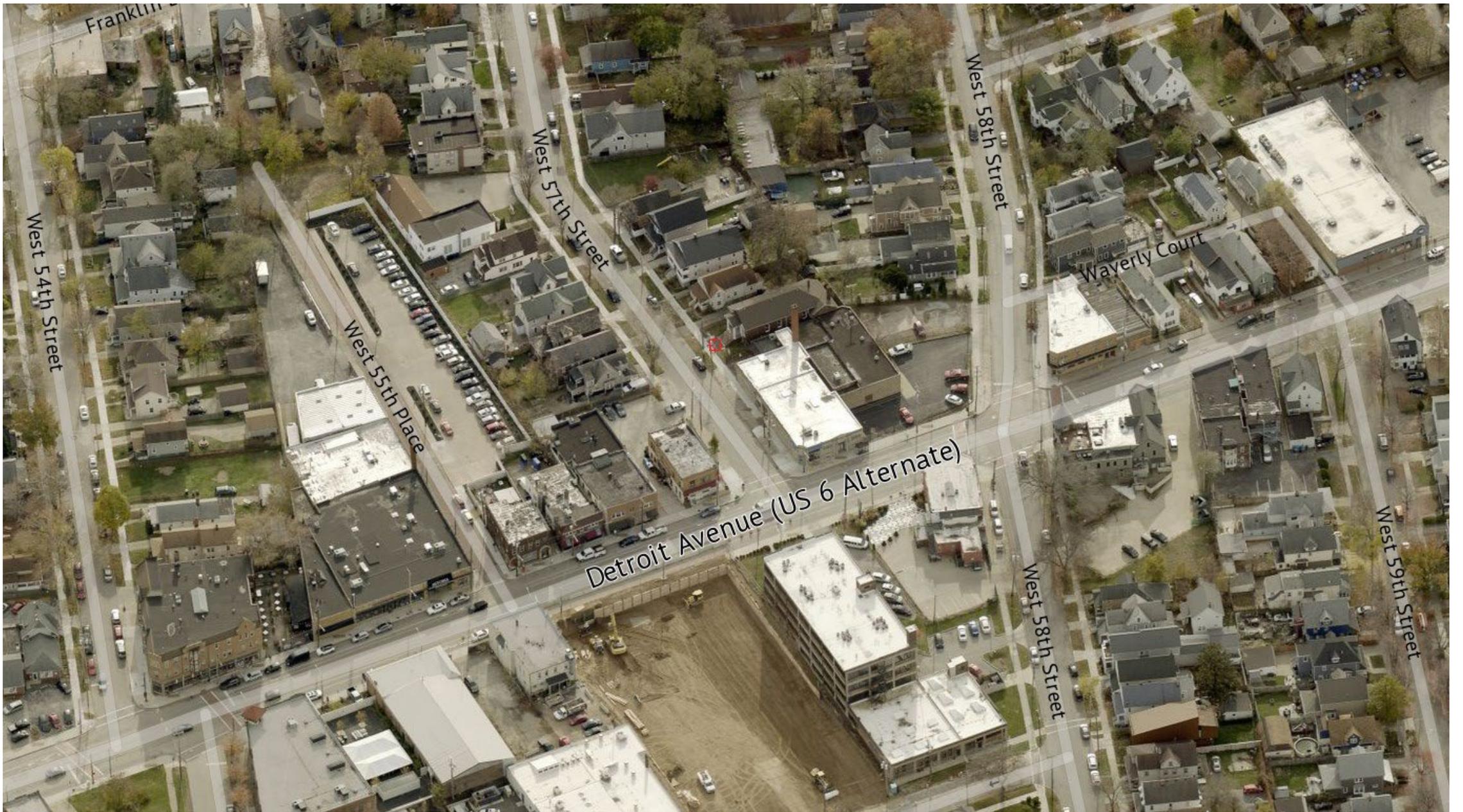
1416 West 57th Street

Ward 15: Spencer

Cleveland Landmark Nomination

Romanian Baptist Church

1416 W. 57th Street



Romania History



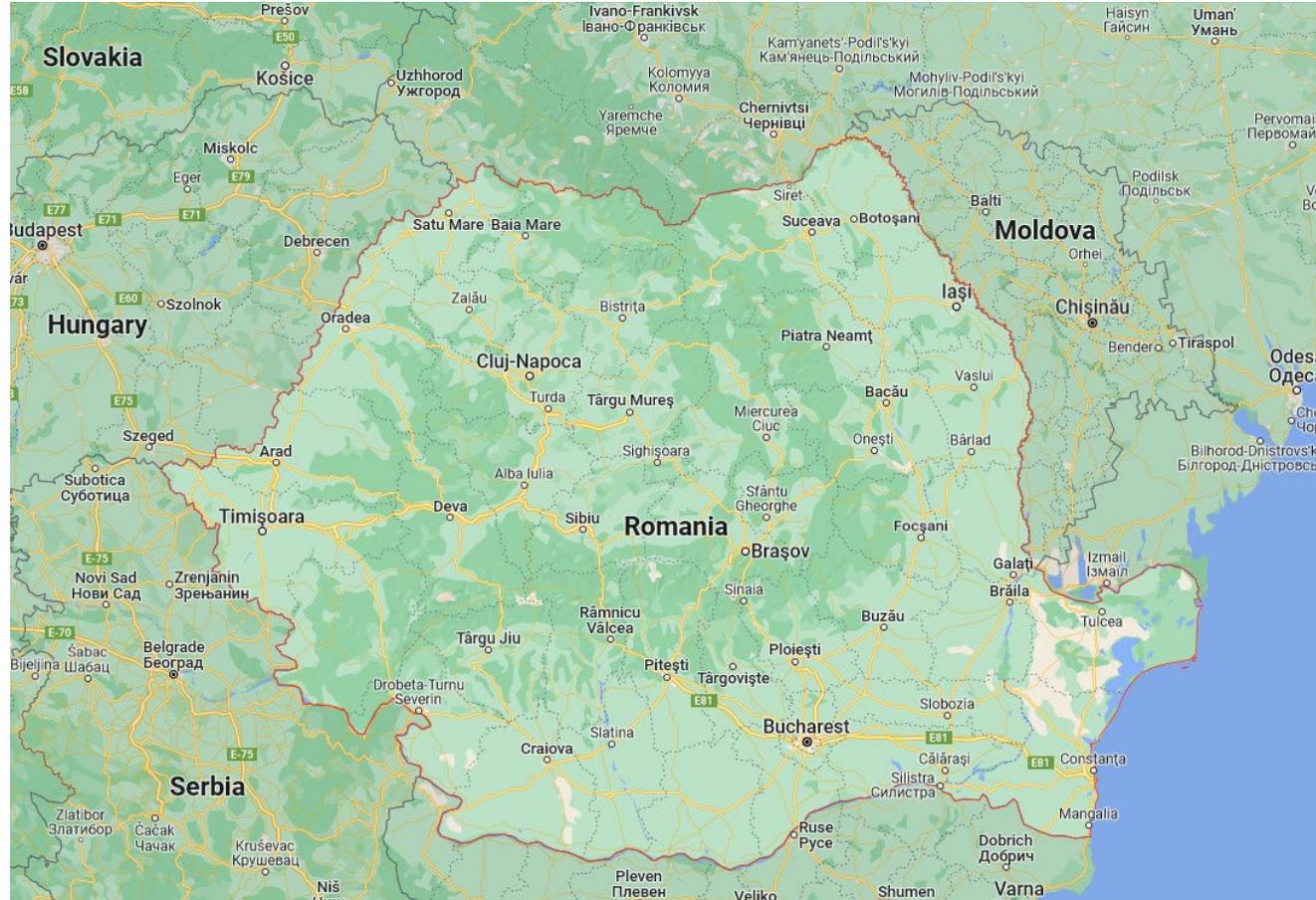
- Wallachia and Moldavia unified in 1859 via Prince Cuza
 - February 5, 1861 – Union formally declared creating Romania
 - Ottoman Empire
- 1877 – Romanian Parliament declares independence
- 1881 – Kingdom of Romania
 - Bessarabia occupied by Russian Empire
 - Transylvania part of the Austrian – Hungarian Empire

Romania History

- March 27, 1918 – Bessarabia and Romania unified
- December 1st, 1918 – Unification Day as Transylvania and Romania join together
- Romania officially recognized via the Treaty of Versailles and Treaty of Trianon



Romania



Romanians to America

- 1895-1914 Greatest migration
- 85% of migration from three areas
 - Carpathian Foothills
 - Transylvanian Plain
 - Bihor Massif
- “Migration proceeded along well-traveled courses to specific destinations in the city creating ethnic settlements from these concentrations.”
 - Broad cultural identity for Romanians
- Estimated 120,000 Romanians to America

Romanians to Cleveland

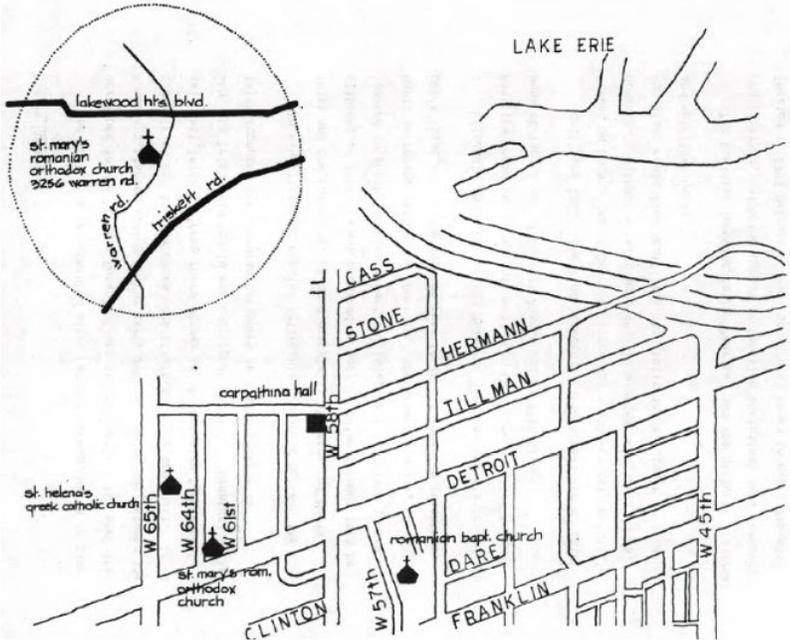
- Transylvanian Saxons were typically the first to leave
 - By 1891, this settlement was large enough to support a mutual benefits society
- “This settlement attracted peasants from ethnically mixed villages which affected more than 80 villages in the area.” (Saxon and Romanian)
- Solitary Migration vs. Chain Migration
- No regional separation
- Primarily to earn money to pay incurred debts and buy land back in Romania

Romanians in Cleveland

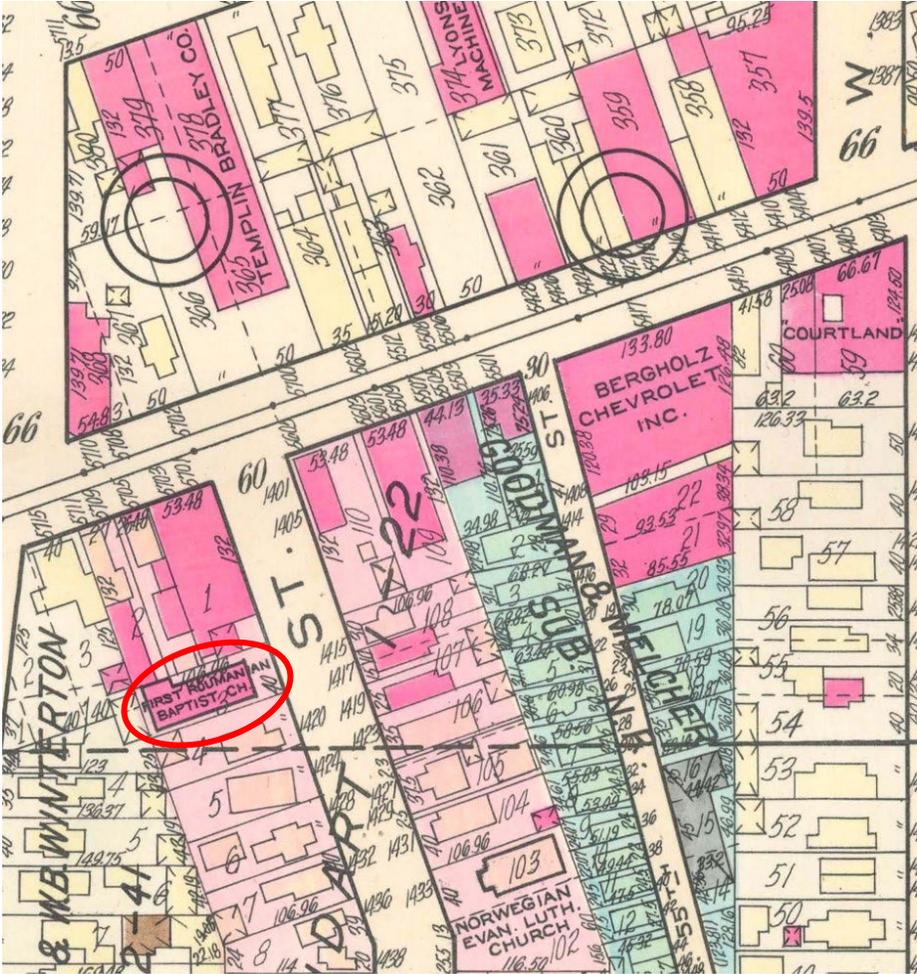
- 1902 – First Romanian mutual benefit society (Carpatina)
- Romanian settlement on west side of city
 - Detroit Avenue between W. 45th and W. 65th
 - Irish settlement
- First Romanian Parishes in America
 - St. Mary Orthodox
 - St. Helena Byzantine



Little Romania



LITTLE ROMANIA OF CLEVELAND IN 1920's: Some American Romanians still live between West 65th and West 61st, others moved one hundred streets to the west, within a half mile radius of St. Mary's Romanian Church on Warren Road.



Romanian Baptist Church

- Biserica Baptista Romana
- Organized in 1910
- One of the earliest of this denomination in the United States
- L.A. Gredys was a Romanian missionary in Cleveland
- Six members started meeting for services in Romanian at Olivet Baptist Church (Bridge Ave./ W. 52nd St.)
- Later rented a house on Tillman Ave. new W. 58th St.
- Later rented “Pilgrim Congregational Church” on Herman Ave.

Romanian Baptist Church

- Gredys also preached in Akron where he enlisted Mihai Farc (Michael Fark) to assist in Cleveland
- Gredys was called to pastor the Akron Romanian Baptist Church in 1914
- Under Fark's leadership, the congregation grew and a new church was planned.
- Fark was missionary to congregations on both east and west side of City
- Land donated for the church but construction delayed due to outbreak of WWI

Romanian Baptist Church

- Constructed in 1922
- Architect John H. Graham
- Designed buildings in greater Cleveland
 - Laurel School – Shaker Heights
 - Main Building
 - Residence Hall
 - Kindergarten Building
 - Fairmount Presbyterian Church – Cleveland Heights
 - Coventry Library – Cleveland Heights
 - Film Exchange Building - Cleveland

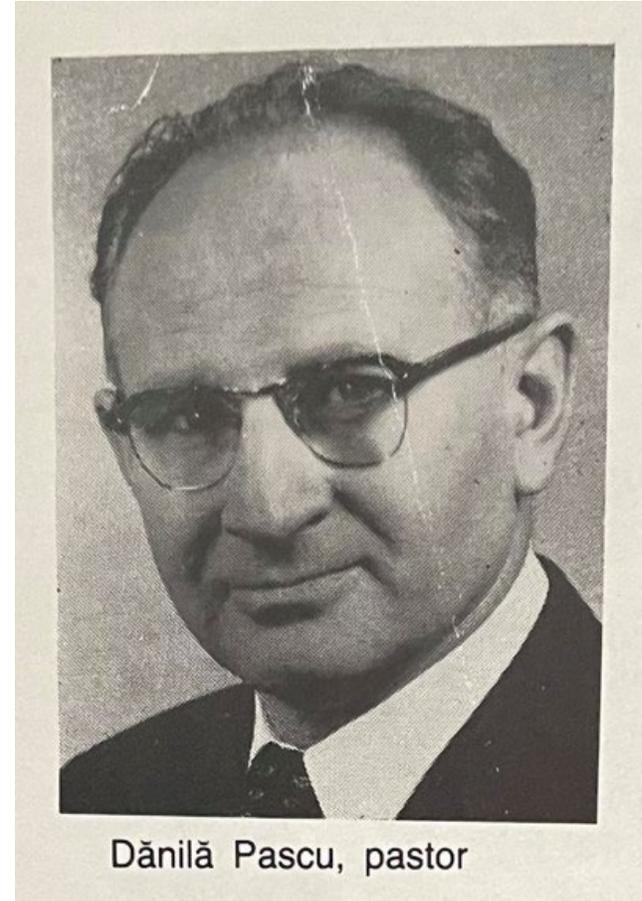


Romanian Baptist Church

- With the completion of the church, Fark was given full-time status as a Missionary.
- 1925 – Fark was ordained as a minister
- 1939 – Fark called to pastor the Romanian Baptist Church in Aurora, Illinois
- The new pastor to be called would be there for 35 years

Rev. Danila Pascu

- Unable to return to Romania due to the war
- Invited to become pastor of the parish in 1939
- 1940 – Initiated the Romanian Radio Hour ministry
- 1941 – His wife and two children arrived in Cleveland



Rev. Danila Pascu

- After World War II, he was sent to Europe to investigate the plight of refugees
- His report was influential in creating special funding through the Baptist World Alliance Board
- Helped resettle hundreds of displaced Immigrant families
- Immigration and Nationality Act of 1965
 - Testimony solicited by Congressman Michael Feighan
 - Family integration should be a top priority when granting entry permits

Romania in WWII

- Romania became a military dictatorship (National Legionary State) under Ion Antonescu in 1940 and was aligned with Nazi Germany
- King Michael (Regele Mihai) I participated in a coup which ousted Antonescu and declared an armistice agreement with the Allies in 1944



Romania Post WWII

- In 1945, King Michael forced to appoint a pro-Soviet government headed by Petru Groza as Prime Minister
- After two years, King Michael was forced to abdicate the throne, sent into exile, had his properties confiscated and his citizenship stripped
- Romania would become a Communist dictatorship until 1989

King Mihai visits Cleveland



Regele Mihai I semnează pe Biblia de pe amvonul bisericii. Cleveland. 1948



Regele Mihai I al României, în vizită la Biserica Baptistă Română din Cleveland 1948

Regele Mihai I, în cadrul bisericii din Cleveland, promite verbal și în scris, semnându-și angajamentul pe Biblia de pe amvonul bisericii, că va acorda libertate religioasă⁶² credincioșilor bapțiști din România dacă va reveni pe tronul României.

Romanian Baptist Church

- The congregation would continue to grow primarily with new members arriving from Romania through refugee camps
- They would finally outgrow the West 57th location and actively began to look for a new property
- In December 1989, the congregation purchased property in Parma for their new sanctuary and the West 57th church is sold
- April 29, 1990 – Celebration of the inauguration of the new facility

Romanian Baptist Church



- The building meets the criteria for Landmark Designation
 - Age
 - Integrity
 - Significance

Romanian Baptist Church



Significance

- Its character, interest or value is part of the development, heritage or cultural characteristics of the City, State or the United States
- Its location is a site of a significant historical event
- Its identification is with a person who significantly contributed to the culture of the city
- The property exemplifies the cultural, economic, social or historic heritage of the city
- The historic property is identified with an architect whose work has influenced the development of the area
- The historic property embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation
- The historic property relates to other distinctive areas which are eligible for preservation activities, based on a historic, cultural, or architectural motif
- The historic property's location or its singular physical characteristics represent the establishment or are a familiar visual feature of the neighborhood

Thank you

- Research assistance from:
 - Heather Lazar
 - David Jurca
- Source material
 - *Peasants and Strangers: Italians, Rumanians, and Slovaks in an American City* – Joseph J. Barton (1975)
 - *Romanian Americans and Their Communities of Cleveland* – Theodore Andrica (1977)
 - *History of the Romanian Baptist Church in Cleveland* (2017)

Cleveland Landmarks Commission

Certificates of Appropriateness



August 11, 2022

Certificates of Appropriateness

August 11, 2022



Case 22-054: Clifton-West Boulevard Historic District (Tabled 7/28/22)

Lemaire-Misenko Residence – 1324 West Blvd

Window Replacements

Ward 15: Spencer

Project Representatives: Renee Lemaire, Brent Misenko (Owners)



1324 West Blvd

Brent Misenko

Renee Lemaire

August 2014

1324 West Blvd Purchased



September 2015

Year 1



August 2017

Year 3



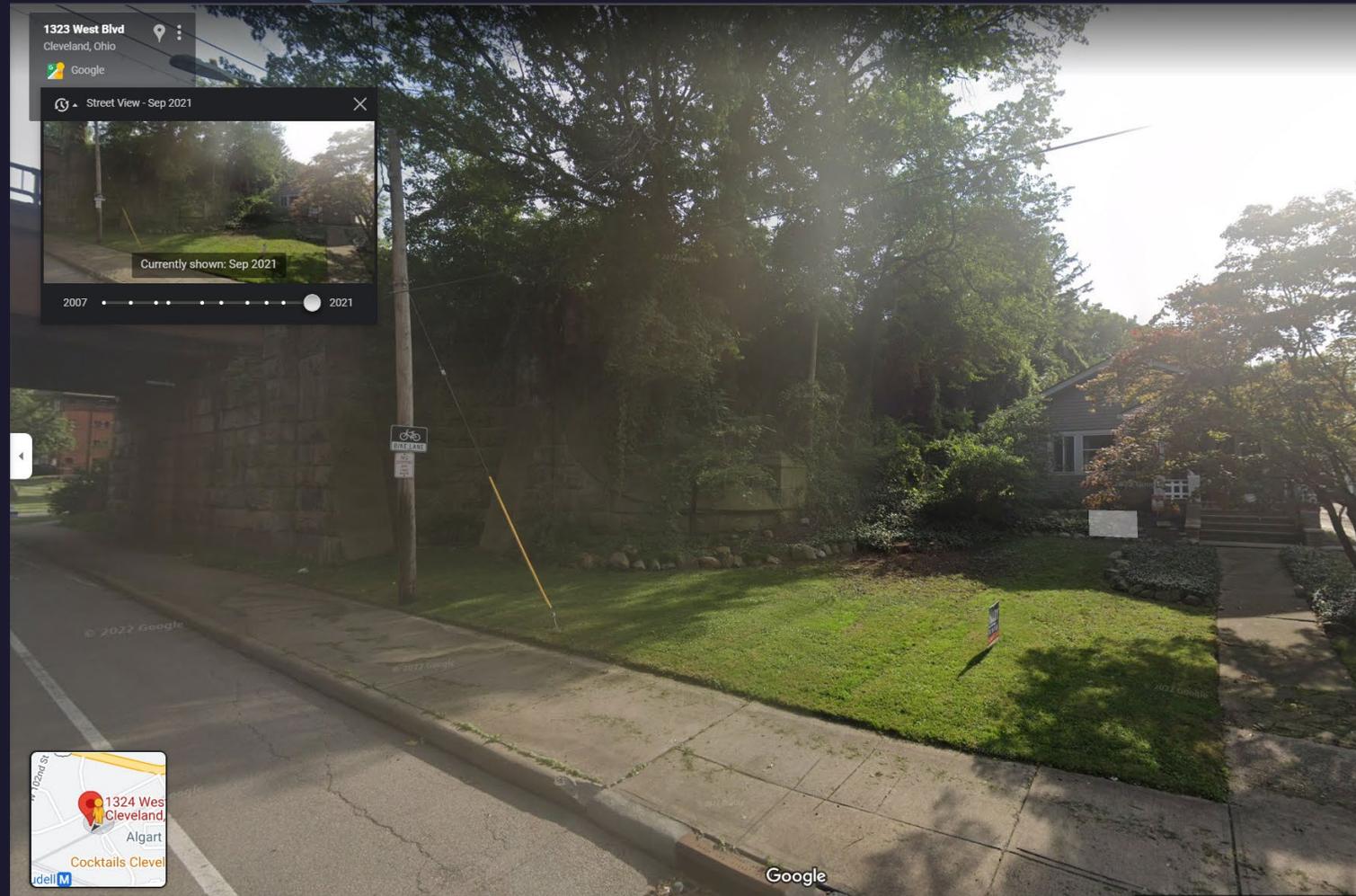
September 2018

Year 4



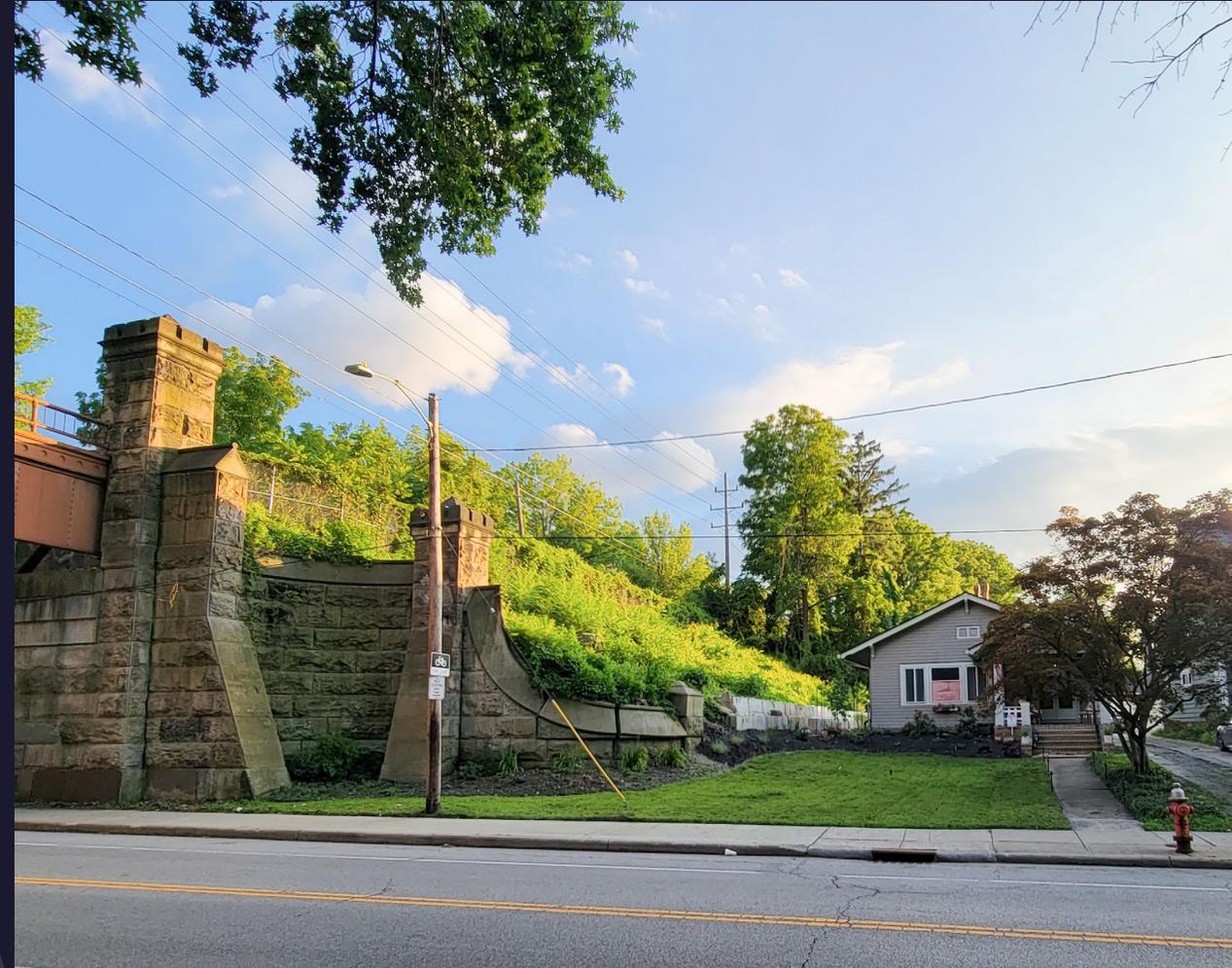
September 2021

Year 7



Present Day

Year 8



Pella 250

Proposal I



Proposal - Detailed

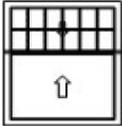
Pella Window and Door Showroom of Westlake
975 Crocker Road
Westlake, OH 44145-1030

Sales Rep Name: Cukon, Dennis
Sales Rep Phone: 440-656-8724
Sales Rep E-Mail: dennis_cukon@gunton.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Brent Misenko 1324 West Blvd Cleveland, OH 44102-1783 Primary Phone: (330) 4217675 Mobile Phone: Fax Number: E-Mail: brentmisenko@gmail.com Contact Name: Great Plains #: 1006795021 Customer Number: 1010631848 Customer Account: 1006795021	Brent Misenko - 1324 West Blvd, Cleveland, OH, US 1324 West Blvd Lot # Cleveland, OH 44102 County: Owner Name: Brent Misenko Owner Phone: (330) 4217675	Quote Name: Brent Misenko - 1324 West Blvd, Cleveland, OH, US Order Number: 759 Quote Number: 15697058 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: Cust Delivery Date: None Quoted Date: 6/28/2022 Contracted Date: Booked Date: Customer PO #:

Customer Notes: 7 WINDOWS INSTALLED START TO FINISH FOR \$9,600.00

PLEASE SEE OPTIONS/SPECS QUOTED BELOW

Line #	Location:	Attributes	Qty
10	LR	Pella 250 Series, Double Hung, White	2
		 <p>Viewed From Exterior</p> <p>PK # 2118</p> <p>1: Size Double Hung, Cottage General Information: Standard, Vinyl, Block, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, No Head Expander Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Half Screen, InView™ Grille: GBG, No Custom Grille, 5/8" Flat, Traditional (6W2H / 0W0H), White, White</p>	

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 6/29/2022

Detailed Proposal

Page 1 of 5

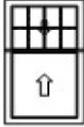
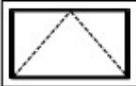
Pella 250

Proposal I

Customer: Brent Misenko

Project Name: Brent Misenko - 1324 West Blvd, Cleveland, OH, US

Quote Number: 15697058

Line #	Location:	Attributes	
15	FRONT FLANKERS	Pella 250 Series, Double Hung, White	Qty 2
		PK # 2118	1: Double Hung, Cottage General Information: Standard, Vinyl, Block, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, No Head Expander Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Half Screen, InView™ Grille: GBG, No Custom Grille, 5/8" Flat, Traditional (4W2H / 0W0H), White, White
	Viewed From Exterior		
Line #	Location:	Attributes	
20	SIDE	Pella 250 Series, Double Hung, White	Qty 2
		PK # 2118	1: Double Hung, Cottage General Information: Standard, Vinyl, Block, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, No Head Expander Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, Standard Vent Stop, No Limited Opening Hardware Screen: Half Screen, InView™ Grille: GBG, No Custom Grille, 5/8" Flat, Traditional (4W2H / 0W0H), White, White
	Viewed From Exterior		
Line #	Location:	Attributes	
25	SIDE	Pella 250 Series, Awning, Vent, White	Qty 1
		PK # 2118	1: Vent Awning General Information: Standard, Vinyl, Block, Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, No Head Expander Exterior Color / Finish: White Interior Color / Finish: White Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware Screen: Full Screen, InView™ Grille: No Grille,
	Viewed From Exterior		

Thank You For Your Interest In Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 6/29/2022

Detailed Proposal

Page 2 of 5

Pella 250

Spec Sheet I

Pella® 250 Series VINYL



Innovative and enhanced security and privacy features for your customers peace of mind.



ENHANCED SECURITY AND PRIVACY

Give your customers more peace of mind with innovative security and privacy features. Double- and single-hung windows are designed with an interlocking checkrail, steel hardware reinforcement and a unique anti-jar sill. Sliding patio doors feature an integrated footbolt, tamper prevention system and blinds-between-the-glass.

STRONGER FRAMES THAN ORDINARY VINYL

Pella's precision welding process creates more durable products that resist warping or twisting over time. Pella 250 Series window frames are 52% stronger than ordinary vinyl.¹

PELLA'S FADE-RESISTANT VINYL FORMULA

Pella 250 Series is made of high-grade vinyl that resists yellowing and never needs painting. The solid color throughout the vinyl keeps minor dings and scratches virtually invisible. Solid-color frames are available in White, Almond and Fossil.

EXCLUSIVE WEATHER PROTECTION SYSTEM

Protect your home with our exclusive weather repel system on single- and double-hung windows. It has three points of protection to channel water away from the home – including triple weatherstripping.

ENERGY STAR® MOST EFFICIENT 2022 WINDOW²

Upgraded triple-pane glass windows are on average 62% more energy efficient than single-pane windows.³ Pella 250 Series offers products that have been awarded the ENERGY STAR Most Efficient Mark in 2022.²

DURABLE EXTERIOR FINISHES

Dual-color frame options offer white interiors with a choice of beautiful DuraColor™ exterior finishes that exceed industry requirements for fade resistance.⁴

FREE-FORM MULLING CAPABILITIES

Create a large or unique combination for your project by mulling standard and custom-sized windows together. Combinations are factory-mulled and arrive ready for installation.⁵

OPTIONAL PERFORMANCE ENHANCEMENTS

Increase energy performance and structural strength with optional performance enhancements such as foam insulation and steel reinforcement.

ADDITIONAL FEATURES AND OPTIONS

We have the features and options that fit most any project. Choose from multiple frame types, dual- and triple-pane glazing, several grille options and a full lineup of window & patio door styles.

LIMITED LIFETIME WARRANTY

Pella products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

TESTING BEYOND REQUIREMENTS

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Special shapes also available.

See back cover for disclosures.

Pella 250

Spec Sheet 2

PRODUCT SPECIFICATIONS

WINDOW & PATIO DOOR STYLES	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS & GRADE	PERFORMANCE VALUES			FRAME / INSTALL
						U-FACTOR	SHGC	STC	
AWNING DUAL-PANE VENT	16"	14-1/2"	59-1/2"	43-1/2"	LC35-LC50	0.26-0.30	0.17-0.43	30	Block Frame Integral Fin Fin with J-Channel Flush Flange ¹ 5/8" Flange Frame
AWNING TRIPLE-PANE VENT	16"	14-1/2"	59-1/2"	43-1/2"	LC35-LC50	0.20-0.25	0.19-0.37	34	
CASEMENT DUAL-PANE VENT	14-1/2"	17-1/2"	35-1/2"	71-1/2"	LC35-LC50	0.26-0.30	0.17-0.43	30-33	
CASEMENT TRIPLE-PANE VENT	14-1/2"	17-1/2"	35-1/2"	71-1/2"	LC35-LC50	0.20-0.25	0.19-0.37	34	
SLIDING WINDOW DUAL-PANE VENT	21-1/2"	11-1/2"	96"	72" West Region 62" East Region	R25-R50	0.27-0.32	0.20-0.51	25	
SLIDING WINDOW TRIPLE-PANE VENT	21-1/2"	11-1/2"	96"	72" West Region 62" East Region	R25-R50	0.20-0.26	0.22-0.44	28	
DOUBLE-HUNG DUAL-PANE VENT	14-1/2"	23-1/2"	53-1/2"	78" West Region 86" East Region	R25-R50 West Region Only	0.27-0.33	0.19-0.49	26	
DOUBLE-HUNG TRIPLE-PANE VENT	14-1/2"	23-1/2"	53-1/2"	78"	R25-R50	0.21-0.27	0.21-0.42	28	
SINGLE-HUNG DUAL-PANE VENT	14-1/2"	23-1/2"	53-1/2"	77.5" ¹ West Region 96" East Region	R35-R50 West Region Only	0.27-0.33	0.20-0.51	25	
SINGLE-HUNG TRIPLE-PANE VENT	14-1/2"	23-1/2"	53-1/2"	77-1/2"	R35-R50	0.21-0.26	0.22-0.44	28	
FIXED FRAME RECTANGLE DUAL-PANE	11-1/2"	11-1/2"	108" 40 sq. ft. max.	108" 40 sq. ft. max.	CW30-CW50	0.26-0.31	0.21-0.58	26	
FIXED FRAME RECTANGLE TRIPLE-PANE	11-1/2"	11-1/2"	108" 40 sq. ft. max.	108" 40 sq. ft. max.	CW30-CW50	0.19-0.24	0.24-0.47	27	
SLIDING PATIO DOOR DUAL-PANE, OX or XO ¹	46-1/2"	70-1/2"	95-1/2"	95-1/2"	LC35 - LC50	0.27-0.40	0.19-0.49	26	
SLIDING PATIO DOOR TRIPLE-PANE, OX or XO ¹	46-1/2"	70-1/2"	95-1/2"	95-1/2"	LC35 - LC50	0.22-0.30	0.21-0.42	27	

WINDOW SIZES AVAILABLE IN 1/8" INCREMENTS
Special sizes available. For more information regarding performance, visit install.pella.com. Visit PellaADM.com for specific sizes and glazings tested and for more information regarding frame and installation types.

GLASS & ADDITIONAL ENERGY EFFICIENCY UPGRADES

INSULSHIELD® LOW-E GLASS



ADVANCED LOW-E INSULATING DUAL- OR TRIPLE-PANE GLASS WITH ARGON



NATURALSUN LOW-E INSULATING DUAL- OR TRIPLE-PANE GLASS WITH ARGON



SUNDEFENSE™ LOW-E INSULATING DUAL-PANE GLASS WITH ARGON

ADDITIONAL GLASS OPTIONS



TEMPERED GLASS



TRIPLE PANE



HIGH ALTITUDE LOW-E¹



OBSCURE LOW-E

FOAM INSULATION OPTIONS Optional foam-insulated frame and sash are available to increase energy efficiency.

See back cover for disclosures.

COLORS

FRAME COLORS

Create a signature look with solid-color and dual-color frames. Dual-color frames allow you to choose a different color for the exterior with a White interior.

SOLID-COLOR:



DUAL-COLOR FRAMES:



GRILLES

GRILLES

Grilles are color-matched to your window or patio door interior and exterior frame color.



GRILLES-BETWEEN-THE-GLASS FLAT 5/8"¹



GRILLES-BETWEEN-THE-GLASS CONTOUR 3/4"¹

WINDOW HARDWARE

CASEMENT & AWNING

Folds neatly out of the way so it won't interfere with roomside window treatments. Finishes match interior frame colors.



FOLD-AWAY CRANK

COLOR-MATCHED FINISHES:



SLIDING, SINGLE- & DOUBLE-HUNG

Pella's cam-action locks pull the sashes against the weatherstripping for a tighter seal. Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.

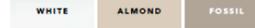


CAM-ACTION LOCK



AUTOLOCK

COLOR-MATCHED FINISHES:



WINDOW LIMITED OPENING DEVICES

A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a single- or double-hung window can open. A window opening control device (WOCD) complies with a safety standard and allows for ventilation, emergency escape and rescue when released. A WOCD automatically limits the sash opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open. Stainless steel limited opening devices are available on casement and awning windows, and WOCDs are available on casement windows.



VENT STOP



WINDOW OPENING CONTROL DEVICE

COLOR-MATCHED FINISHES:



See back cover for disclosures.

Pella 250

Spec Sheet 3

PATIO DOOR HARDWARE

SLIDING PATIO DOOR

Match the door's exterior color with a color-matched, corrosion-resistant handle, or upgrade the interior finish to add a touch of style.



SLIDING PATIO DOOR HANDLE
Standard Multipoint Locking System

COLOR-MATCHED FINISHES:

WHITE

ALMOND

FOSSIL

ADDITIONAL FINISHES:

OIL-RUBBED BRONZE

SATIN NICKEL

INTEGRATED FLUSH FOOTBOLT

Pella® 250 Series sliding patio door with footbolt is our most secure vinyl patio door.¹¹ The patent-pending footbolt is flush with the frame, providing secondary venting and locking abilities without compromising beauty.



INTEGRATED FLUSH FOOTBOLT

COLOR-MATCHED FINISHES:

WHITE

ALMOND

FOSSIL

PATIO DOOR BLINDS-BETWEEN-THE-GLASS^{12,13}

BLINDS-BETWEEN-THE-GLASS

Add privacy and complement your project's decor with blinds-between-the-glass. Located between panes of insulating glass, these blinds are protected from dust, damage and little hands.



WHITE

SLATE GRAY

ESPRESSO

¹ Based on the force required to bend a window frame profile.

² Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gov.ca.

³ Window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2000 sq. foot existing single-story home when comparing a Pella 250 Series vinyl window with IntraShield Advanced Low-E triple pane glass with argon to a single paned wood or vinyl window. The range of energy efficiency will vary from 54% to 77% and will vary by location. Your actual savings will vary. The average window energy efficiency is based on a national average of 94 modeled cities across the country with an adjustment based on population. For more details see pella.com/methodology.

⁴ Exceeds AAMA 613 test requirements.

⁵ Actual mullion span and combination size availability depends on design pressure requirements. Consider combination size, weight, and jobsite handling during design.

⁶ 86" height is only available up to a 53.5" width with a cam-action lock and a 3/3 glass in an equal sash split.

⁷ 96" height is only available up to a 53.5" width in Contemporary sash split with 3/3 glass and a cam-action lock or AutoLock.

⁸ Only available in the West region.

⁹ Additional configurations available. Contact your local Pella expert for details.

¹⁰ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

¹¹ To achieve a Grade 40 rating on ASTM F842, a test for forced entry excluding glass breakage, the optional footbolt must be installed and engaged.

¹² Availability may vary by size. Contact your local Pella expert for more information.

¹³ Available on dual-pane products only. Not available on sliding patio doors with grilles-between-the-glass.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos

Pella 250

PERFORMANCE SPECS

Pella 250 Series Vinyl

Vs.

Pella Wood Aluminum Clad

Window Performance Comparison		
	Pella 250 Series Vinyl	Pella Aluminum Wood Clad
U Factor	.27-.33	.25-.30
SHGC	.19-.49	.19-.53
STC	26	26-34
Performance	R25-R50	CW40-50
U Factor measures the rate the window transfers non-solar heat Lower the number, the better		
SHGC (Solar Heat Gain Coefficient) measures how much solar heat gets into the home. EXTREMELY important on East/West facing windows Lower the number, the better		
STC (Sound Transmission Class) measures a windows ability to reduce sound. Single pane windows are typically in the teen numbers. Double pane are typically over 20 providing excellent reduction in sound which is important living next to a railroad. Because wood is not a manufactured product there is an operating range.		
Performance Ratings are set by the FGIA or Fenestration and Glazing Industry Alliance designed on focus on bettering the glass and framing industry. The "R" signifies a RESIDENTIAL grade window. The CW signifies a COMMERCIAL grade window. CW grade windows are commonly used in low and mid rise buildings where higher wind load requirements, limits on deflection, and heavy use are expected.		
Performance vs Cost ROI: As Ive clearly shown with data, the performance of a quality vinyl window and wood aluminum clad window are negligible at best. WAC does NOT warrant the over 100% price increase in performance.		

Pella 250

Life Expectancy

Life Expectancy	
Pella 250 Series Vinyl	Pella Wood Aluminum Clad
20-40 years	30 years

Pella 250

Life Expectancy

One Example of Aluminum Clad

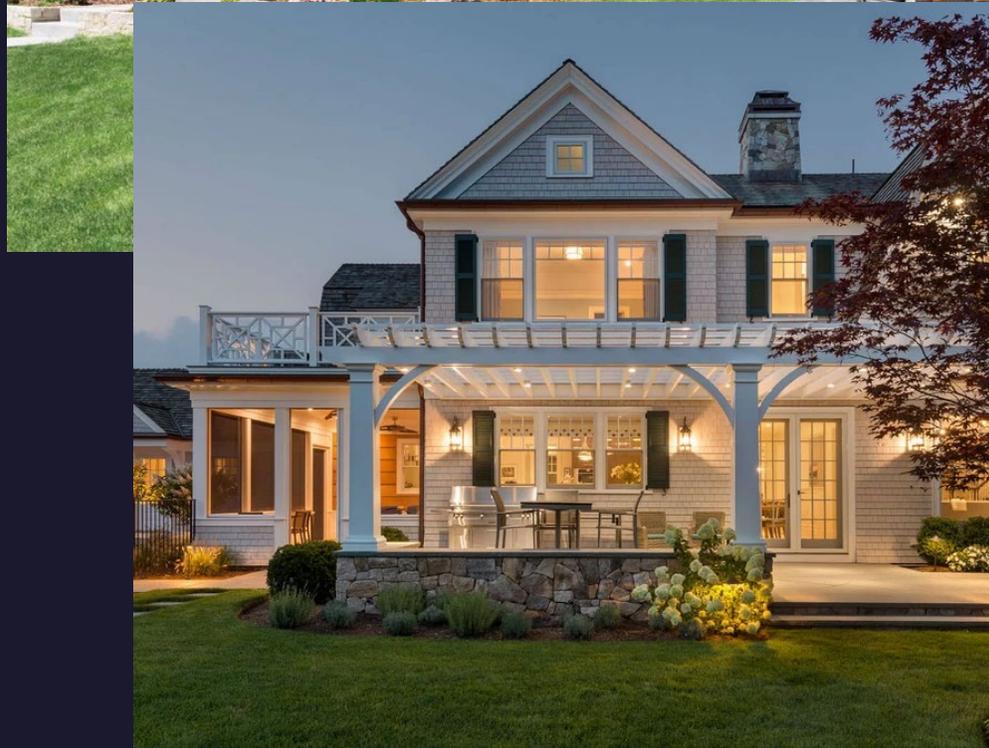
Separation causing complete wood

Rot after 20 years



Pella 250

Exterior Comparison



Pella 250

Muntins

Muntins

Why were muntin's used?

In the late 1600s, muntins were widely used because they were necessary for a home's structure. The exterior walls of older homes couldn't support the weight of big windows. Muntins acted as support for the windows.

Full Divided Light vs Between the glass muntin's

Full divided light grilles copy the look of a true divided glass. However, you can see that there's nothing between the muntins if you look closely. They also make it harder to clean your windows.

Between the glass grilles are permanently installed between the panes when the windows are produced. This makes windows more authentic and easier to clean since there are no interruptions in the glass.

Source: Andersen Windows

<https://rbamilwaukee.com/windows/why-are-muntins-common-in-traditional-homes/>

Full divided light grilles are no longer available on the Pella 250 Series or any other vinyl that Pella offers. **They did not sell well due to price and difficulty to clean so Pella removed the option in 2022.**

Pella 250

Muntins

Windows with a Hidden Screen

An innovative screen available exclusively on Pella® 250 Series single-hung, double-hung and sliding windows.

At Pella, we've been passionate about bringing innovative, high-quality products to our customers since 1925. It began when we opened our doors with the patented casement window Rolscreen® retractable screen and continues today. We've created a patent-pending Hidden Screen for Pella 250 Series vinyl single-hung, double-hung and sliding windows. These window screens allow in more natural light than a conventional screen and provide a cleaner, more polished look when closed.



Pella 250

Financial Liability



Proposal - Detailed

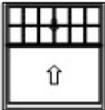
Pella Window and Door Showroom of Westlake
975 Crocker Road
Westlake, OH 44145-1030

Sales Rep Name: Cukon, Dennis
Sales Rep Phone: 440-656-8724
Sales Rep E-Mail: dennis_cukon@gunton.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Brent Misenko 1324 West Blvd Cleveland, OH 44102-1783 Primary Phone: (330) 4217675 Mobile Phone: Fax Number: E-Mail: brentmisenko@gmail.com Contact Name: Great Plains #: 1006795021 Customer Number: 1010631848 Customer Account: 1006795021	Brent Misenko - 1324 West Blvd, Cleveland, OH, US 1324 West Blvd Lot # Cleveland, OH 44102 County: Owner Name: Brent Misenko Owner Phone: (330) 4217675	Quote Name: Brent Misenko - 1324 West Blvd, Cleveland, OH, US Order Number: 759 Quote Number: 15702822 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: Cust Delivery Date: None Quoted Date: 6/29/2022 Contracted Date: Booked Date: Customer PO #:

Customer Notes: 7 WINDOWS INSTALLED START TO FINISH FOR \$20,800.00

PLEASE SEE OPTIONS/SPECS QUOTED BELOW

Line #	Location	Attributes	Qty
10	LR	Architect, Traditional, Double Hung, White	2
		 PK # 2118 1: Non-Standard Size Double Hung, Cottage General Information: Standard, Style, Clad, Pine, 5", 3 11/16", No Certification Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Linen White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, White, Standard, InView™ Grille: ILT, No Custom Grille, 7/8", Traditional (6W2H / 0W0H), Putty Glaze, Ogee	

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 6/29/2022

Detailed Proposal

Page 1 of 6

Cleveland Landmarks Commission

Design Review



August 11, 2022



Gordon Square - Clifton West Design Review Committee Certificate of Appropriateness Review

Date: 7/13/2022

File Number: NA

Building / Project Name: West Blvd Window Replacemet

Property Address: 1324 West Blvd.

Property Owner: Brent Misenko, Renee Lemaire

Historic Designation: National Register Local Landmarks District Landmark Building

Presenters: Brent Misenko, Renee Lemaire

Specifications of work proposed: Request to replace seven wood windows on front and side of house with vinyl replacements: Cottage Style with grids between the glass. Applicants request consideration for financial hardship.

Recommendations of Design Review Committee: The committee felt vinyl replacements on the front were not appropriate; that the grids should be exterior applied; and that vinyl replacement would be allowable on the side of the house. Committee attempted for compromise but applicants were unable or unwilling to do so.

Motion to recommend the denial of a Certificate of Appropriateness for the replacement windows as presented.
(Motion – Brent E., Second – Erik F.)

Design Review Committee:

Jeff Blazek	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Brent Eysenbach	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Erik Fabian	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Timothy Karas	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Krysta Pesarchick	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain

Non-Voting In Attendance

Karl Brunjes (Landmarks Staff)

Required to present at Cleveland Landmarks Commission? Yes No **Date:** 7/28/2022



Case 22-049: Cleveland Cultural Gardens (Concept Plan 6/23/22)

Pakistani Garden 1220 Martin Luther King Jr. Drive

Phase 1 Construction

Ward 9: Conwell

Project Representatives: Thomas F. Zarfoss, Behnke Landscape Architecture; Syed Abbas, Qaisra Haider, Pakistani Garden; Lori Ashyk, Cleveland Cultural Gardens Federation



City of Cleveland

Justin Bibb, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F:

216/664-3281

www.planning.clevelandohio.gov

Planning Commission/Design Review Application

DATE: 8-4-22

PROJECT NAME: Pakistani Cultural Garden

PROJECT ADDRESS:

PROJECT LOCATION (if no address): Rockefeller Park

CONTACT PERSON (for design review): Thomas Zarfoss

COMPANY: Behnke Landscape Architecture

PHONE: 216 469 2185

EMAIL: tzarfoss@behnkela.com

OWNER: City of Cleveland

ARCHITECT/ CONTRACTOR: Behnke Landscape Architecture

PROJECT TYPE: CULTURAL GARDEN
 New Building Rehabilitation Addition Sign Fence Parking

USE TYPE: Residential Commercial Industrial Institutional Mixed-Use

Review Level: Storefront Conceptual Schematic Design Final Design Development
PHASE I CONSTRUCTION

I, the undersigned, have received a copy of the Cleveland City Planning Commission's "Design Review: A Guide for Applicants" and agree to follow its guidance in proceeding through the design review process for the subject project.

Thomas F. Zarfoss 8/4/22

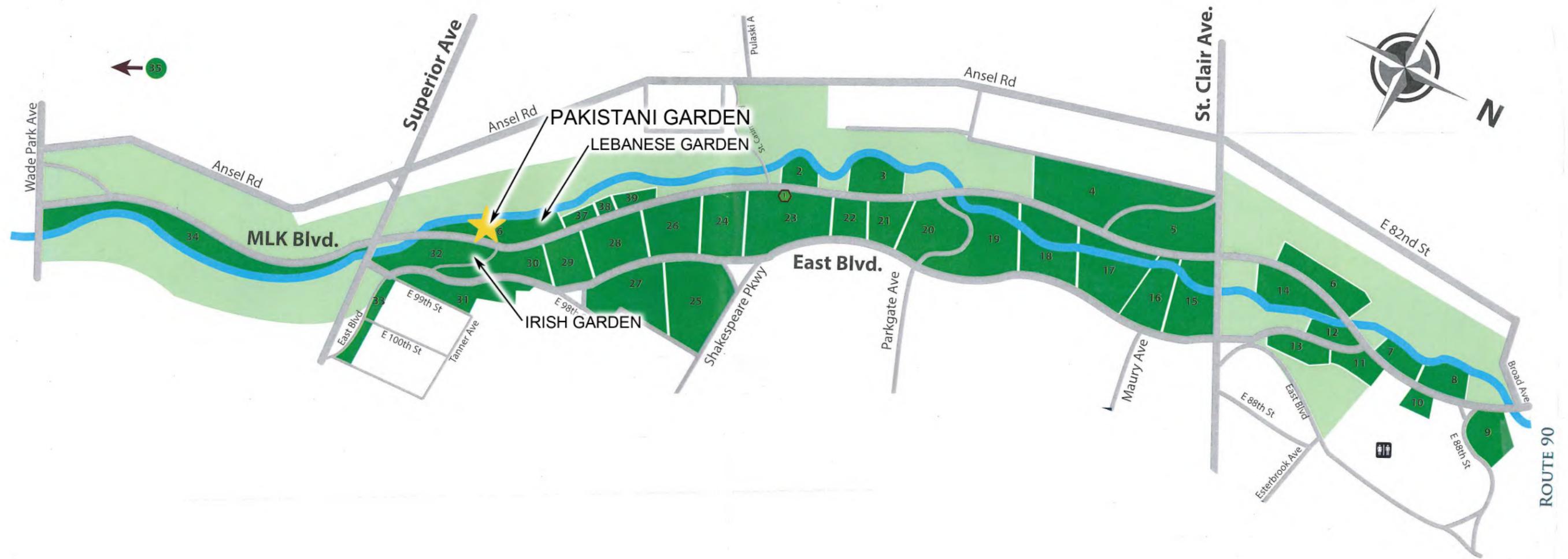
Signature and date

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:



Pakistani Cultural Garden Location Map

Behnke Landscape Architecture
June 2022

List of Gardens (Clockwise from Kiosk) *Proposed Gardens (as of 2019)

- | | | | |
|--------------------|---------------------|-----------------------------------|--------------------------------|
| 2 Latvian | 12 Azerbaijani | 22 Lithuanian | 32 Irish |
| 3 Ukrainian | 13 Turkish | 23 German | 33 Peace Garden of the Nations |
| 4 African-American | 14 Native American* | 24 Hungarian | 34 Ethiopian |
| 5 Romanian | 15 Polish | 25 British | 35 To Chinese Garden |
| 6 Serbian | 16 Slovenian | 26 Croatian | 36 Lebanese |
| 7 Russian | 17 Czech | 27 Scottish* | 37 India |
| 8 Korean* | 18 Rusin | 28 Hebrew | 38 Finnish |
| 9 Albanian | 19 Slovak | 29 Syrian | 39 Estonian |
| 10 Vietnamese* | 20 Italian | 30 American | 40 Pakistani* |
| 11 Armenian | 21 Greek | 31 American Legion Peace - States | |

Pakistani Cultural Garden

Concept Master Plan Narrative/Phase 1 Description

6/22 Rev 8/4/22

The Pakistani Cultural Garden will celebrate Pakistan in a beautiful, garden setting.

The center of the garden is a Plaza will be a welcoming and gathering space. It will also be the setting for an artist's interpretation of the Minar-e-Pakistan. See attached photo. It will include interpretive materials that will educate, by sharing the historical, cultural, biological, and economic diversity of Pakistan. QR codes will provide a link to a website that will provide more detailed information.

The plaza floor will be constructed of pavers, and, or colored, stamped concrete. The plaza is surrounded by a seating and plantings.

To the north of the plaza there is a stepped seat wall built into a mound that serves as a small amphitheater.

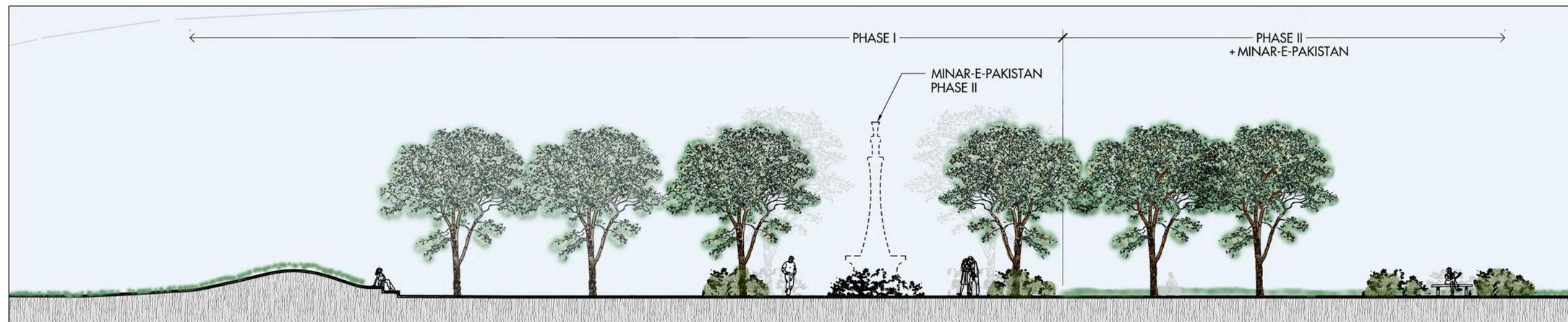
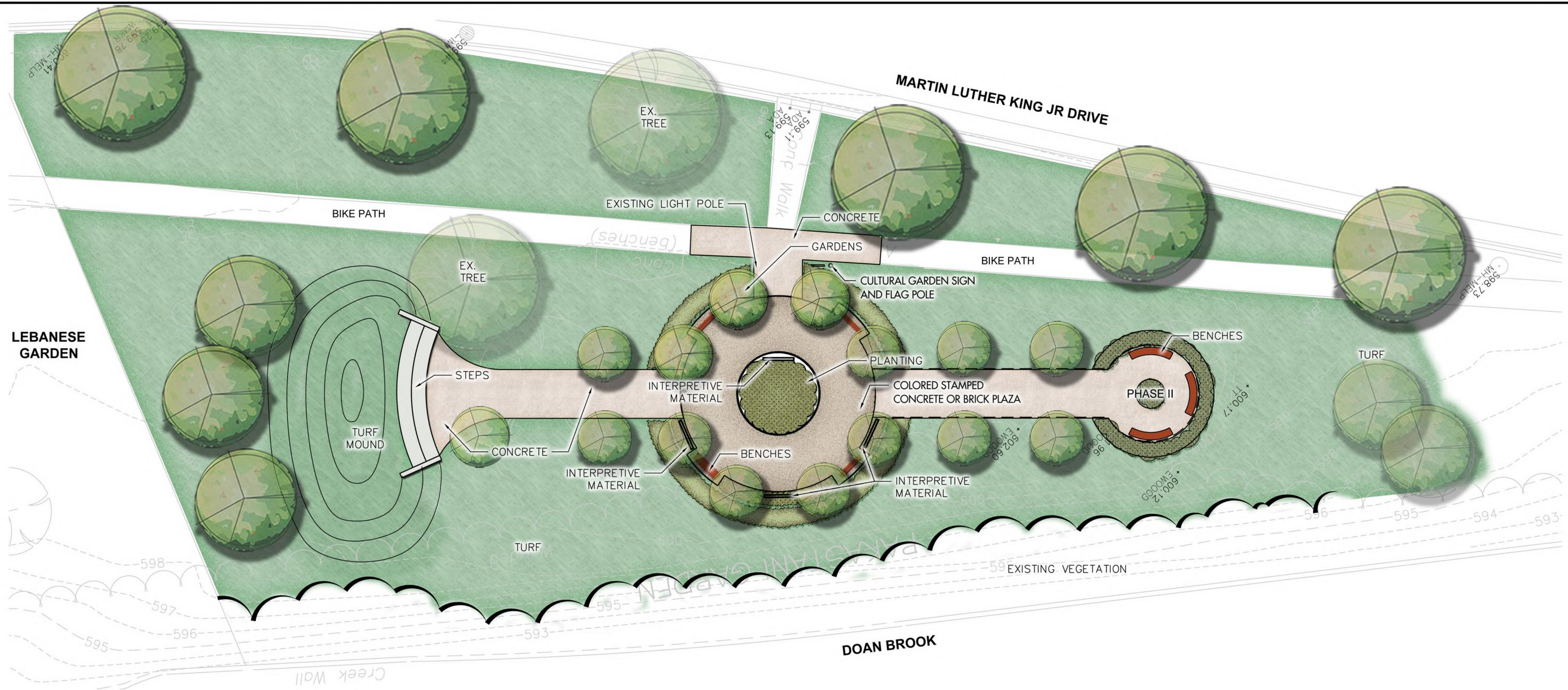
To the south there is a more intimate seating area for small groups.

The design is intended to require minimal maintenance. Trees and grass except for the plantings that surround the plaza and the intimate seating area.

Everything in the garden will be handicapped accessible. There are no steps or excessive grade changes.

Phase I includes the central plaza and the area leading to the amphitheater to the north. The Minar and the area to the south is in future phases. The circular area in the plaza will eventually serve as the podium or the Minar. In the interim it will be a planted area. The Phase I budget is approximately \$200,000 and construction is expected to begin late summer or early fall of 2022.

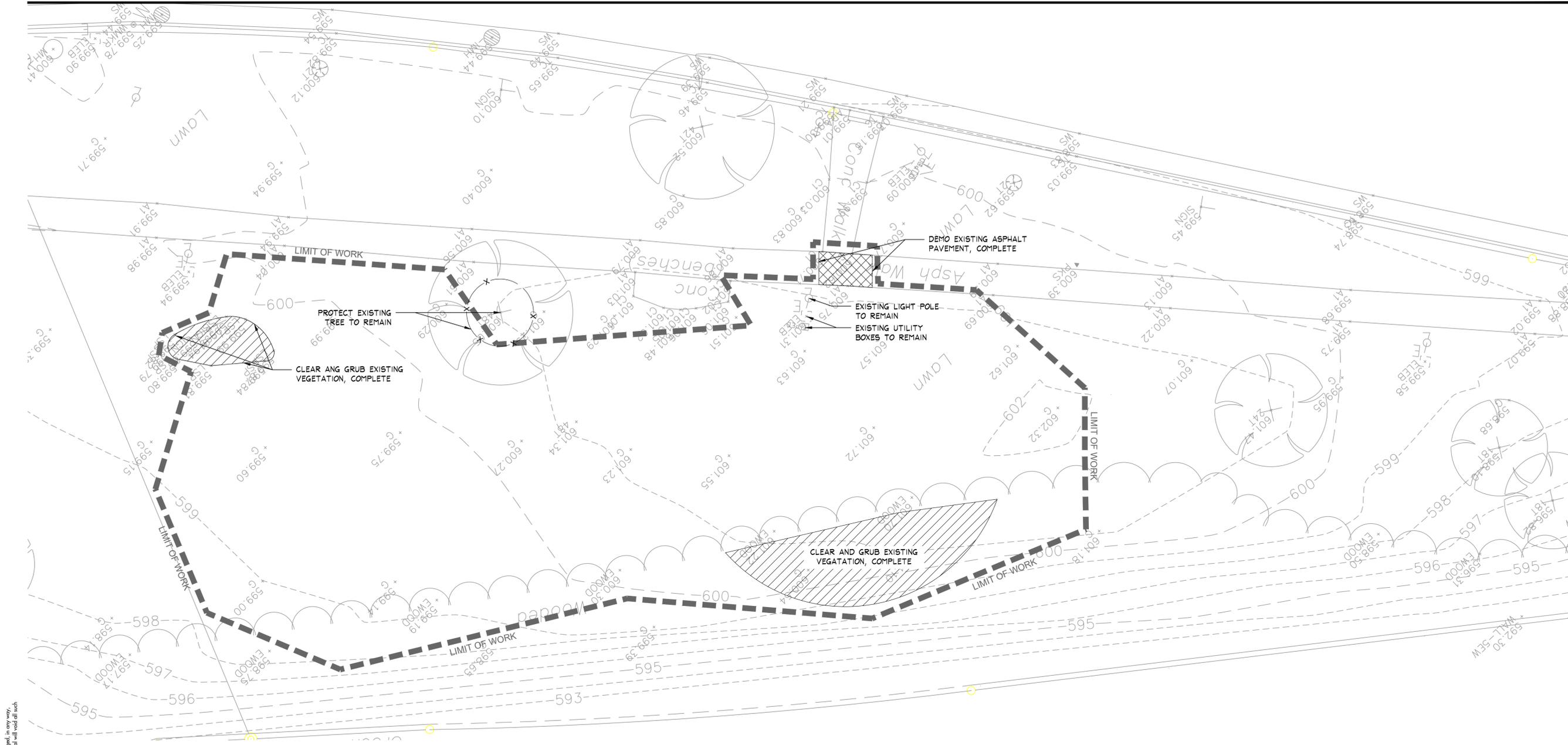




Seal:

Consultants:

Consultant's Seal:



LEGEND:

-  CLEAR AND GRUB EXISTING VEGETATION, COMPLETE
-  DEMO EXISTING PAVEMENT, COMPLETE
-  DEMO EXISTING TREE, COMPLETE
-  LIMITS OF WORK
-  EXISTING TREE TO REMAIN -- PROTECT FROM DAMAGE

GENERAL NOTES:

1. THIS DRAWING IS FOR SITE PREPARATION & SURVEY REFERENCE PURPOSES ONLY. NOTE #2 & 7, HOWEVER, APPLIES TO ALL L- DRAWINGS.
2. EXISTING CONDITIONS AND UTILITIES ARE SHOWN ON THE PLANS FROM THE DATA AVAILABLE AT THE TIME OF DRAWING COMPILATION, AND ARE NOT PURPORTED TO BE COMPLETE OR EXACT.
 - A. FIELD VERIFY EXISTING CONDITIONS, PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR EMPLOYING A PRIVATE UTILITY-LOCATING SERVICE, IN ADDITION TO O.U.P.S., FOR VERIFYING THE LOCATION OF THE UTILITIES SHOWN, AND LOCATING ANY UNMARKED UTILITIES.
 - B. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING & MAINTAINING ALL UTILITIES TO REMAIN, AND REPAIRING ALL DAMAGED UTILITIES TO REMAIN, AT NO ADDITIONAL COST TO THE OWNER.
 - C. IF ANY UTILITY IS DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY, NOTIFY THE OWNER'S REPRESENTATIVE, AND WAIT FOR AUTHORIZATION TO PROCEED.
3. REMOVE AND DISPOSE OF ALL MAN-MADE TRASH, DEBRIS, AND ON- OR ABOVE-GROUND STRUCTURES FOUND WITHIN PROJECT LIMITS OF WORK.
4. NO ON-SITE BURIAL OR BURNING OF CLEARED VEGETATION AND/OR DEMOLISHED DEBRIS IS PERMITTED.
5. SEE SITE UTILITY DEMOLITION PLAN (CIVIL DRAWINGS) FOR ALL SITE UTILITY DEMOLITION, INCLUDING UTILITY POLES.
6. SEE SEDIMENT AND EROSION CONTROL PLAN, FOR ADDITIONAL SITE PREP. WORK.
7. CONTRACTOR TO ADHERE TO ALL RECOMMENDATIONS IN GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT COMPLETED BY PSI (DATED 12-14-2018; REVISED 2-12-2019). IF THERE IS A CONFLICT BETWEEN THE REPORT AND CONSTRUCTION DOCUMENTS, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.

Pakistani Cultural Garden

Phase I

Cleveland, Ohio

Issued / Revised

NO.	DATE	DESCRIPTION

Drawn by: _____ Checked by: _____



OHIO
 Utilities Protection
SERVICE
Call Before You Dig
 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
 (NON MEMBERS MUST BE CALLED DIRECTLY)

Site Preparation
 Plan

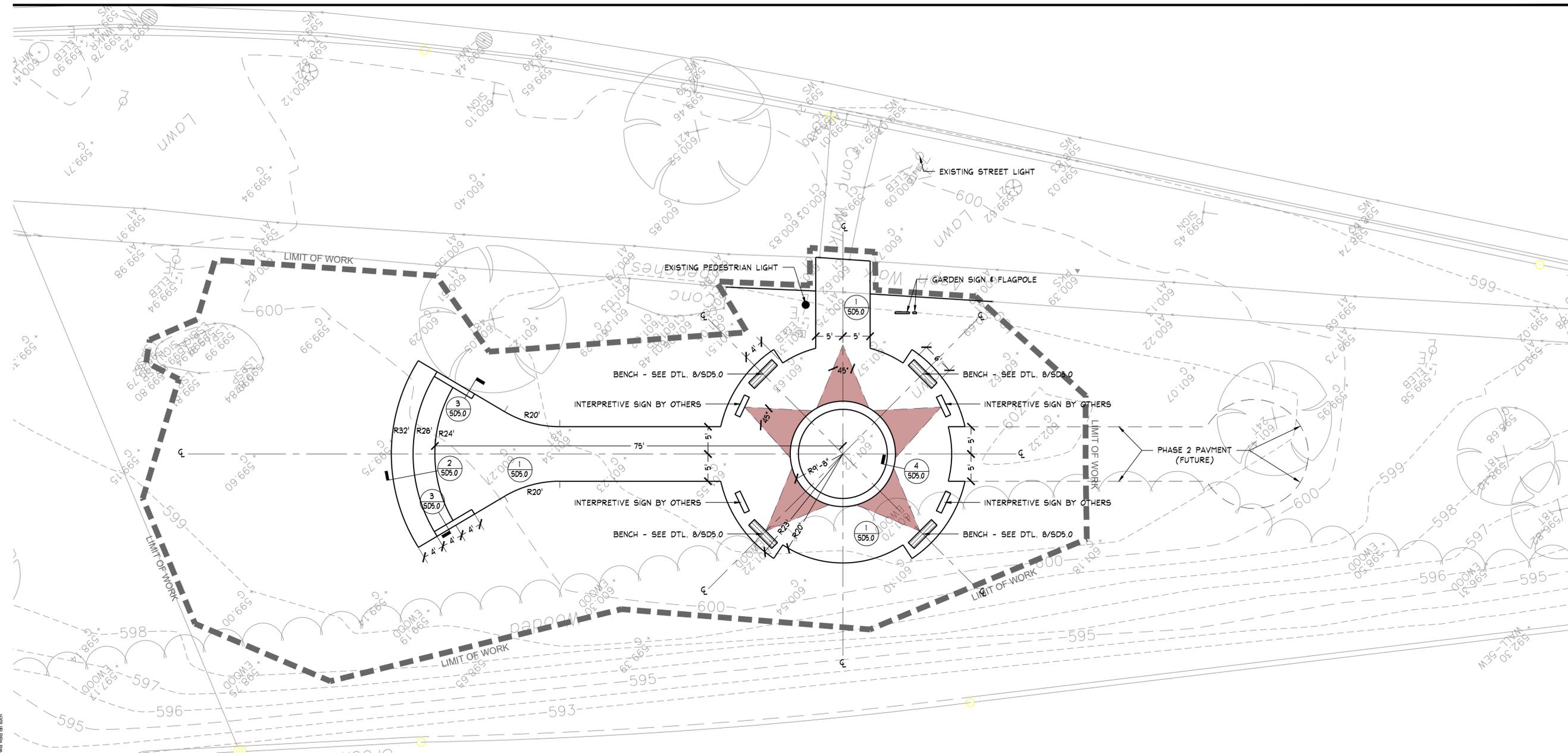
SD1.0

These designs and all items depicted herein, whether in writing or graphically, are instruments of professional service, may not be altered or changed, in any way, without the prior knowledge and written consent of the Landscape Architect. Any change made without the Landscape Architect's written approval will void all such documents and instruments and the Landscape Architect will not be personally liable for any damage, harm or loss caused thereby.

Seal:

Consultants:

Consultant's Seal:



LEGEND:

- STANDARD DUTY CONC. PAVT - SEE DTL. 1/SD5.0.
- CONTROL JOINT
- EXPANSION JOINT (EJ)
- PAVEMENT EDGE WITH NO CURB
- CURVE PC (POINT OF CURVATURE,) AND PT (POINT OF TANGENCY)
- CENTERLINE
- LIMITS OF WORK
- BENCH - SEE DTL. 8/SD5.0
- PHASE 2 PAVEMENT

LAYOUT GENERAL NOTES

1. THIS SHEET IS FOR SITE LAYOUT & DETAIL REFERENCE ONLY.
2. ALL DIMENSIONS/COORDINATES ARE TO FACE OF CURBS AND WALLS, UNLESS NOTED OTHERWISE ON DRAWING.
3. PROVIDE CONTROL JOINTS ON CURBS EVERY 10', MAX., AND AT P.C.'S AND P.T.'S. PROVIDE EXPANSION JOINTS EVERY 30', MAX. FOR INTEGRAL CURBS AND WALKS, ALIGN CURB JOINTS WITH WALK JOINTS.
4. REFER TO SURVEY DRAWING FOR BENCHMARK INFORMATION.
5. EXISTING SITE UTILITIES ARE SHOWN FOR REFERENCE ONLY.
6. THIS DRAWING WILL BE AVAILABLE TO CONTRACTOR IN CAD FORMAT, FOR LAYOUT PURPOSES.

Pakistani Cultural Garden

Phase I

Cleveland, Ohio

Issued / Revised

NO.	DATE	DESCRIPTION

Drawn by: _____ Checked by: _____

Site Layout Plan



SD2.0

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Seal:

Consultants:

Consultant's Seal:

Pakistani Cultural Garden

Phase I

Cleveland, Ohio

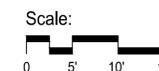
Issued / Revised

NO.	DATE	DESCRIPTION

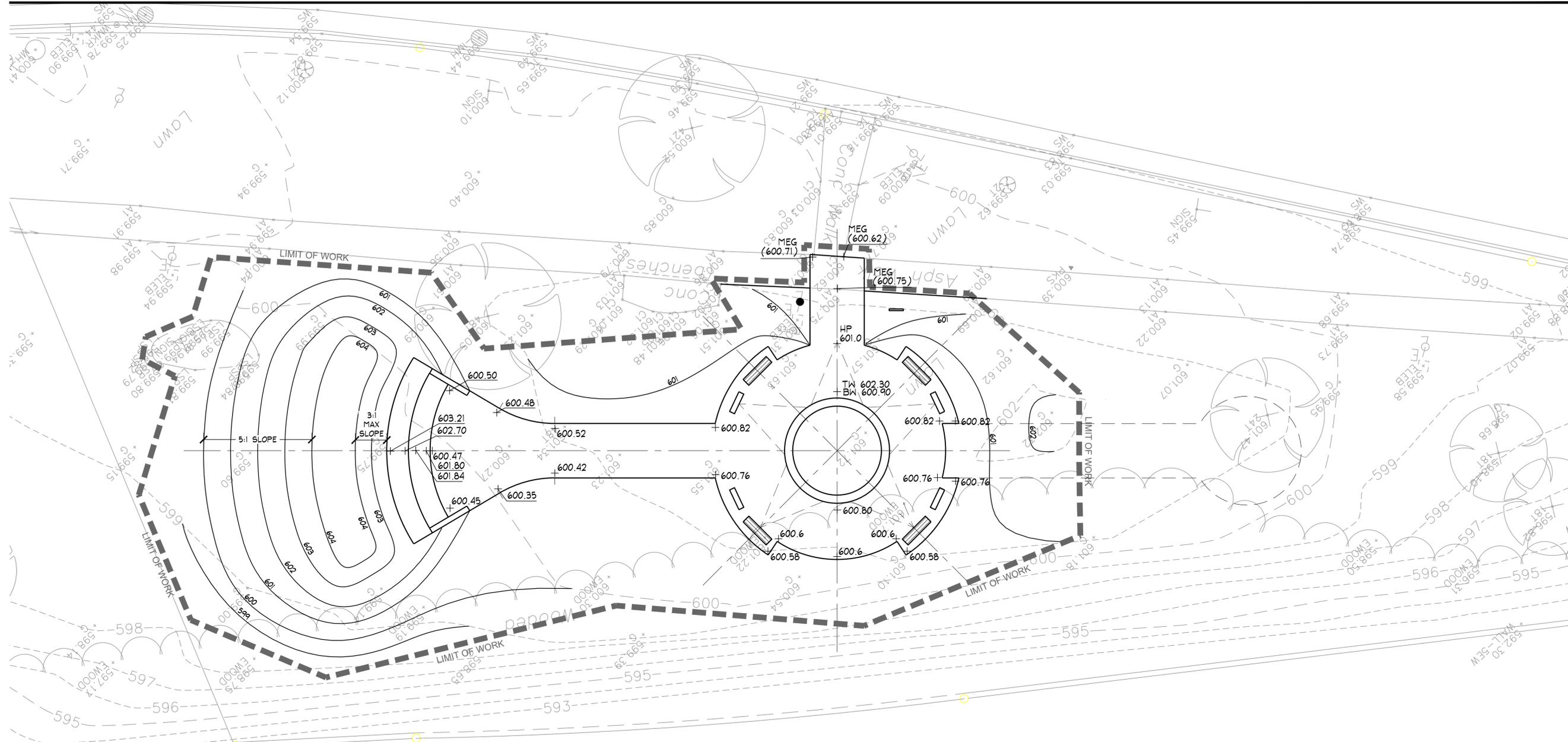
Drawn by: _____ Checked by: _____

Site Grading
Plan

SD3.0



CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



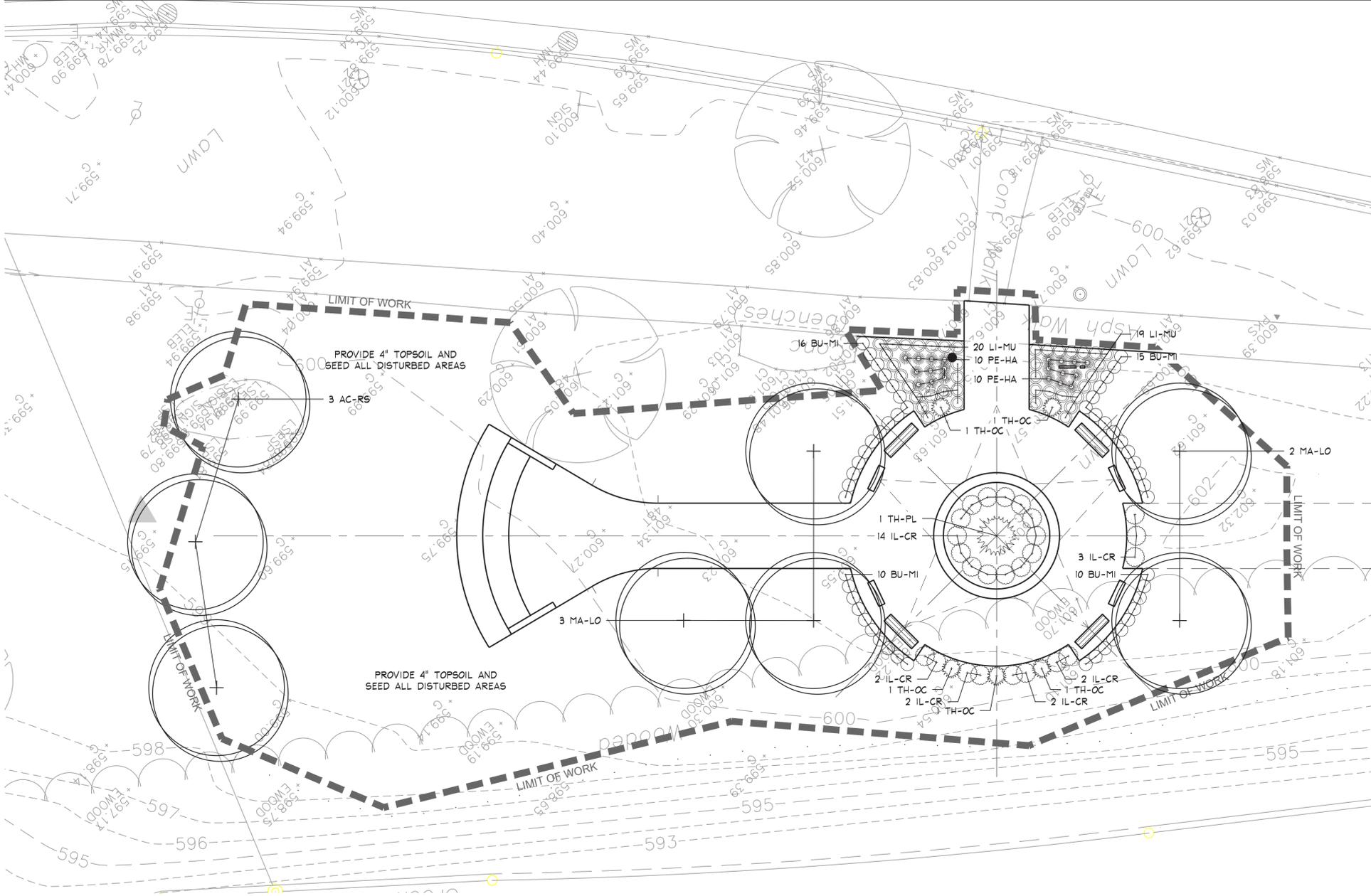
LEGEND:

- 1150 -- EXISTING CONTOUR
- 622 -- PROPOSED CONTOUR
- 76.56 -- PROPOSED SPOT ELEVATION
- HP -- HIGH POINT
- LP -- LOW POINT
- SWHP -- SWALE HIGH POINT
- MEG -- MEET EXISTING GRADE

GRADING & SUBDRAINAGE GENERAL NOTES:

1. THIS SHEET IS FOR GRADING PURPOSES ONLY.
2. ALL GRADES SHOWN ARE FINAL FINISH GRADES.
3. MEET ALL EXISTING GRADES FLUSH.
4. ALL LAWN AREAS TO MEET PAVEMENT EDGES FLUSH AFTER SETTLEMENT, AND HAVE A 2% MIN. SLOPE, UNLESS NOTED OTHERWISE ON THE PLAN.
5. ALL PAVED SURFACES TO HAVE A MINIMUM 1.0% SLOPE.
6. ALL ACCESSIBLE PEDESTRIAN TRAVEL ROUTES SHALL NOT HAVE CROSS SLOPES GREATER THAN 2% AND SHALL NOT HAVE SLOPES PARALLEL TO THE TRAVEL PATH GREATER THAN 5%. ALL CHANGES IN DIRECTION SHALL HAVE A 5' X 5' AREA WHICH DOES NOT EXCEED 2% IN ANY DIRECTION.
7. LOCATIONS OF ALL SPOT ELEVATIONS RELATE TO BUILDING CORNERS, CHANGES IN CURB OR WALL ALIGNMENT, PAVEMENT CORNERS, PAVEMENT POINTS OF CURVATURE OR TANGENCY, OR ARE AT THE OPPOSITE WALK EDGE OF THOSE POINTS, AS LOCATED ON THE SITE LAYOUT DRAWING.
8. PROVIDE AND INSTALL 4" TOPSOIL AND SEED ON ALL DISTURBED AREAS.
9. ALL EXCESS SOIL TO BE REMOVED AND DISPOSED OF OFF-SITE.

These designs and all items depicted herein, whether in writing or graphically, are instruments of professional service, may not be altered or changed, in any way, without the prior knowledge and written consent of the Landscape Architect. Any change made without the Landscape Architect's written approval will void all such documents and instruments and the Landscape Architect will not be personally liable for any damage, harm or loss caused thereby.



Red Sunset Maple
Acer Franksred (AC-RS)



Merrill Magnolia
Magnolia x loebneri 'Merrill' (MA-LO)



Winter Gem Boxwood
Buxus microphylla 'Winter Gem' (BU-MI)



Black Beauty Japanese Holly
Ilex crenata 'Black Beauty' (IL-CR)



Royal Purple Lily Turf
Liriope muscari 'Royal Purple' (LI-MU)



Dwarf Fountain Grass
Pennisetum alopecuroides 'Hameln' (PE-HA)



Giant Arborvitae
Thuja plicata (TH-PL)



Degroot's Spire Arborvitae
Thuja occidentalis 'Degroot's Spire' (TH-OC)

Seal:

Consultants:

Consultant's Seal:

Pakistani Cultural Garden
Phase I

Cleveland, Ohio

LEGEND:

- DECIDUOUS SHADE TREE - SEE DTL. 5/SD5.0
- ORNAMENTAL TREE - SEE DTL. 5/SD5.0
- SHRUB PLANTING - SEE DTL. 6/SD5.0
- ORNAMENTAL GRASS PLANTING - SEE DTL. 6/SD5.0

GENERAL NOTES:

1. THIS SHEET IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
2. PROVIDE AND INSTALL 4" TOPSOIL AND SEED ON ALL DISTURBED AREAS.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS, AS SHOWN ON THE PLANTING PLAN. QUANTITIES PROVIDED ON THE PLANT LIST ARE FOR ESTIMATION PURPOSES ONLY.
4. ALL SITE UTILITIES ARE SHOWN FOR COORDINATION ONLY. SEE SITE UTILITY PLANS AND SITE ELECTRICAL PLAN.
5. SEE CIVIL DNG'S & SITE GRADING PLAN SD3.0 FOR STORMWATER MANAGEMENT DRAWINGS.
6. PROTECTION OF PHASE 1 & 2 CONSTRUCTION AREAS: THE PHASE 3 SITE CONTRACTOR MUST PROTECT THE PHASE 1 & 2 CONSTRUCTION AREAS. THE PHASE 3 CONTRACTOR SHALL NOT USE THE PHASE 1 & 2 AREAS FOR STAGING OR ANY OTHER CONSTRUCTION ACTIVITIES.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
SHADE, EVERGREEN, & ORNAMENTAL TREES						
3	AC-RS	ACER RUBRUM 'RED SUNSET' ('FRANKSRED')	RED SUNSET MAPLE	2"	B & B	
5	MA-LO	MAGNOLIA X LOEBNERI 'MERRILL'	MERRILL MAGNOLIA	1 1/2'	B & B	
1	TH-PL	THUJA PLICATA	GIANT ARBORVITAE	10'	B & B	
SHRUBS						
51	BU-MI	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"	B & B	
25	IL-CR	ILEX CRENATA 'BLACK BEAUTY'	BLACK BEAUTY JAPANESE HOLLY	18"	B & B	
40	LI-MU	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	CLUMP	#1 CONT.	
19	PE-HA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	8"	#2 CONT.	
5	TH-OC	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	36"	#5 CONT.	

Issued / Revised

NO.	DATE	DESCRIPTION

Drawn by: _____ Checked by: _____



OHIO
Utilities Protection
SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

Site Planting Plan

SD4.0

These designs and all items depicted herein, whether in writing or graphically, are instruments of professional service, may not be altered or changed, in any way, without the prior knowledge and written consent of the landscape architect. Any change made without the landscape architect's written approval will void all such documents and instruments and the landscape architect will not be personally liable for any damage, harm or loss caused thereby.



Pakistani Culture Garden

Cleveland Cultural Gardens

ESTIMATE OF PROBABLE COST (4 signs) : \$25k 6/30/2022

SIZE: 3'7" H x 24" - 30" W

DESIGN: (4) INTREPRETIVE PANELS Mounted to angled face of sign frame. To be designed with the group input.

SIGN FRAME MATERIAL: 316 Stainless Steel (316SS)-- w/ Various Finishes

- Satin Glass Bead Blasted Finish. This will likely be the main finish for the majority of the Minar-e-Cleveland Monument.

- Laser-cut pattern on vertical face. These can be four different cutouts or uniform.

- Installed with tamper resistant fasteners.

SCHEDULE: TBD



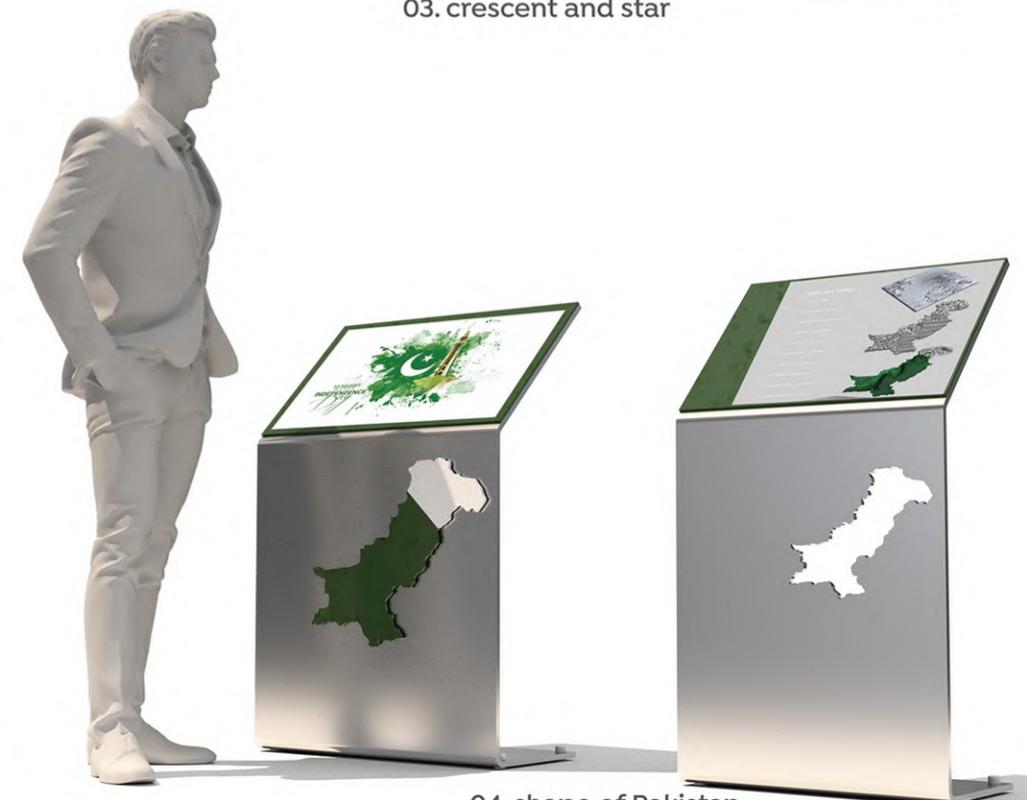
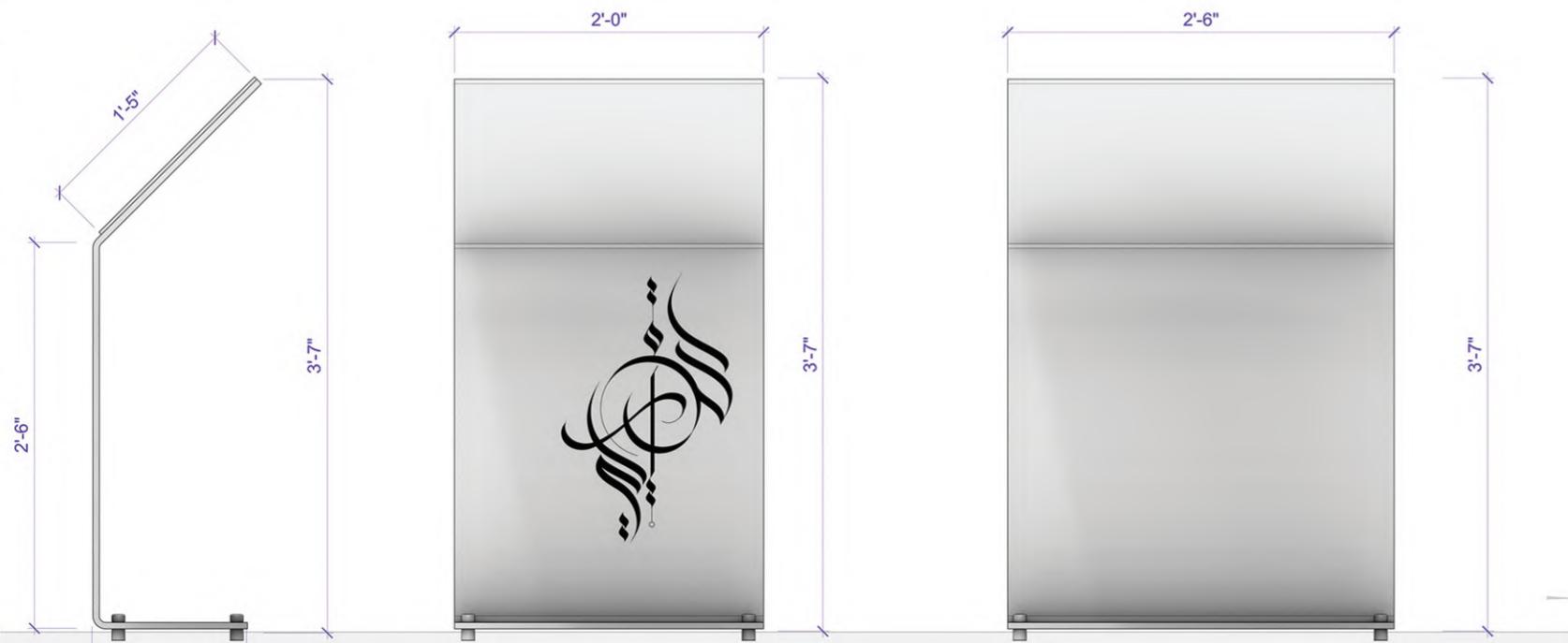
01. wild jasmine



02. Urdu calligraphy



03. crescent and star



04. shape of Pakistan





THE CLEVELAND CULTURAL GARDENS FEDERATION

First Garden Dedicated in 1916

EXECUTIVE BOARD

PRESIDENT

Wael Khoury, MD

PAST PRESIDENT

Sheila Crawford

VICE PRESIDENTS

Mehmet Gencer

Thomas Turkaly

Svetlana Stolyrova

EXECUTIVE DIRECTOR

Lori Ashyk

TREASURER

Samy Tanious

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Carl Ewing

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Dan Hanson

Debbie Hanson

Dozia Krislaty

Eddie Ni

Svetlana Stolyarova

George Terbrack

EXECUTIVE SECRETARY

Paul Burik

RECORDING

SECRETARY

Paula Tilisky

Mr. Don Petit
Landmarks Commission
City of Cleveland
601 Lakeside Ave.
Cleveland, Ohio 44114

Members of the Landmarks Commission:

June 17, 2022

The executive board of the Cleveland Cultural Gardens Federation approved the conceptual design plans for the Pakistani Cultural Gardens at its Oct. 18, 2021, meeting. This followed the recommendation of the board's Design and Preservation Committee, which approved the design on Oct. 6, 2021.

The CCGF supports approval of these design plans. We congratulate the members of the Pakistani community for bringing the plans to fruition. We wish them the best of luck.

Sincerely,

Lori Ashyk
Executive Director
Cleveland Cultural Gardens Federation
216-2220-3075

*AFRICAN AMERICAN * AMERICAN * PEACE GARDEN OF THE NATIONS * ALBANIAN * ARMENIAN * AZERBAIJANI * BRITISH
CHINESE * COLOMBIAN * CROATIAN * CZECH * EGYPTIAN * ESTONIAN * ETHIOPIAN * FINNISH * FRENCH * GERMAN
GREEK * HEBREW * HUNGARIAN * INDIAN * IRISH * ITALIAN * KOREAN * LATVIAN * LEBANESE * LITHUANIAN * NATIVE-
AMERICAN * PAKISTANI * POLISH * ROMANIAN * RUSIN * RUSSIAN * SCOTTISH * SERBIAN * SLOVAK * SLOVENIAN
SYRIAN * TURKISH * UKRAINIAN * VIETNAMESE*

The Cleveland Cultural Gardens Federation, 10823 Magnolia Dr., Cleveland, OH 44106 Tel: 216-220-3075.

www.clevelandculturalgardens.org



Case 22-052: Nathaniel Hawthorne School (Concept Plan 7/14/22)

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

DESIGN PRESENTATION
08 11 2022

BIALOSKY
CLEVELAND



HP GROUP
HISTORIC PRESERVATION GROUP





W. 130TH STREET

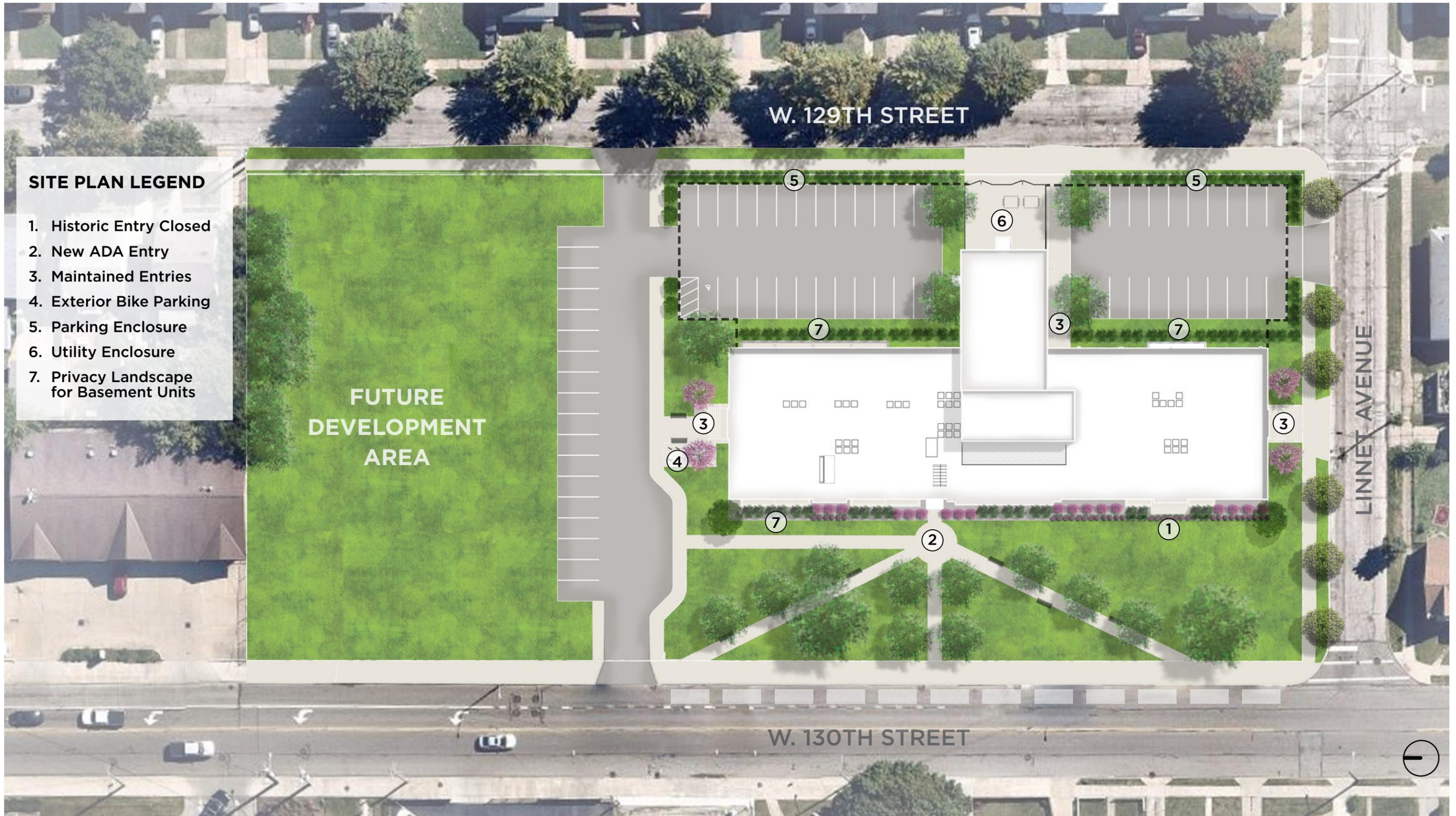


JEFFERSON PARK



HAWTHORNE SCHOOL





SITE PLAN LEGEND

- 1. Historic Entry Closed
- 2. New ADA Entry
- 3. Maintained Entries
- 4. Exterior Bike Parking
- 5. Parking Enclosure
- 6. Utility Enclosure
- 7. Privacy Landscape for Basement Units

**FUTURE
DEVELOPMENT
AREA**

W. 129TH STREET

LINNET AVENUE

W. 130TH STREET





ACON - CONCOLOR FIR



CC - HAWTHORN



LT - TULIPTREE



NS - SOUR GUM



QP - WILLOW OAK



QR - ENGLISH OAK



TT - SILVER LINDEN

SHRUBS



AR - HEDGE CHOKEBERRY



JC - HETZ BLUE JUNIPER



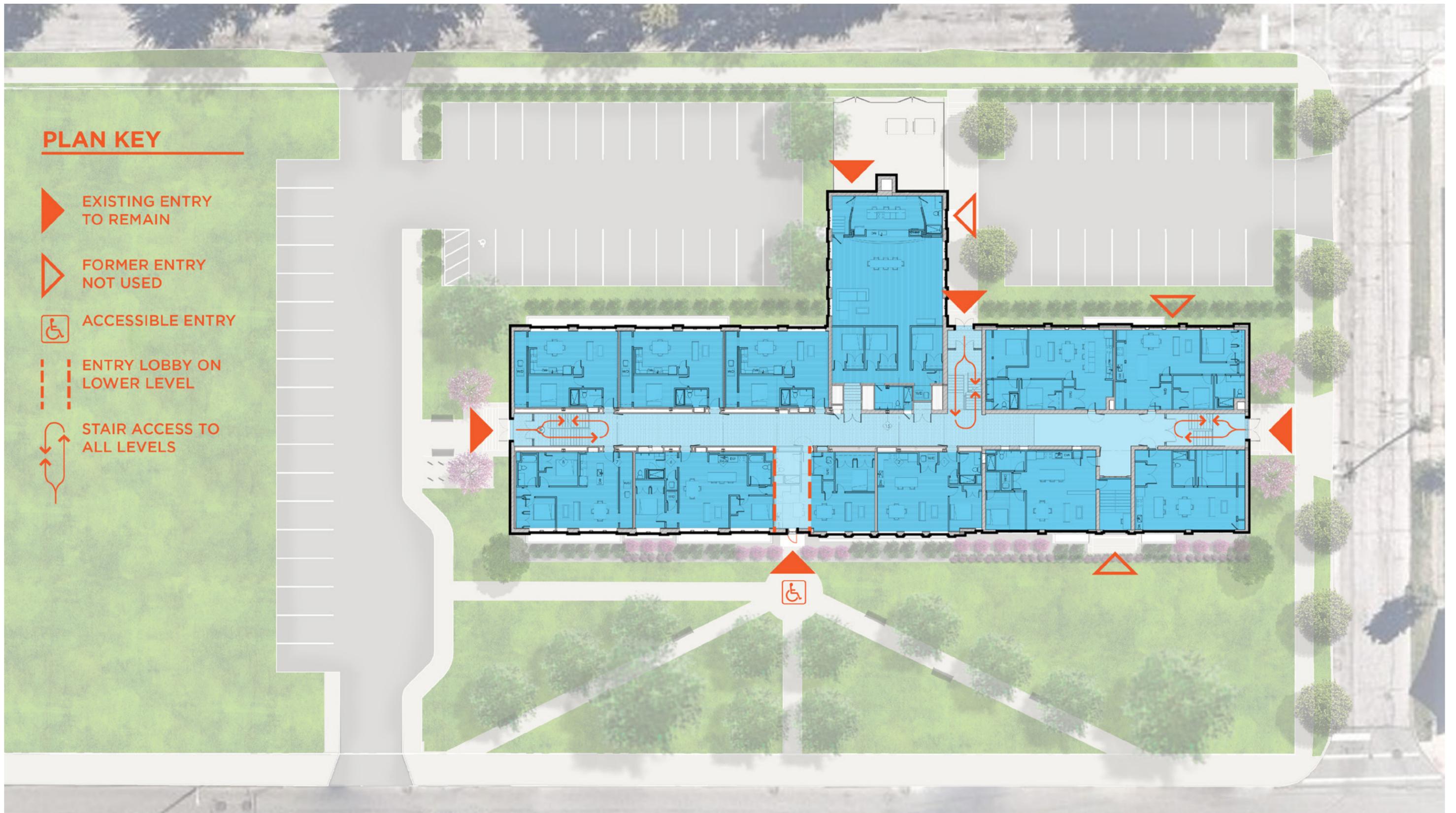
TX - HICK'S YEW

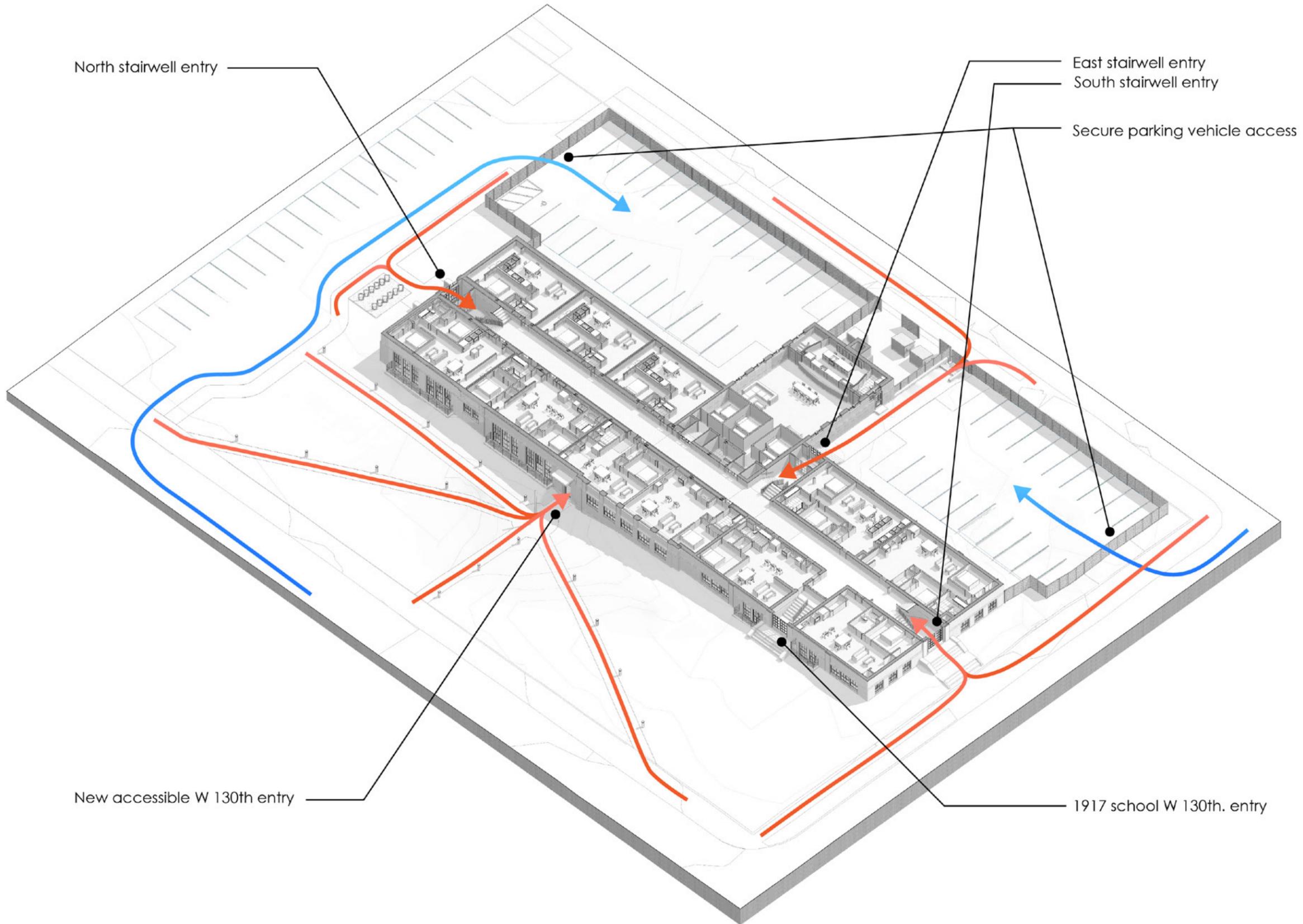


VB - KOREAN SPICE VIBURNUM

PLAN KEY

-  EXISTING ENTRY TO REMAIN
-  FORMER ENTRY NOT USED
-  ACCESSIBLE ENTRY
-  ENTRY LOBBY ON LOWER LEVEL
-  STAIR ACCESS TO ALL LEVELS





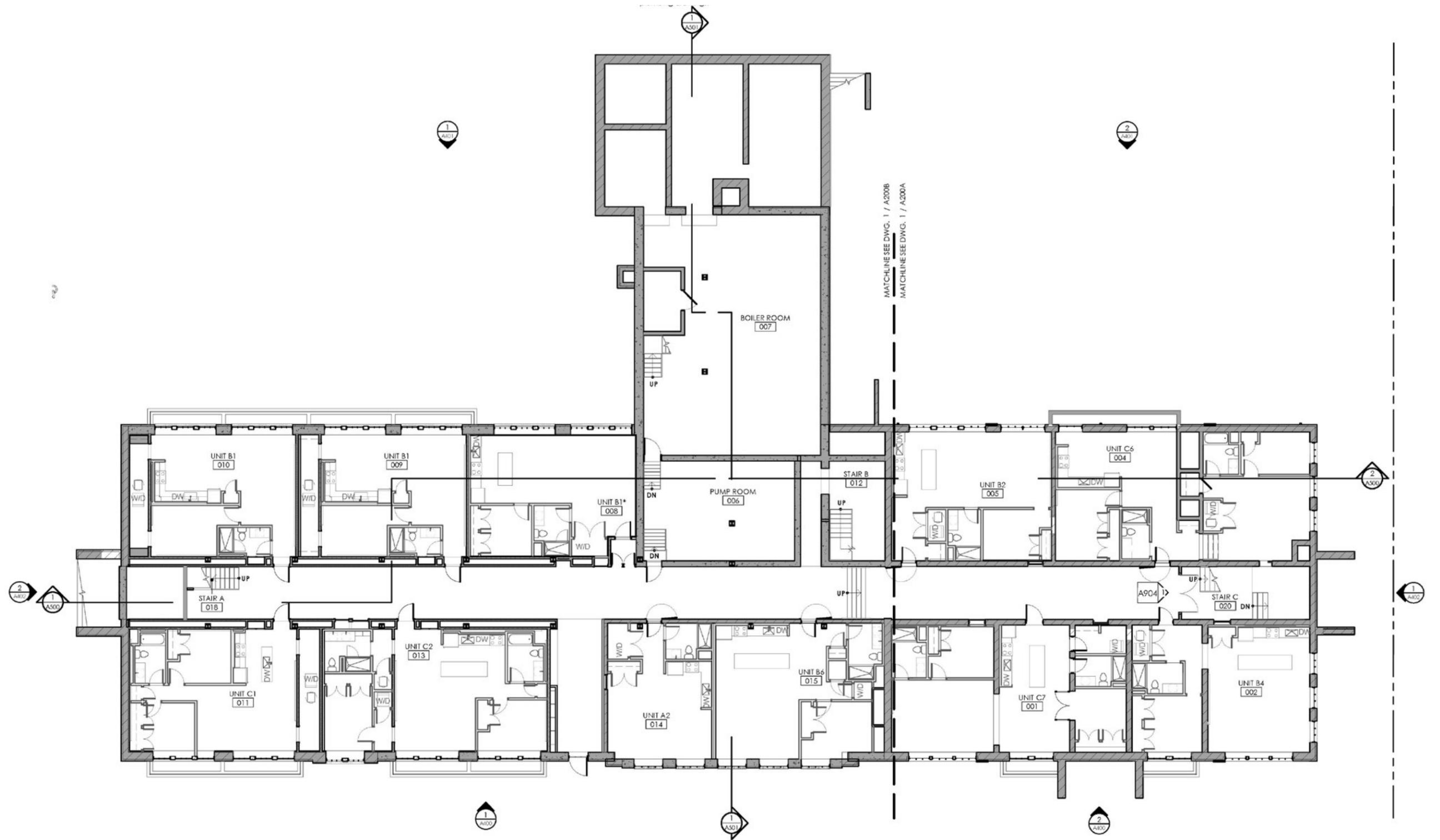
North stairwell entry

East stairwell entry
South stairwell entry

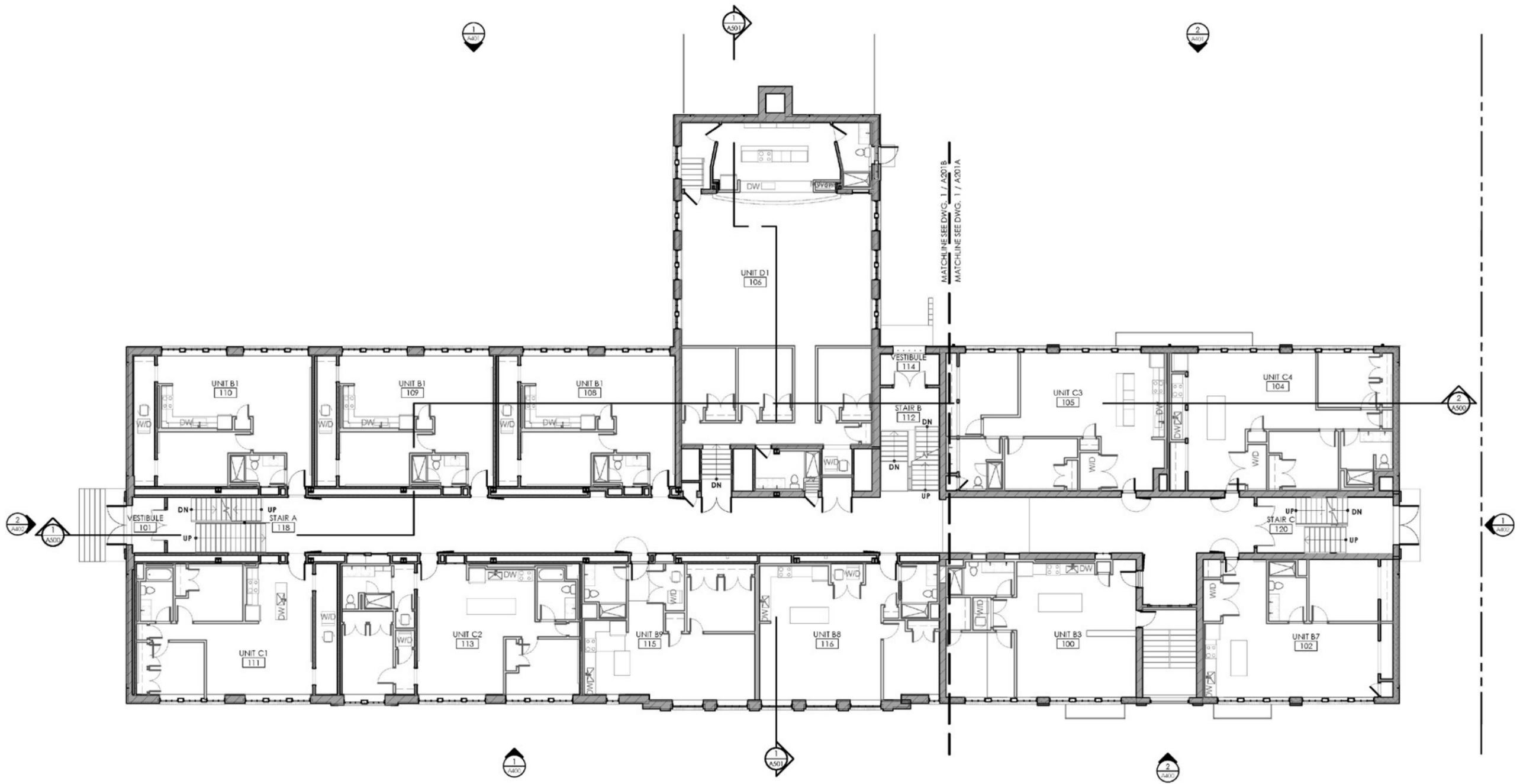
Secure parking vehicle access

New accessible W 130th entry

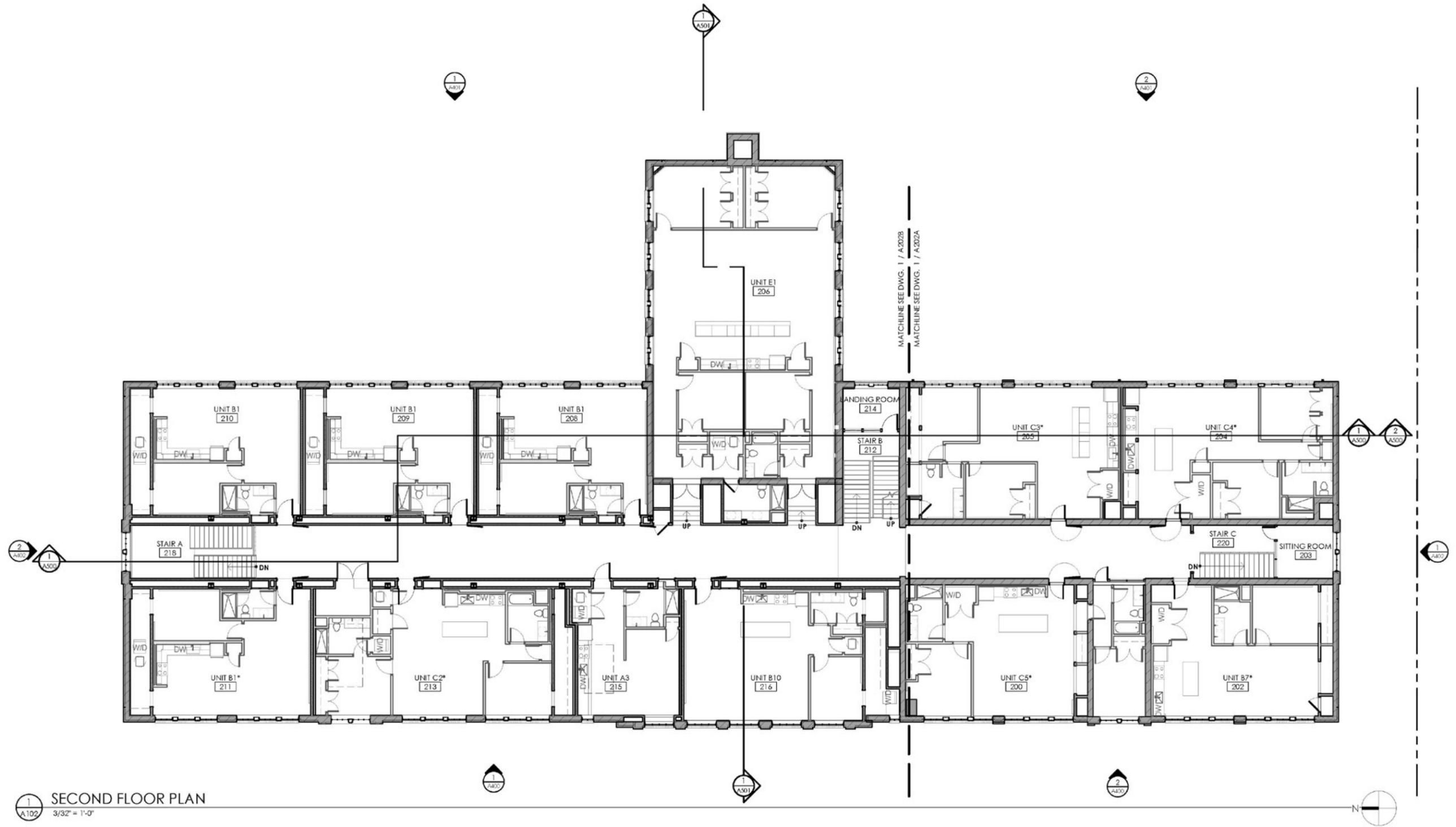
1917 school W 130th. entry



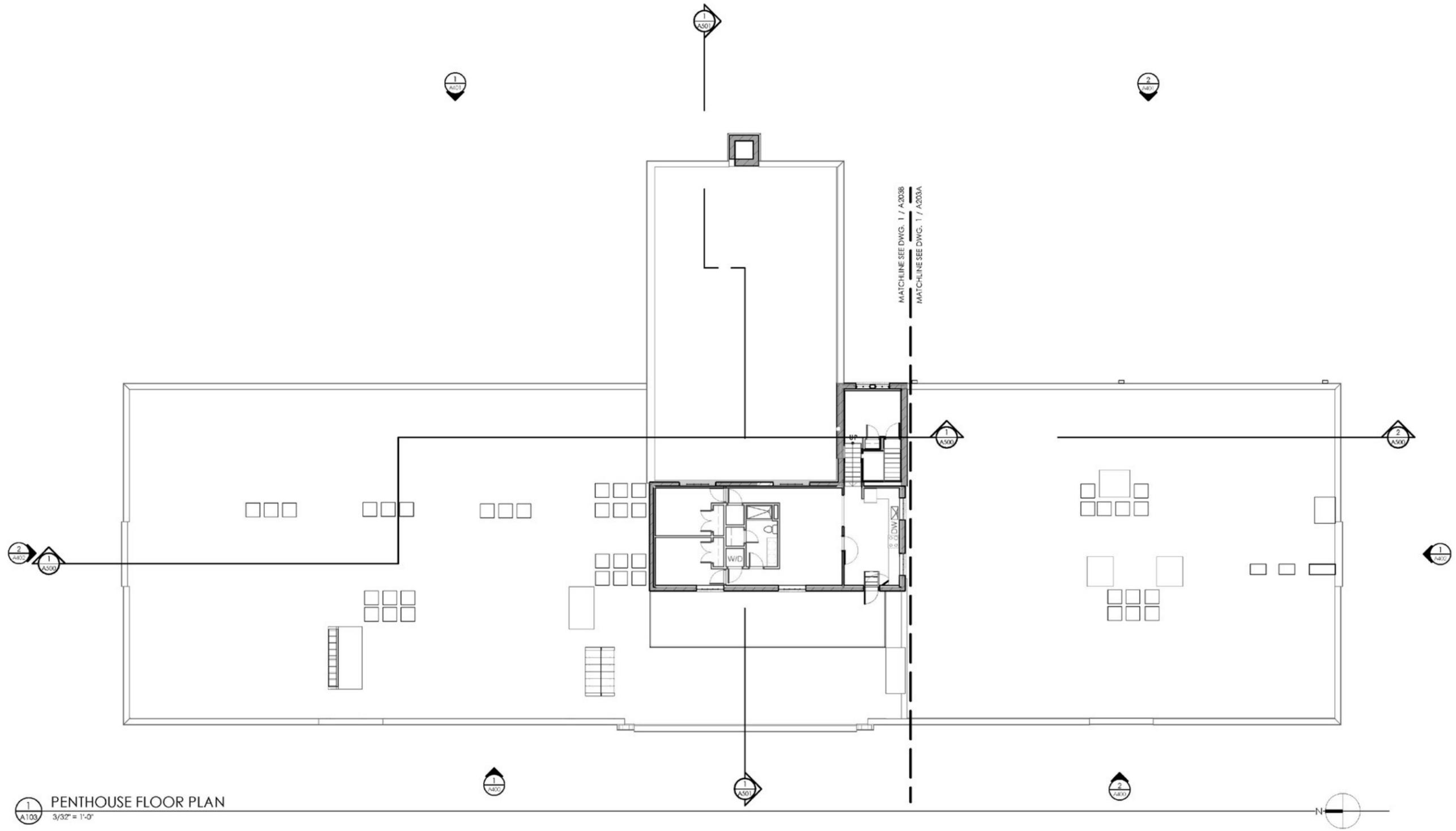
1
A100
BASEMENT PLAN
3/32" = 1'-0"



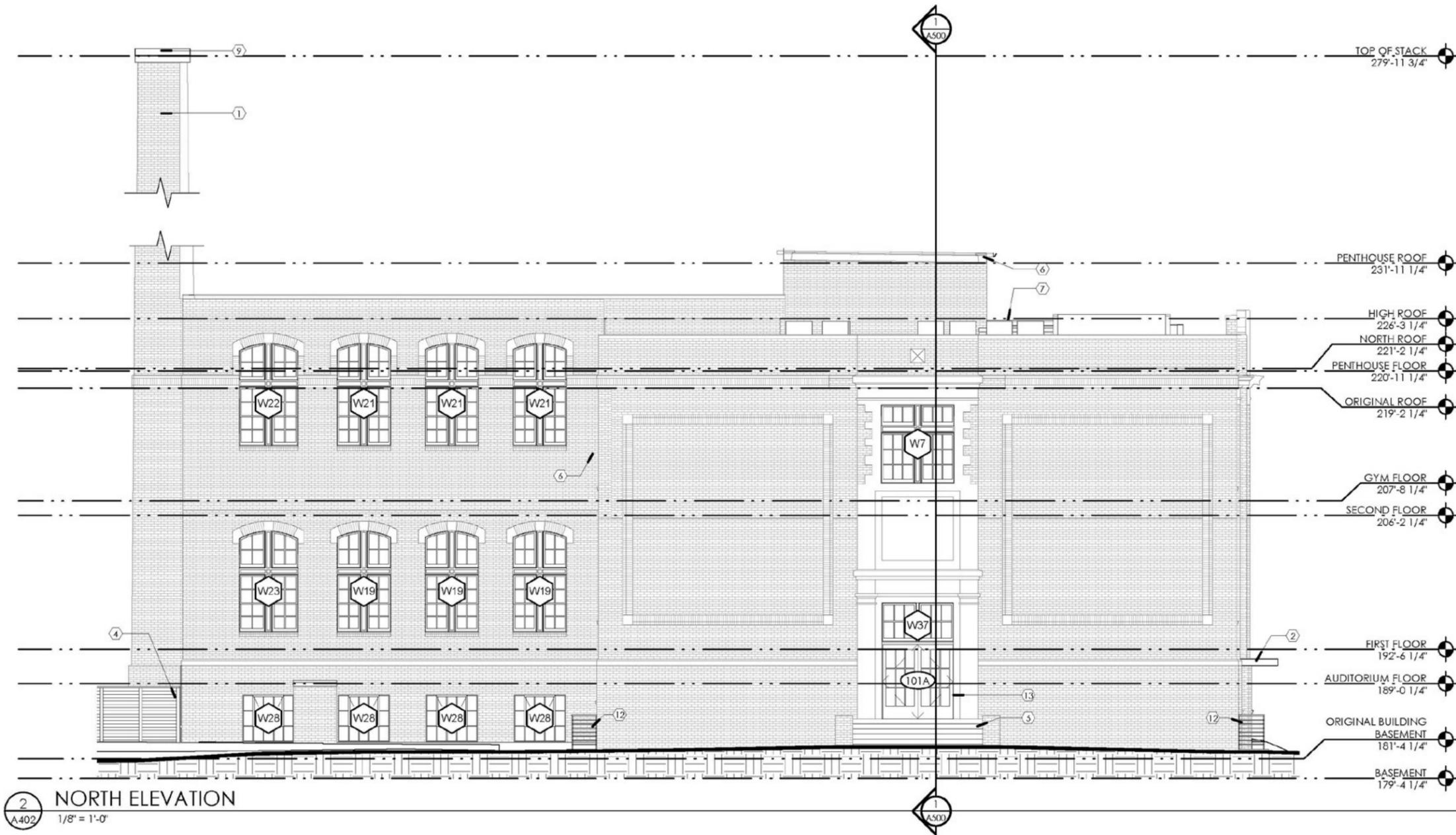
1 A101 FIRST FLOOR PLAN
3/32" = 1'-0"

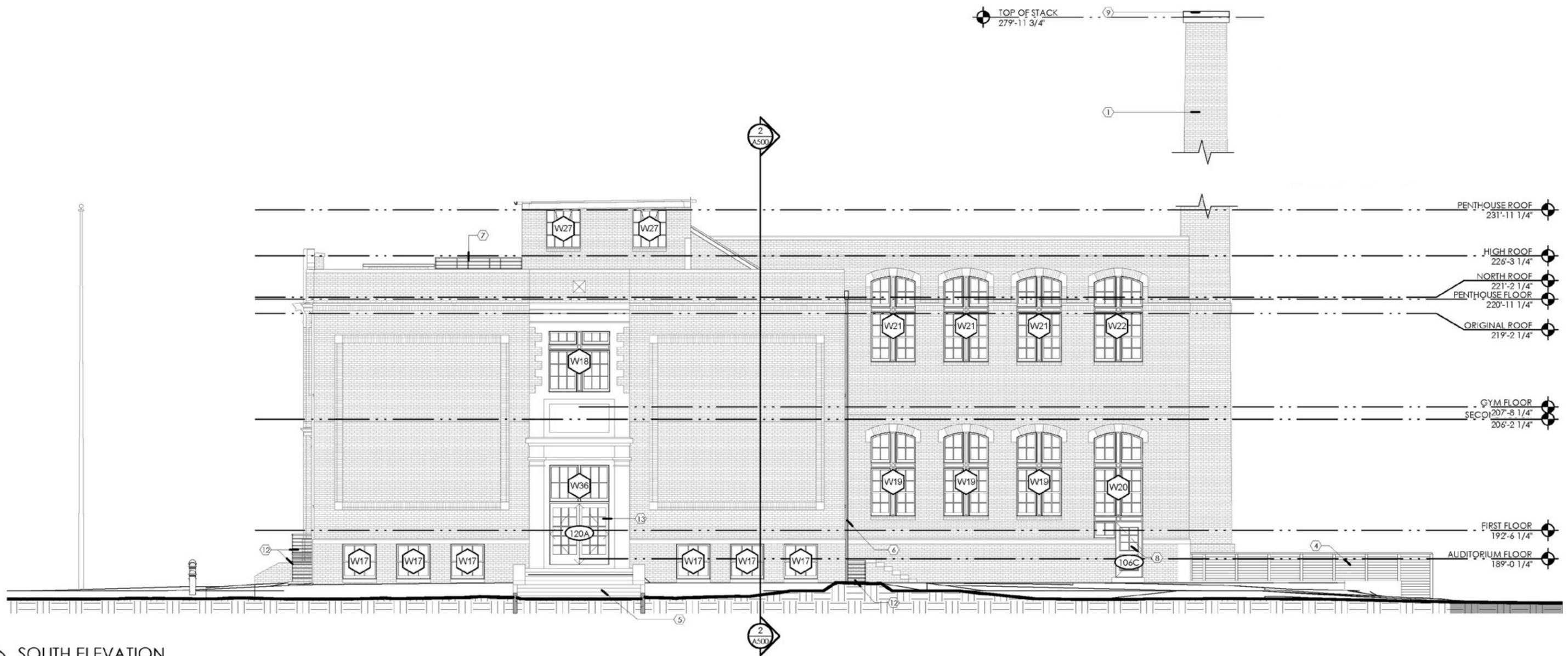


1 SECOND FLOOR PLAN
A102 3/32" = 1'-0"

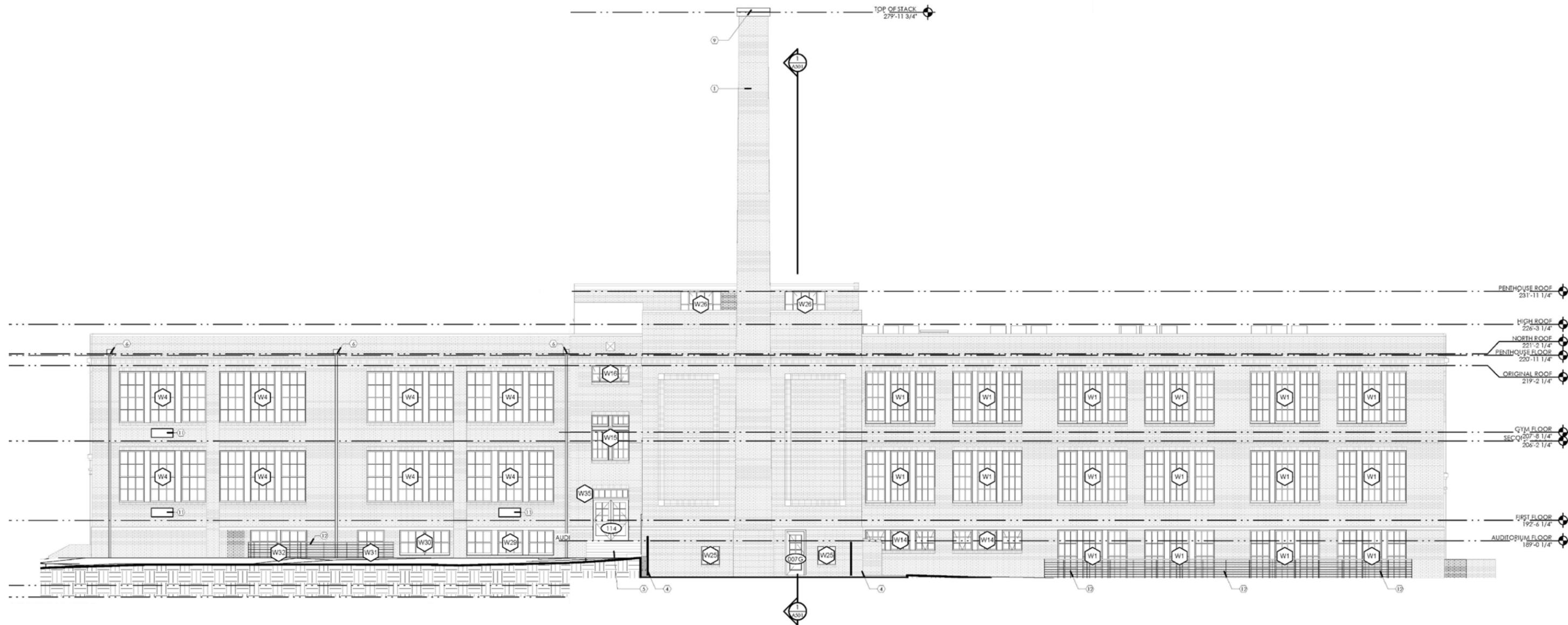


1 A103 PENTHOUSE FLOOR PLAN
3/32" = 1'-0"

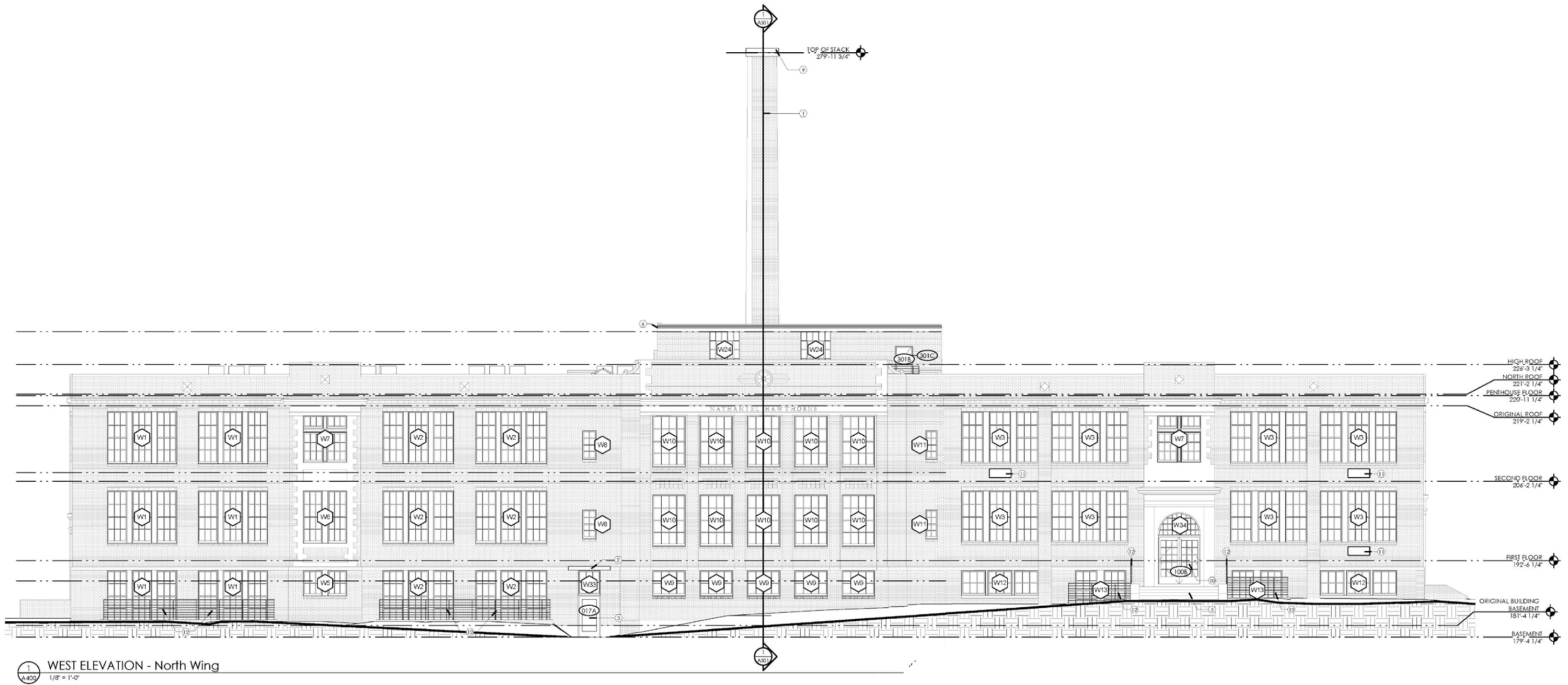




1 SOUTH ELEVATION
A402 1/8" = 1'-0"

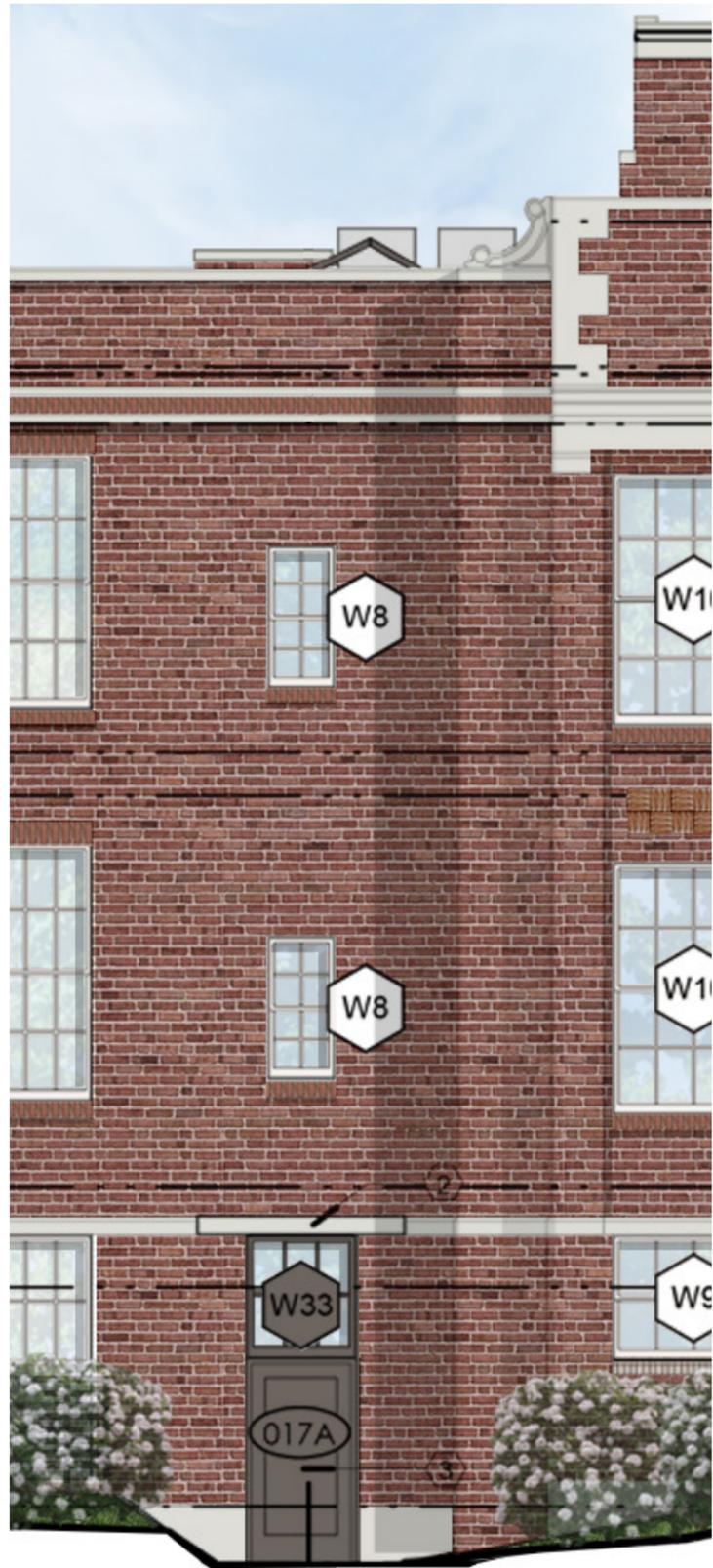


2 EAST ELEVATION
A.401 1/8" = 1'-0"

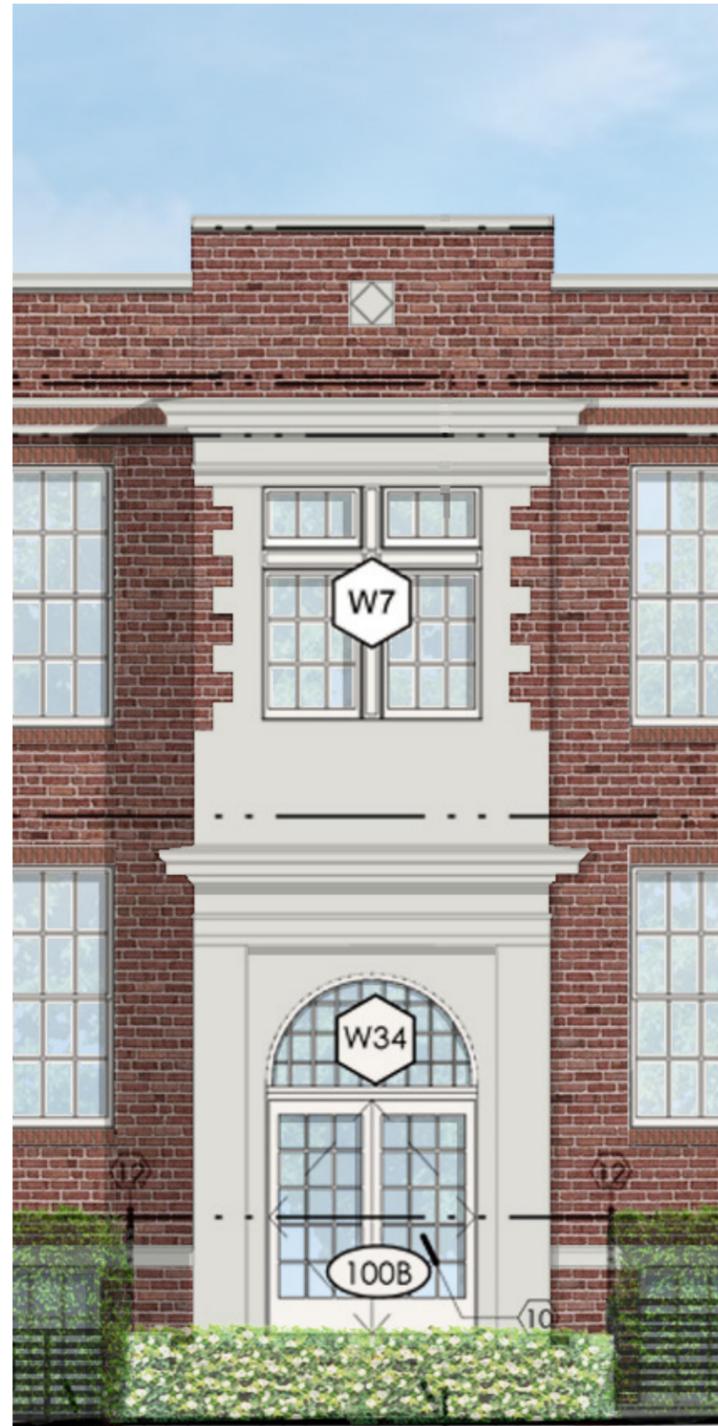


1 WEST ELEVATION - North Wing
A400 1/8" = 1'-0"





NORTHWEST ENTRY [W.130TH]

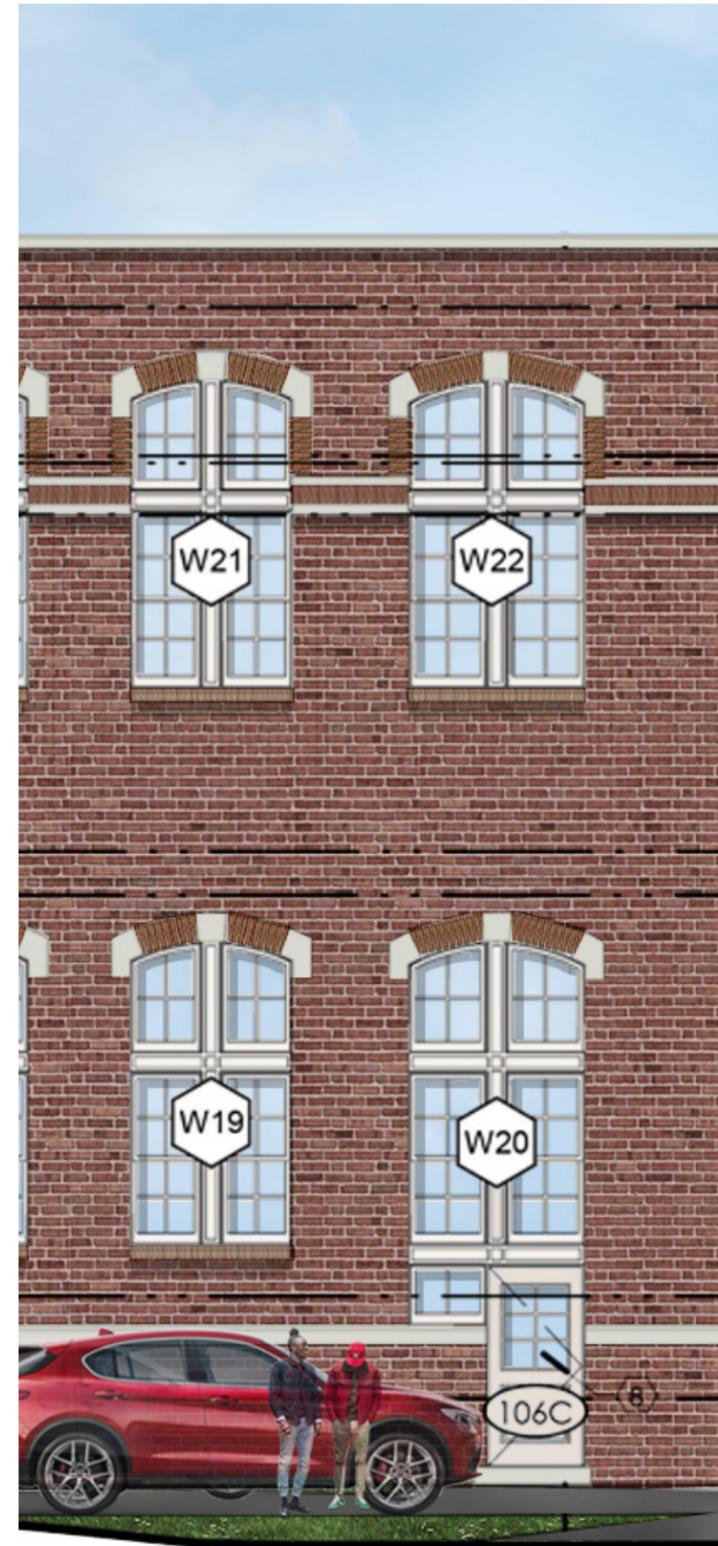


FORMER ENTRY [NOT USED]





SOUTH ENTRY [LINNET]



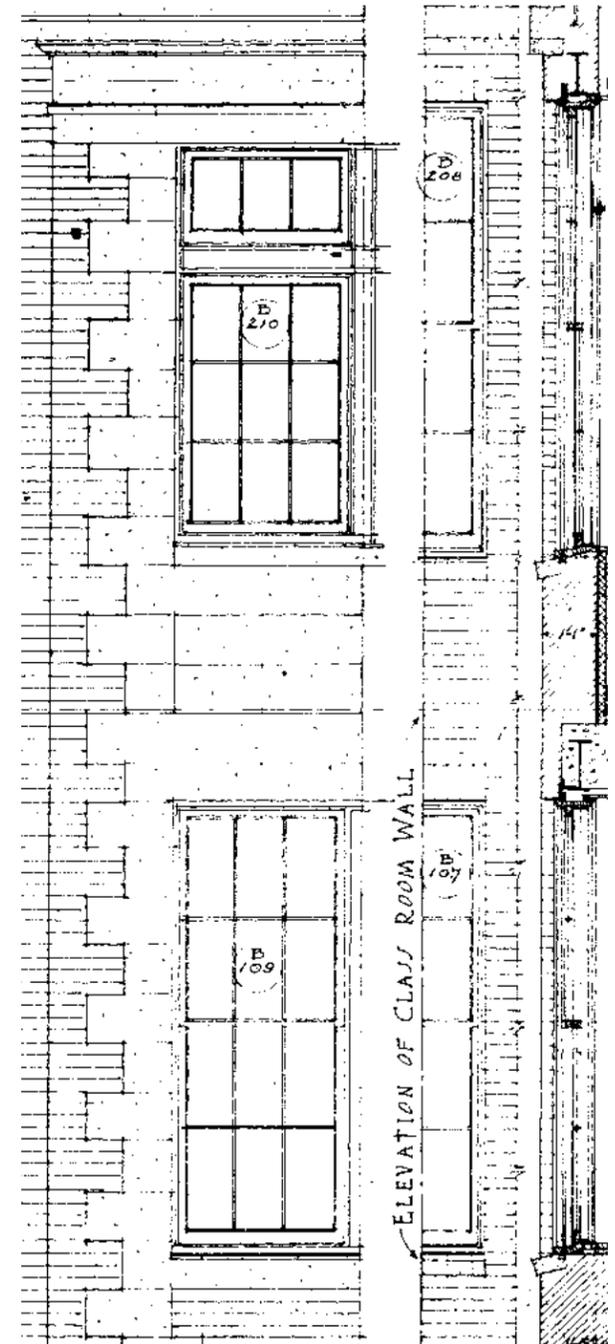
AUDITORIUM ENTRY [LINNET]

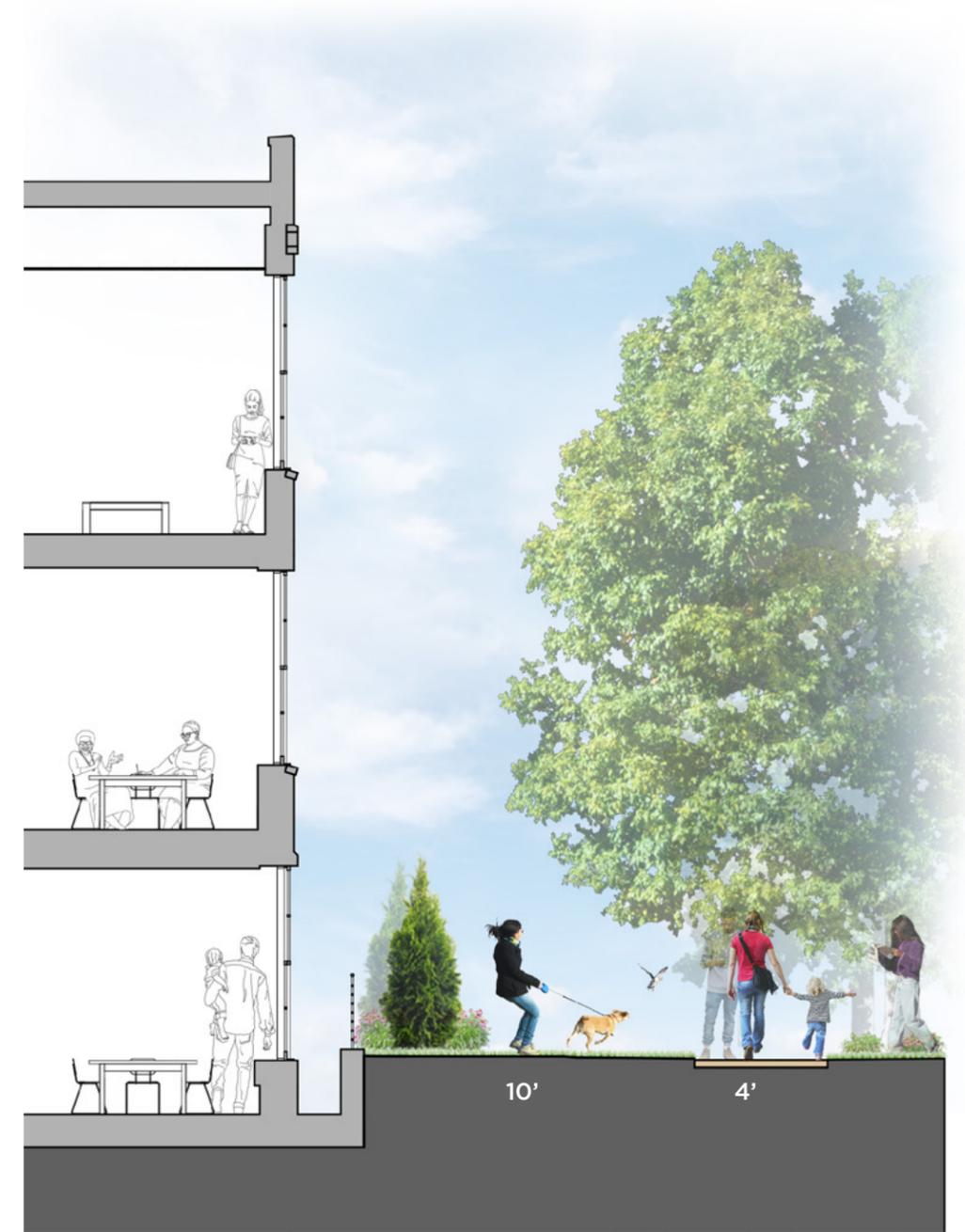
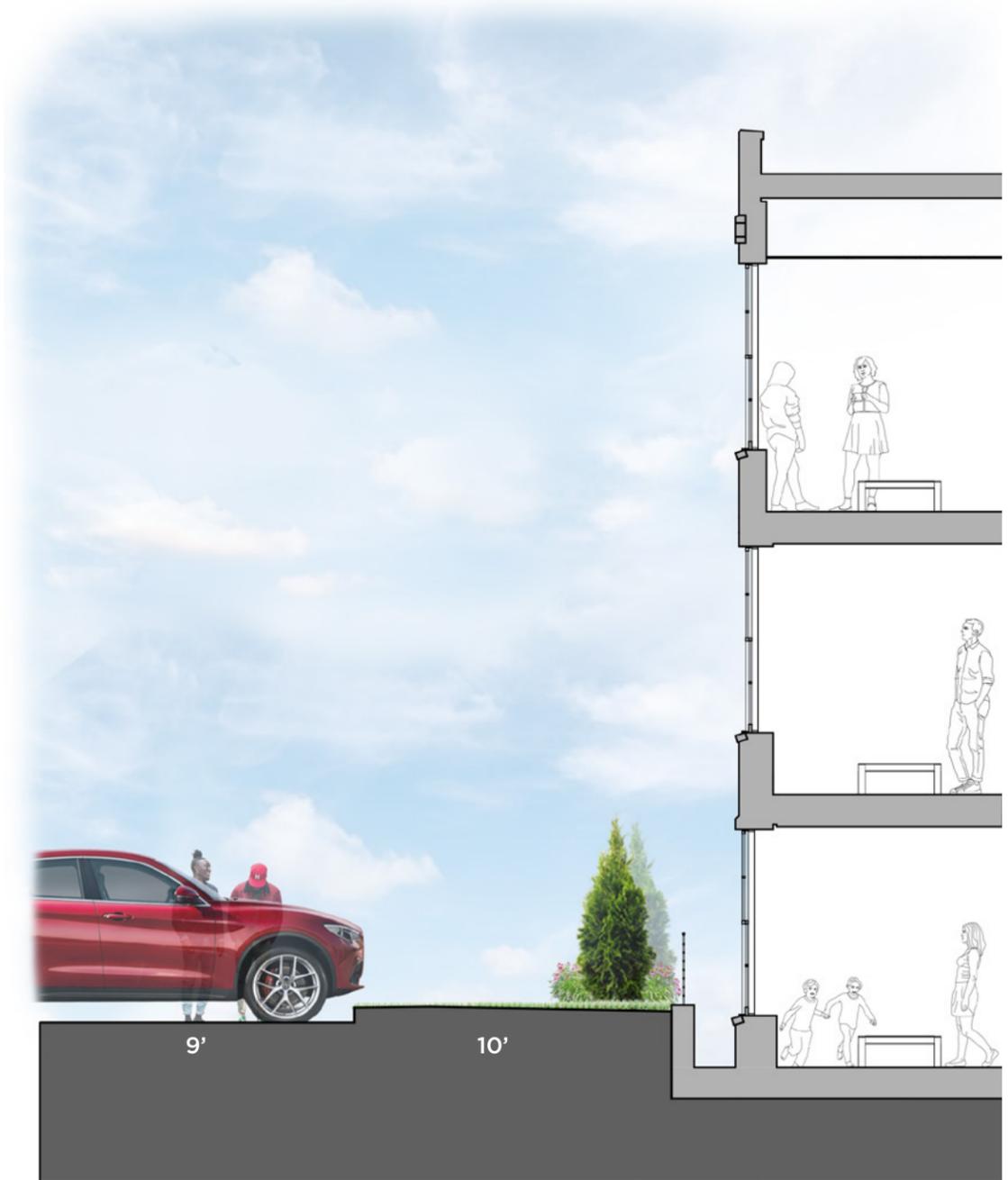


MEDIUM BRONZE

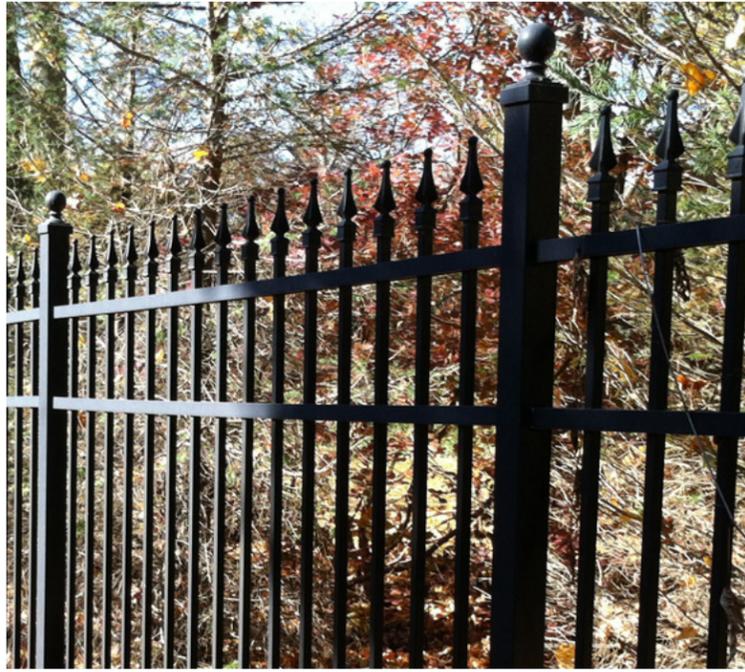


SANDSTONE

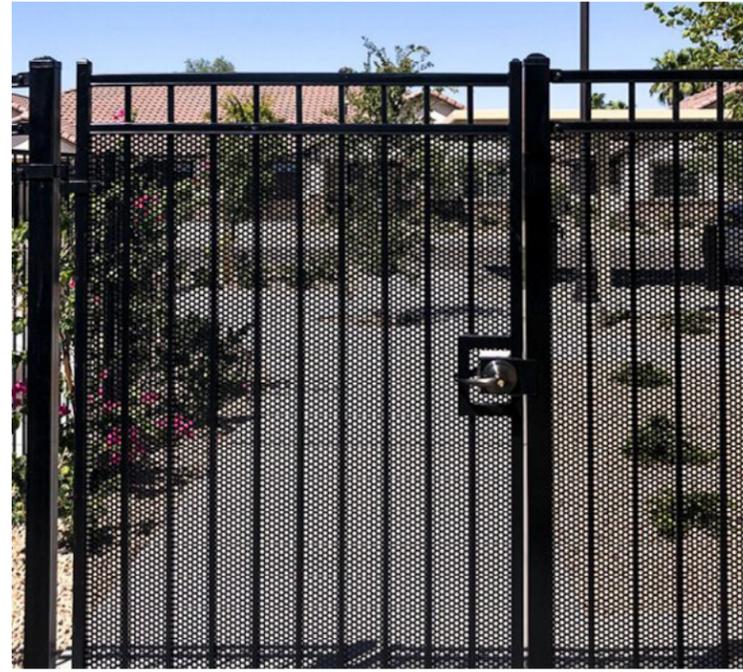








SECURE FENCING



TRASH FENCING



WASTE & RECYCLING



BIKE RACKS



BENCHES



SITE LIGHTING



Cleveland Landmarks Commission

Design Review



August 11, 2022



CITY OF CLEVELAND
Mayor Justin M. Bibb



Far West Design Review District - Design Review Advisory Committee Meeting Motion and Report Form

Meeting Location: Virtual via Webex

Case Number: FW 2022-13

Meeting Date: 8.3.22

Project Name: Nathiel Hawthorne School Renovation

Contact Person: David Craun

General Description: CMSD School Renovation to new apartments

Ward: 16

SPA: Jefferson

Motion by Design Review Committee: Final Recommendation to Landmarks

Approve: Howard, Provolt, Young

Disapprove:

Abstain:

Non-Voting Attendees:

Conditions:

1. Consider consistency in color & brick/window palette

Cleveland Landmarks Commission

Concept Plan



August 11, 2022



Case 22-057: Magnolia – Wade Park Historic District

Magnolia Clubhouse

11101 Magnolia Ave.

Addition and Site Renovations

Ward 9: Conwell

Project Representatives: Preston c. Buchtel (Architect); Bobby Krueger, Dan Krueger, Robert Krueger, The Krueger Group; Lori D'Angelo, Helen Jones-Toms, Chuck Huth,
Magnolia Clubhouse

Magnolia Clubhouse



Magnolia Clubhouse

A vital community of growth, hope and opportunity,
Our mission is to ensure people who live with mental illness are
respected co-workers, neighbors and friends.

Our vision: One day, across the world, the human rights movement
for social justice, to which Clubhouses are dedicated, will no longer
be needed. People who live with mental illness everywhere will live
lives of dignity and fulfillment and will reach their full potential.

The Unmet Need

1 in 4

People live with mental illness

1 in 17

People live with serious illness

1/3

Of the homeless &
Of those incarcerated
live with mental illness



The Unmet Need



< 1/2

Get treatment

~ 25

Years shorter life expectancy

The Clubhouse Model of Psychiatric Rehabilitation

- Community promotes recovery
- Members and staff work in partnership to do everything it takes to operate the Club
- Shared work & purpose is rehabilitative
- Reducing isolation increases life spans and saves lives

The Clubhouse Model: An International Best Practice

- Standardized, accreditation process, 11 training bases around the world
- Research Demonstrates:
 - Higher employment
 - Increased quality of life
 - Reduced hospitalization
 - Reduced incarceration
 - Reduced isolation

The Clubhouse Model

- A bridge to the broader community: Supports Employment, Education, Housing, Advocacy
- Integrated Clinic offering psychiatric and primary care
- A year at the Clubhouse costs less than a week in the hospital
- Open to all diagnosed with mental illness, a lifelong opportunity

Clubhouse International

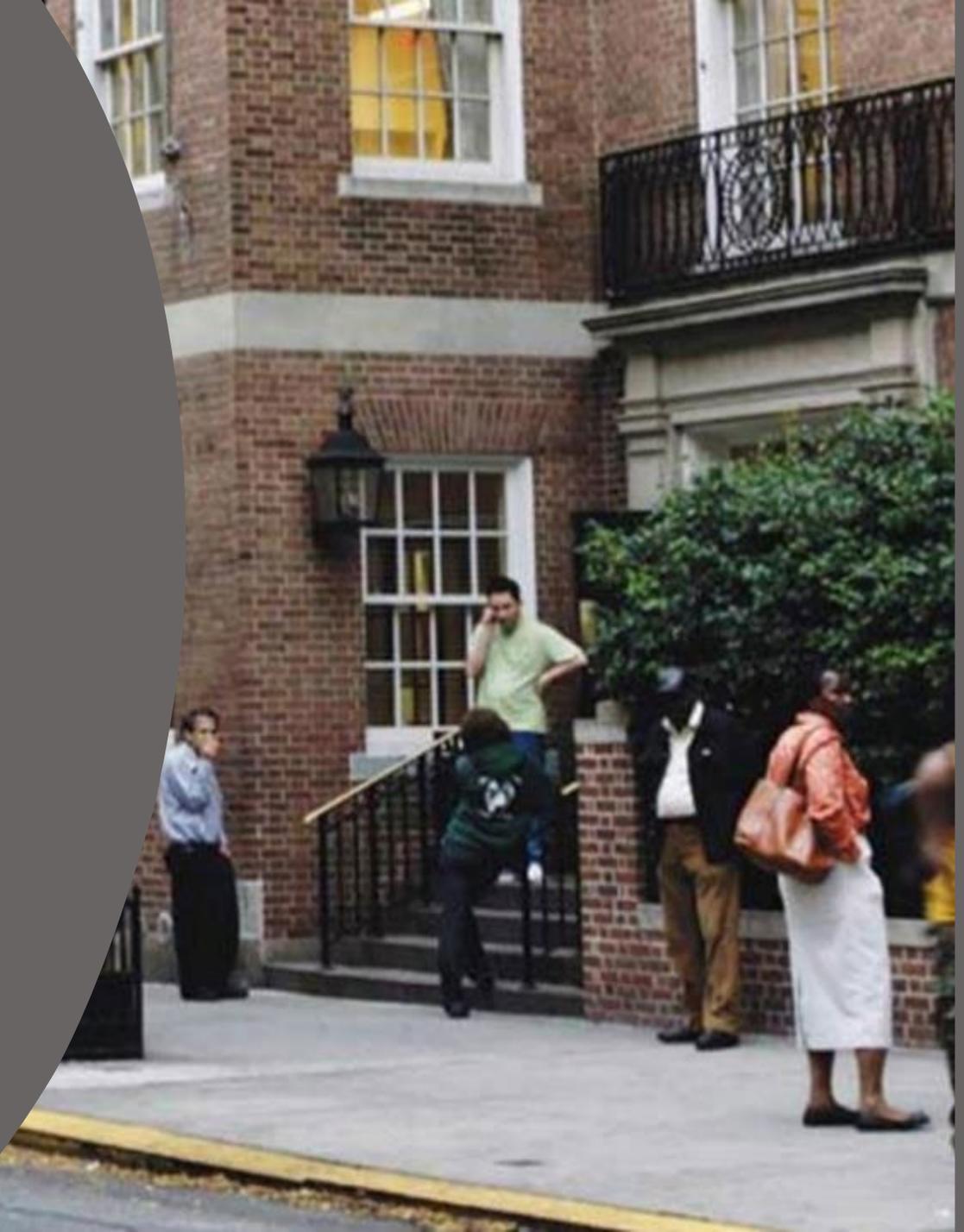
1948 Fountain House
Established

305 Clubhouses

32 Countries

36 States

12 International Training
Bases Worldwide



Clubhouse Across the World

- North America: 208 Clubhouses
- Europe: 58 Clubhouses
- Asia: 26 Clubhouses
- Middle East: 5 Clubhouses
- Australia & New Zealand: 5 Clubhouses
- South America: 2 Clubhouses
- Africa: 2 Clubhouses

Our Neighbors

45 Clubhouses in Michigan

22 Clubhouses in Pennsylvania





Clubhouse Model
2014 Hilton Humanitarian Prize
Winner

Assisting WHO in educating communities around the world on mental illness and wellness and the integration of the Clubhouse model, psychiatry and primary care

Magnolia Clubhouse History

- 1961 Hill House, one of the 1st Centers of psychiatric rehabilitation across the country at Fairhill Drive, across from Fairhill Hospital
- 1971 Hill House moved to current location in University Circle
- 2004 Magnolia Clubhouse spun off from Hill House/Bridgeway (merger)

Capital Project History

1. 2005 Capital Project first phase:
Purchase homes, updated HVAC
2. 2009 Completed Second Phase:
Expanded Kitchen
3. 2014 Completed Third Phase:
Site work and Integrated Care Clinic established in renovated Carriage House

Capital Project History

4. 2018 Completed Fourth Phase:

Full renovation of both buildings includes:

Open floor plans

New flooring, drywall, electric

Soundproofing, windows

State of the art digital media studio

Capital Project Current

5th Phase:

Complete integration of both buildings and addition of elevator for accessibility of both buildings

Increase capacity by 50%

Flexible large group meeting space and café open to the public

Need for Joining Buildings

- Integrate facilities to promote community building
- Accessibility across entire structure
- Increased capacity for membership
- Flexible large group meeting space for community interaction and education
- Provides training and education for model across Ohio
- Magnolia Clubhouse leadership more fully utilized across the country

Clubhouse Model Expansion in Ohio

2022

Ohio Department of
Mental Health and
Addiction Services

- \$2.5M Funding to start Clubhouses
- Funding sustainable through Medicaid as of 2018 (Magnolia advocated to achieve this change in the Ohio's Medicaid plan)
- Funding to Magnolia Clubhouse to staff Clubhouse Ohio Coalition

Current Ohio Clubhouses



Magnolia Clubhouse
Cleveland

Pathway Clubhouse
Columbus



Miracle Clubhouse
Dayton

7 Ohio Start-ups

A model for the
country in state
expansion of
the Clubhouse
Model



Design
in
2013



Design
in
2022



Design
in
2022



NEW JOINING EXPANSION FOR THE MAGNOLIA CLUBHOUSE

11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106



PROPOSED NEW JOINING EXPANSION - SOUTH/ENTRY VIEW

DATE: 21 JULY 2022
REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

SHEET TITLE: EXTERIOR RENDERING
PRESTON C. BUCHTEL | DESIGN + PLANNING + CONSTRUCTION 721 COLLEGE AVENUE, CLEVELAND, OHIO 44113 216.905.7572 | design@prestonbuchtel.com

PROJECT NO.:
2022.11E

SHEET NO.:
1

NEW JOINING EXPANSION FOR THE MAGNOLIA CLUBHOUSE

11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106



INTERIOR RENDERING - VIEW FROM COMMON SPACE -LOOKING EAST TOWARD EAST HOUSE.

DATE: 21 JULY 2022
REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

SHEET TITLE: INTERIOR RENDERING

PROJECT NO.:
2022.11E

SHEET NO.:
2

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NEW JOINING EXPANSION FOR THE MAGNOLIA CLUBHOUSE

11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

21 JULY 2022

DATE:
REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

PROJECT DESCRIPTION

SHEET TITLE:

PROJECT DESCRIPTION

PROJECT NO.:
2022.11E

SHEET NO.:

3

PRESTON C. BUCHTEL | DESIGN + PLANNING + CONSTRUCTION 721 COLLEGE AVENUE, CLEVELAND, OHIO 44113 216.905.7572 | design@prestonbuchtel.com

MAGNOLIA CLUBHOUSE MISSION

Magnolia Clubhouse, originally established in 1961 as Hill House on Fairmont Drive in Cleveland, has been a pioneer and leader in the provision and development of psychiatric rehabilitation for people living with mental illness. The organization moved to its current location in 1971 and has been a proud and respected part of the University Circle community.

The targeted population is people living with mental illness and the participants are primarily people living with severe and persistent mental illness. Magnolia Clubhouse serves anyone with a mental illness which includes those who are homeless, veterans, people involved in the criminal justice system, people struggling with co-occurring addiction problems, and the organization actively targets youth in transition and young adults struggling with mental illness.

Magnolia Clubhouse fills a void in the system of community mental health care. Psychiatric rehabilitation is often a missing component in a continuum of care, and the holistic and comprehensive model and community of Magnolia Clubhouse offers a place and proven method of assisting people in rebuilding their lives. Members work in partnership with mental health professionals in a clinically informed intentional therapeutic community to do everything it takes to operate the Club. In addition, the work is focused on promoting community reintegration by supporting employment and education. Advocacy and housing are also supported. Community education is provided and the Clubhouse assists in training students and police officers. An on-site clinic offers the integration of behavioral and primary healthcare and the organization promotes health and wellness in daily operations. Research demonstrates members of Clubhouses have higher rates of employment, a better quality of life, and lower rates of hospitalization and incarceration.

Magnolia Clubhouse was established in 2004, spinning off from the organization Bridgeway that Hill House had merged into, with Westside Community Mental Health Center. The Capital Project was begun in 2005 to purchase the 2 properties from Bridgeway and to eventually join the 2 properties. Designs were developed and the work proceeded in phases. The first phase completed in 2009, included the purchase of the properties from Bridgeway, HVAC improvements and the expansion of the kitchen. The second phase completed in 2014, included site work and the renovation of the carriage house to provide an on-site clinic integrating psychiatric and primary care services with Clubhouse services. The third phase, completed in 2018, was a full renovation of the entirety of the 2 buildings, including a state of the art digital media studio. The total cost of this work was \$4M.

The remaining phase of the Capital Project is the joining of the 2 fully renovated turn of the century homes. The joined structure will increase the capacity of the organization by up to 50% (capacity increases from 100 to 130-150 participants a day). The structure joins the facility across the basement and all three floors and includes an elevator across the back making all building space, accessible. The joined structure integrates existing programming which enhances both operations and community integration for the Clubhouse. The structure may include a flexible health and wellness center, and horticulture enhancements.

The joined structure includes a central greeting area, with a café and flexible large meeting space that will offer space to integrate the public for food service and experiencing our community. The space will allow the Clubhouse to more fully utilize its leadership in the international Clubhouse model, as it provides community education and promotes education for the model in its expansion across Ohio.

Magnolia Clubhouse is a leader in the newly developed Clubhouse Ohio Coalition. Magnolia Clubhouse advocated to have the Clubhouse model included in the reformed Ohio Medicaid plan and this was successfully implemented in 2018. This allowed for further work by the Clubhouse, with the Ohio Department of Mental Health and Addiction Services to establish start-up funding currently for 7 groups across Ohio. Magnolia Clubhouse is guiding this work and houses the Coalition staff. The work includes start-ups in Cincinnati, Youngstown, Ashtabula, Kent, Delaware, Marysville and Geauga County. Magnolia Clubhouse's strategic plan prioritizes expansion of the Clubhouse model to reach more of those in need, and providing leadership in this expansion across the state, country, and world so that more people living with mental illness can benefit from this exceptional, lifesaving and cost effective service.

EXISTING BUILDING/CONDITIONS

The existing site contains two historic homes – the East House and West House - and a garage in the rear/northwest corner of the property, which is now a clinic. Both the east and west houses are 2-stories high, with a third floor in the roof area.

The East House, also referred to as The Clubhouse, was designed by Frank Mead and is primarily used for member services and programming. The exterior is brick, with decorative wood cornice, and a mansard roof, with decorative dormers. Entry to the house is on the west side thru a covered canopy. A new 1-story kitchen addition was added to the rear, north side of house.

The West House was designed by J. Milton Dyer and has a resale shop on the first floor, with the second and third floors used primarily for administrative/staff purposes, though members are employed by Magnolia and do work in these areas. The exterior is brick, with decorative wood cornice, and a hip roof, which becomes a double-gable roof on the rear/north side. Entry to the house and resale shop is on the front/south side of the house.

In 2008, the Magnolia Clubhouse enlisted a design firm to begin developing a long-term development plan for the buildings and property which included:

- Construct a new kitchen addition, with basement storage, to the East House. This was completed in 2010. An elevator shaft (elevator not installed) and exit stairs were constructed between the first floor and basement, with the intention of extending both to service a future second and third floors. The exterior materials used on the addition include split-face concrete block at the basement level and fiber-cement lap siding (8" exposure) above the first floor.
- Converting the existing garage to a clinic, which was completed in 2012
- Adding a new circular drive in the front and parking lot in the rear, which was constructed in 2014.
- Interior remodeling and restoration of the existing East and West houses. Work was begun in 2017 by The Krueger Group and is now complete.
- Constructing a new 3-story joining expansion/addition to link the two existing homes.

The primary goals of the joining expansion/addition were;

- Provide accessible access to all floors of the two houses (basement thru third floor).
- Create a large Common Space on the first floor, between the two existing houses, to be used by members to enjoy as well as providing a meeting and events space (Magnolia Clubhouse has become a model for other clubhouses and often hosts large organizational and training events). The Common Space will also have a cafe, operated by members, and open to the public.
- The second and third floors would provide additional space for programming, including an exercise space and horticultural space.
- New storage would be provided in the basement.

A design was developed and construction drawings prepared for the new joining expansion/addition, which were eventually reviewed by the Landmarks Commission.

In 2017, Magnolia Clubhouse began discussions with The Krueger Group to construct the new joining expansion/addition. After further consideration, the Board decided to reconsider the design of the new joining expansion/addition due to concerns about the designs relationship/impact on the existing houses and construction costs. The Krueger Group and Preston Buchtel | Design+ Planning+Construction were enlisted to revise the original design.

PROPOSED NEW JOINING EXPANSION/ADDITION

The programmatic and spacial goals of the new design are similar to the original design:

- Create an accessible link between all floors of the two houses, while providing additional space for programming, including an exercise space and horticultural space.
- Create a first floor Common Space, with cafe, for use by members and the public and for meetings and events.
- Design the addition to preserve the key elements and features of the two historic houses, while providing views of the existing structures from inside the new Common Space.
- Design the exterior of the addition to not compete with the two existing houses, allowing the houses to be the highlight/focus from the street and for visitors.

In the original design the existing houses and the new addition were treated as separate buildings, requiring fire separation walls between the new addition and the houses. This resulted in eliminating all windows and covering the brick exteriors of the two houses, that the new addition contacted. During their discussions on the interior remodeling/renovation and new addition projects, The Krueger Group recommended sprinkling the new and existing buildings, which be less expensive than the fire separation walls and allow more of the existing houses to be preserved. As a result sprinkler systems were added to the two existing houses and will be used in the new joining addition.

To achieve the goals of the project the following elements were developed:

COMMON SPACE:

A large Common Space was created on the first floor, between the two existing houses, which includes a new main entry to the facility (front/south side) with reception, a new back entry from the parking lot (rear/north side), and a cafe for use by members and the public.

The Common Space, as it relates to the front of the building was conceived of as an "open pavilion", providing a open, naturally lite space. This is achieved with a wall of glass on the south side of the space, which wraps around the east and west sides, and skylights/solar-tubes in the ceiling. The central Common Space has a 13'-0" high ceiling (15'-0" high exterior parapet). A lower ceiling/roof on the west side, between the Common Space and the West House, to preserve the second floor windows of the West House. On the east side, the Common Space is held back from the East House to preserve the exterior of the building. The new wall of glass provides views of the existing houses from inside the space.

As part of the Common Space, the existing entry canopy of the East House is preserved as part of the new interior space, providing a feature/focal point, visible from the entire space. The existing entry doors to the East House will also be preserved. Because the floor level of the existing entry doors is below the level of the East House and new joining addition (approx. 20"), a recessed sitting/waiting area has been created below the existing canopy, to preserve the entry doors.

The large windows of the existing kitchen addition to the East House will remain as part of the Common Space, to provide a visual connection between visitors and kitchen activities.

The exterior materials of the Common Space shall be brick to match the existing houses, a storefront glazing system window wall, and a metal panel system at the top of the wall. A 42" deep entry canopy/overhang is provided over the window wall and new main entry.

ACCESSIBLE LINK:

The second and third floors of the new joining addition, which provide accessible access between the buildings, are held back from the front of the building, starting at the back of the existing houses. The existing elevator shaft and exist stairs, constructed as part of the kitchen addition to the East House, will be extended to provide elevator and exists to all floors.

The exterior materials on the rear/north side of the 3-story link shall be split-face concrete block at the basement level, to match the existing kitchen addition, and fiber-cement lap siding (8" exposure) above the first floor, with a metal panel system at the top of the walls.

NEW ENTRY PLAZA:

As part of the new joining addition, a new raised entry plaza will be created across the front of the new addition and the West House, and incorporating the existing raised area in front of the East House. The plaza will provide a new main entry stair and ramp to the new addition and East House, along with new stairs to the resale shop entry of the West House. At the perimeter of the plaza will be a brick and decorative metal railing wall. The plaza will provide seating and planting areas.

EXISTING HOUSES:

As part of the project, the existing fire escape on the west side of the East House, above the existing entry canopy will be removed, along with the exist door in the mansard roof, which will be restored to match the existing roof. The exist door on the second floor will be removed, providing interior access from the East House to the new joining addition.

Because the new and existing building will be sprinkled and the massing of the new joining addition, all of the major existing windows on the existing house will remain either on the exterior or as part of the interior space of the new addition. Also, second and third floor views between the existing houses will be preserved.

And, as described above, the existing entry canopy and entry doors of the East House will be preserved as part of the new Common Space.

DRAWING INDEX

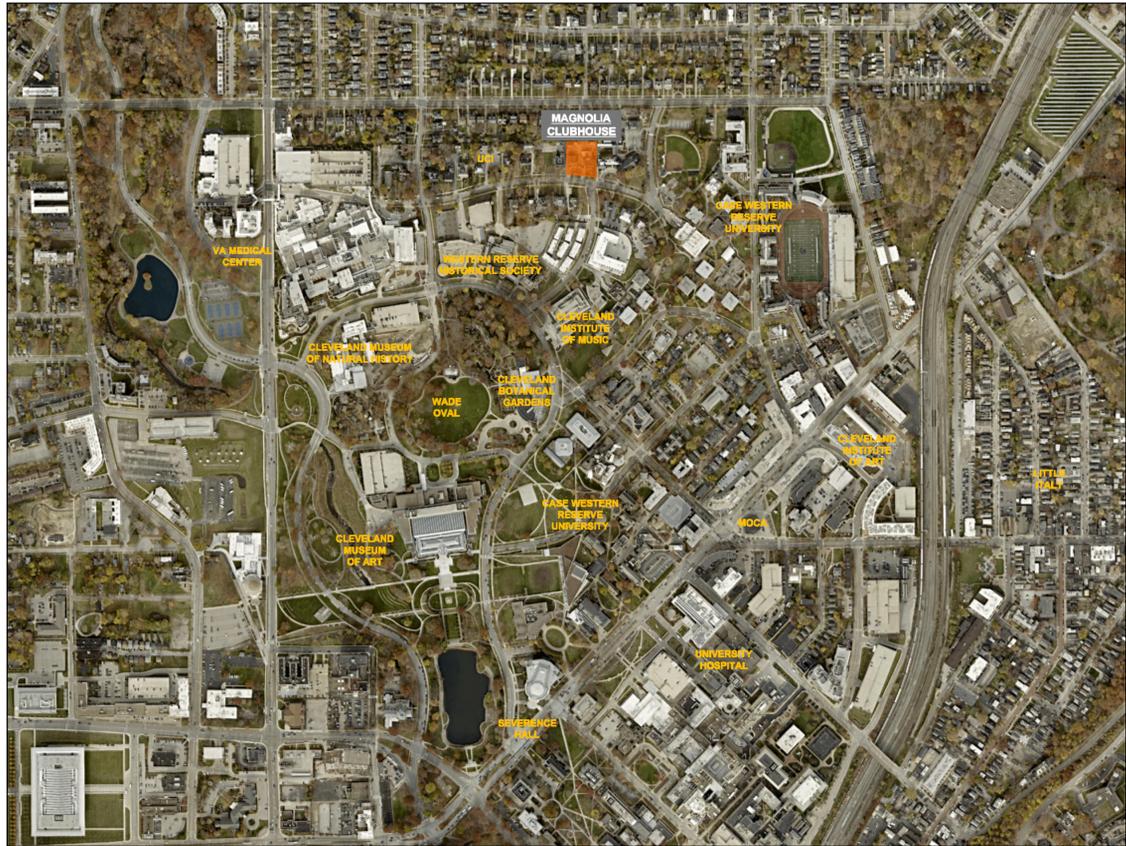
- 1 EXTERIOR RENDERING
- 2 INTERIOR RENDERING
- 3 PROJECT DESCRIPTION
- 4 DISTRICT AND LOCAL SITE MAPS
- 5 PHOTOS OF EXISTING BUILDINGS
- 6 NEW FIRST FLOOR PLAN
- 7 NEW SECOND FLOOR PLAN
- 8 NEW THIRD FLOOR PLAN
- 9 NEW BASEMENT PLAN
- 10 NEW SOUTH/ENTRY ELEVATION
- 11 ENLARGED NEW SOUTH/ENTRY ELEVATION
- 12 NEW BUILDING SECTION



THE KRUEGER GROUP
BUILD WITH A PARTNER
12600 TRISKET ROAD, CLEVELAND, OH 44111

NEW JOINING EXPANSION FOR THE MAGNOLIA CLUBHOUSE

11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106



DISTRICT SITE MAP



LOCAL SITE MAP

DATE: 21 JULY 2022
REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

SHEET TITLE: DISTRICT AND LOCAL SITE MAPS

PROJECT NO.:
2022.11E

SHEET NO.:
4

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WEST VIEW OF EAST HOUSE FROM REAR
 KITCHEN ADDITION (LEFT) AND ORIGINAL HOUSE (RIGHT).



NORTH VIEW OF WEST HOUSE FROM REAR
 EAST HOUSE (LEFT) AND WEST HOUSE (RIGHT)



EAST VIEW OF WEST HOUSE FROM FRONT



WEST VIEW OF EAST HOUSE FROM FRONT
 KITCHEN ADDITION (LEFT) AND ORIGINAL HOUSE (RIGHT). EXISTING ENTRY CANOPY, ON SIDE OF HOUSE, TO BE PRESERVED INSIDE AS PART OF NEW COMMON SPACE.



SOUTHWEST VIEW OF EAST HOUSE
 EXISTING ENTRY CANOPY, ON SIDE OF HOUSE, TO BE PRESERVED INSIDE AS PART OF NEW COMMON SPACE.



SOUTHEAST VIEW OF WEST HOUSE



SOUTHWEST FRONT/STREET VIEW
 WEST HOUSE (LEFT) AND EAST HOUSE (RIGHT)



SOUTHEAST FRONT/STREET VIEW
 WEST HOUSE (LEFT) AND EAST HOUSE (RIGHT)

DATE: 21 JULY 2022
 REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
 11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

SHEET TITLE: PHOTOS OF EXISTING BUILDINGS

PRESTON C. BUCHTEL | DESIGN + PLANNING + CONSTRUCTION 721 COLLEGE AVENUE, CLEVELAND, OHIO 44113 216.905.7572 | design@prestonbuchtel.com

PROJECT NO.:
2022.11E

SHEET NO.:

5



NEW FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

WALL CONSTRUCTION KEY

	EXISTING WALL CONSTRUCTION, TO REMAIN.
	NEW WALL CONSTRUCTION.

BUILDING INFORMATION

NEW JOINING EXPANSION GROSS SQUARE FOOTAGE COMPARISON

	NEW ADDITION	TOTAL BUILDING
BASEMENT:	2,443 SF	9,267 SF
FIRST FLOOR:	3,921 SF	10,986 SF
SECOND FLOOR:	2,552 SF	7,566 SF
THIRD FLOOR:	2,271 SF	6,764 SF
TOTAL:	11,187 SF	34,583 SF

FLOOR INFORMATION

REDESIGNED FIRST FLOOR PLAN - AREA KEY AND GROSS SQUARE FOOTAGES

NEW JOINING EXPANSION:	3,921 SF
Public/Staff Areas (76.7%):	3,009 SF
Supporting Areas (18.4%):	722 SF
North Entry:	120 SF
South Entry:	70 SF
EXISTING EAST HOUSE:	2,784 SF
EXISTING WEST HOUSE:	2,547 SF
EXISTING KITCHEN AREA:	1,260 SF
EXISTING STAIR AREA:	474 SF
TOTAL:	10,986 SF

DATE: 21 JULY 2022
REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE **MAGNOLIA CLUBHOUSE**
11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

SHEET TITLE: NEW FIRST FLOOR PLAN

PROJECT NO.: 2022.11E

SHEET NO.: 6



NEW SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

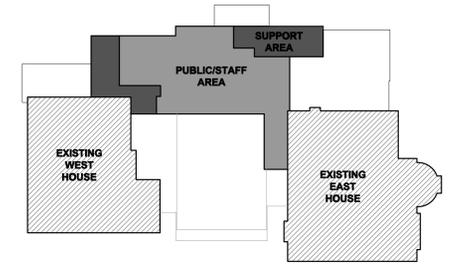
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WALL CONSTRUCTION KEY

	EXISTING WALL CONSTRUCTION, TO REMAIN.
	NEW WALL CONSTRUCTION.

FLOOR INFORMATION

NEW SECOND FLOOR PLAN - AREA KEY AND GROSS SQUARE FOOTAGES



NEW JOINING EXPANSION:	2,552 SF
PUBLIC/STAFF AREAS (71.7%):	1,829 SF
SUPPORTING AREAS (28.3%):	723 SF
EXISTING EAST HOUSE:	2,784 SF
EXISTING WEST HOUSE:	2,230 SF
TOTAL:	7,566 SF

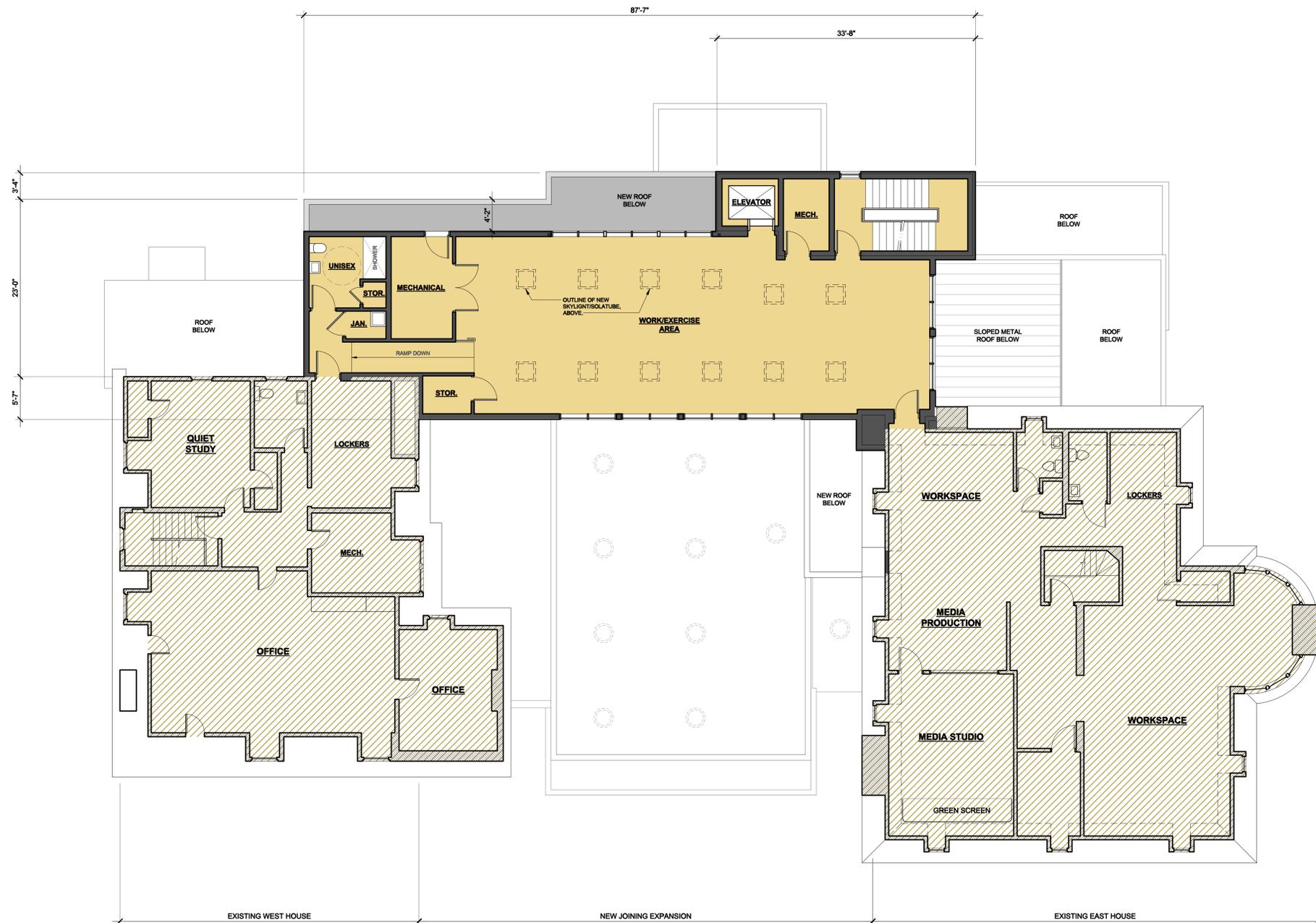
DATE: 21 JULY 2022
REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

SHEET TITLE: NEW SECOND FLOOR PLAN
PRESTON C. BUCHTEL | DESIGN + PLANNING + CONSTRUCTION 721 COLLEGE AVENUE, CLEVELAND, OHIO 44113 216.905.7572 | design@prestonbuchtel.com

PROJECT NO.:
2022.11E

SHEET NO.:
7



NEW THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"



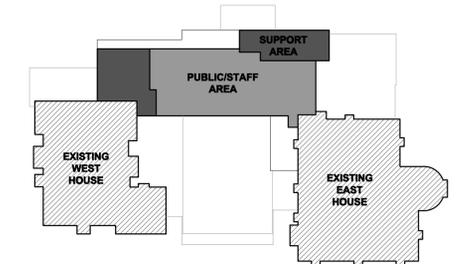
WALL CONSTRUCTION KEY

- EXISTING WALL CONSTRUCTION, TO REMAIN.
- NEW WALL CONSTRUCTION.

1

FLOOR INFORMATION

**NEW THIRD FLOOR PLAN
AREA KEY AND GROSS SQUARE FOOTAGES**



NEW JOINING EXPANSION:	2,271 SF
PUBLIC/STAFF AREAS (68.2%):	1,548 SF
SUPPORTING AREAS (31.8%):	723 SF
EXISTING EAST HOUSE:	2,540 SF
EXISTING WEST HOUSE:	1,953 SF
TOTAL:	6,764 SF

DATE: 21 JULY 2022
REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

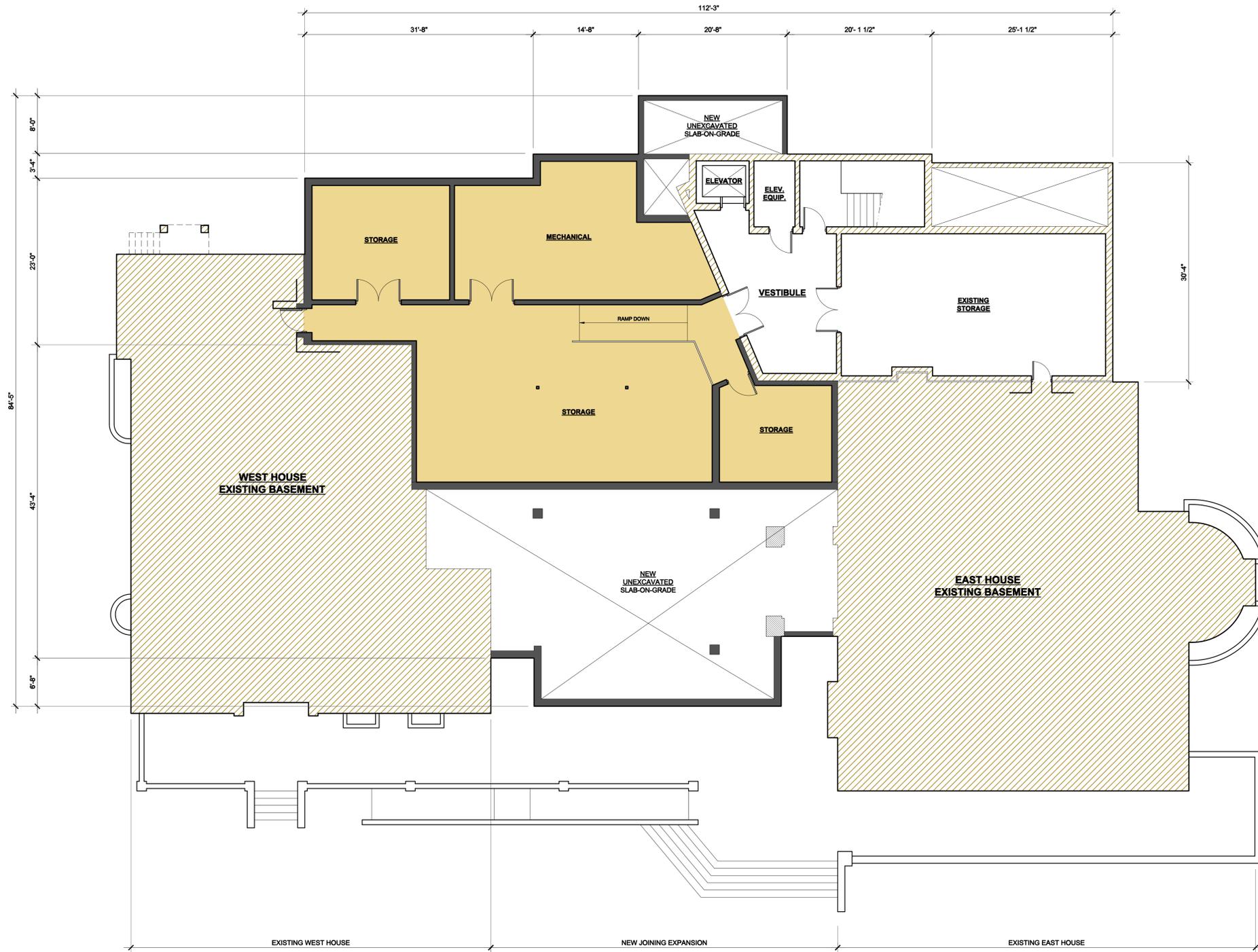
SHEET TITLE: NEW THIRD FLOOR PLAN

PROJECT NO.:
2022.11E

SHEET NO.:

8

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NEW BASEMENT PLAN

SCALE: 1/8"=1'-0"

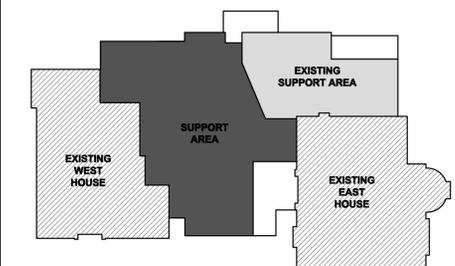
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WALL CONSTRUCTION KEY

- EXISTING WALL CONSTRUCTION, TO REMAIN.
- NEW WALL CONSTRUCTION.

FLOOR INFORMATION

NEW BASEMENT PLAN - AREA KEY AND GROSS SQUARE FOOTAGES



NEW JOINING EXPANSION:	2,443 SF
SUPPORTING AREAS (100.0%):	2,443 SF
EXISTING EAST HOUSE:	2,784 SF
EXISTING WEST HOUSE:	2,547 SF
EXISTING SUPPORT AREAS:	1,493 SF
TOTAL:	9,267 SF

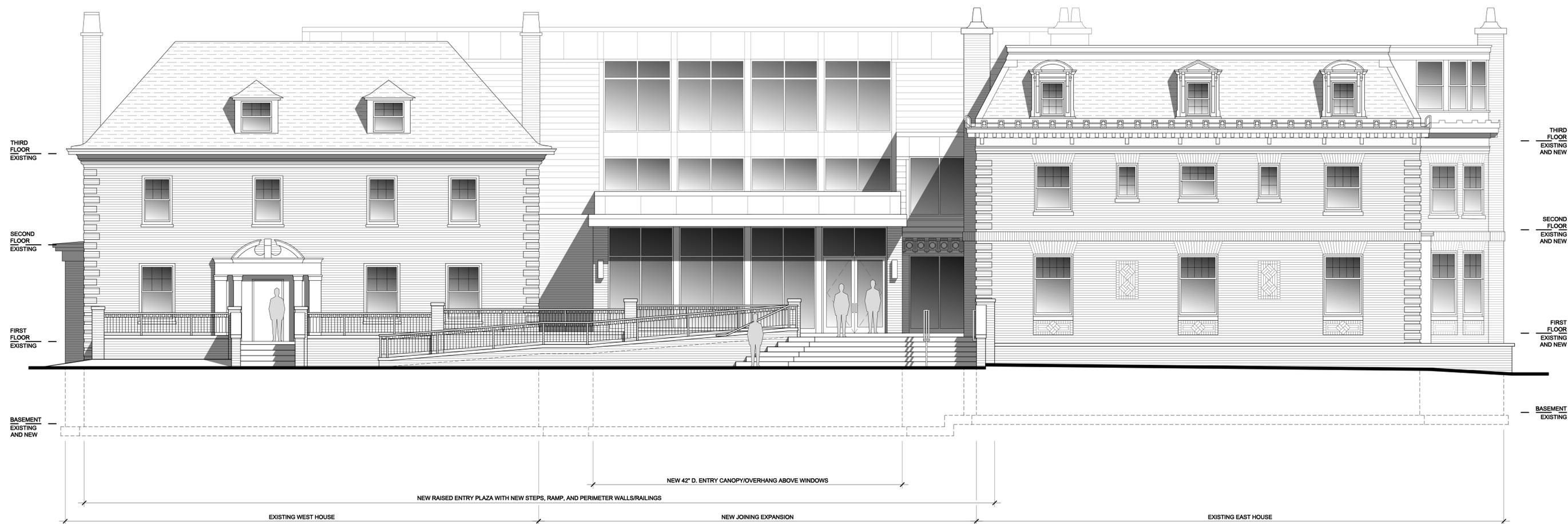
DATE: 21 JULY 2022
REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

SHEET TITLE: NEW BASEMENT PLAN

PROJECT NO.:
2022.11E

SHEET NO.:
9



NEW SOUTH/ENTRY ELEVATION

SCALE: 3/16"=1'-0"

1

EXTERIOR MATERIALS KEY

	EXISTING BRICK OR NEW BRICK TO MATCH EXISTING.
	NEW METAL PANEL SYSTEM.
	NEW 8" FIBER-CEMENT LAP SIDING, TO MATCH EXISTING.



ENLARGED NEW SOUTH/ENTRY ELEVATION

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

1

EXTERIOR MATERIALS KEY

- EXISTING BRICK OR NEW BRICK TO MATCH EXISTING.
- NEW METAL PANEL SYSTEM.
- NEW 8" FIBER-CEMENT LAP SIDING, TO MATCH EXISTING.

SHEET TITLE: ENLARGED NEW SOUTH/ENTRY ELEVATION
PROJECT NO.: 2022.11E
SHEET NO.: 11

NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
 11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

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BUILDING SECTION THRU NEW COMMONS - LOOKING EAST

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

1

EXTERIOR MATERIALS KEY

- EXISTING BRICK OR NEW BRICK TO MATCH EXISTING.
- NEW METAL PANEL SYSTEM.
- NEW 8" FIBER-CEMENT LAP SIDING, TO MATCH EXISTING.

DATE: 21 JULY 2022
 REVISIONS:

PROJECT: NEW JOINING EXPANSION FOR THE
MAGNOLIA CLUBHOUSE
 11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106

SHEET TITLE: NEW BUILDING SECTION

PROJECT NO.:
2022.11E

SHEET NO.:
12

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THE KRUEGER GROUP
 BUILD WITH A PARTNER
 12600 TRISKET ROAD, CLEVELAND, OH 44111



Case 22-059: Grantwood Allotments Historic District

10828 Drexel Avenue

Demolition

Ward 9: Conwell

Project Representatives: Alex Abramowitz, Brett Parsons, Demolition Bureau, City of Cleveland

LANDMARKS COMMISSION REVIEW

Proposal for a demolition in the Glenville Landmark District:

10828 Drexel Ave.

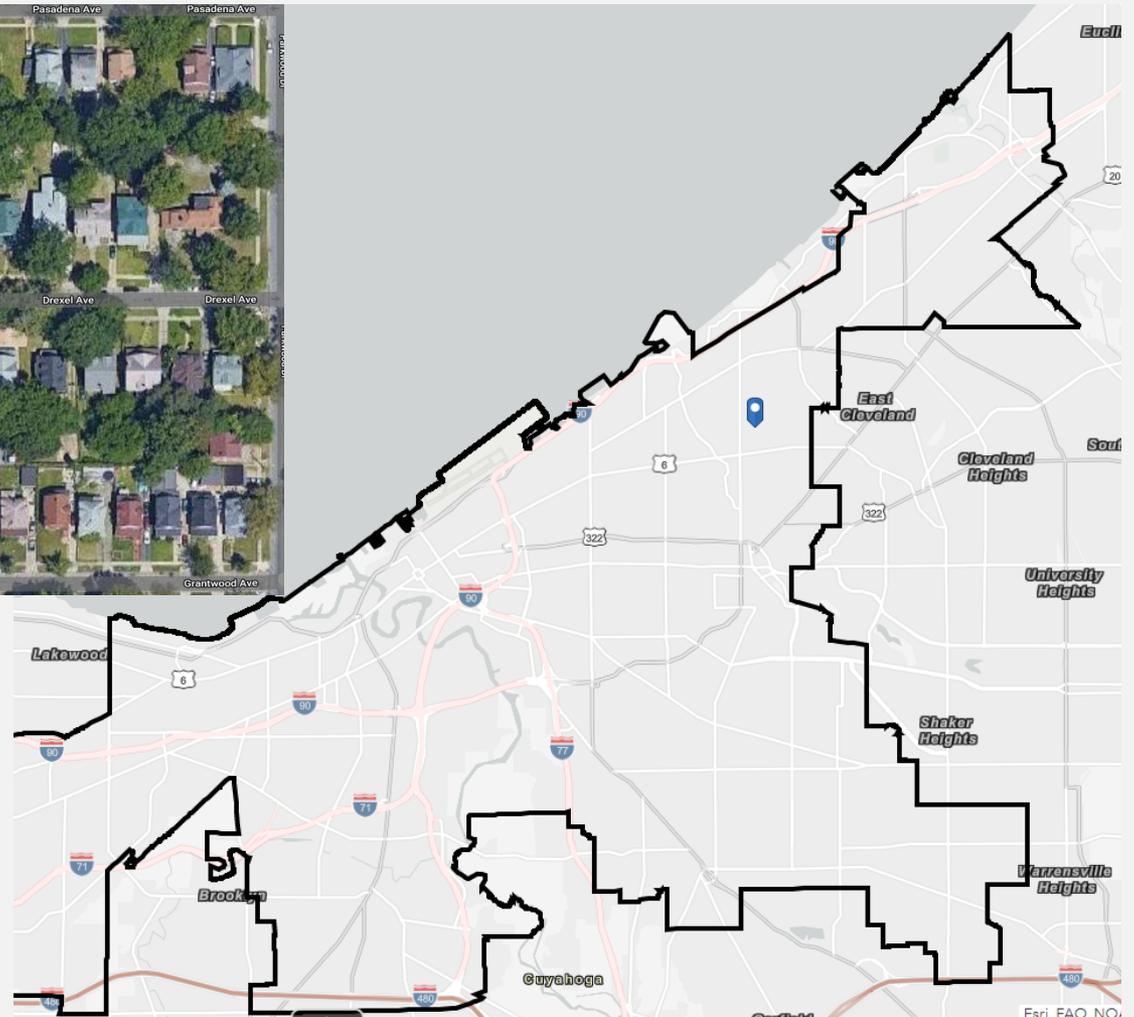
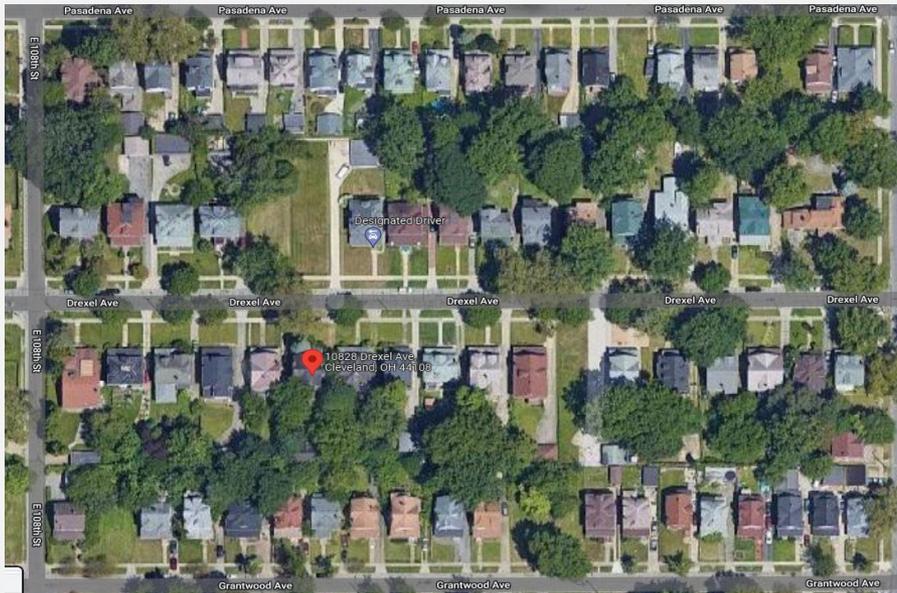


**PROPOSED DEMOLITION OF
10828 DREXEL AVE.**

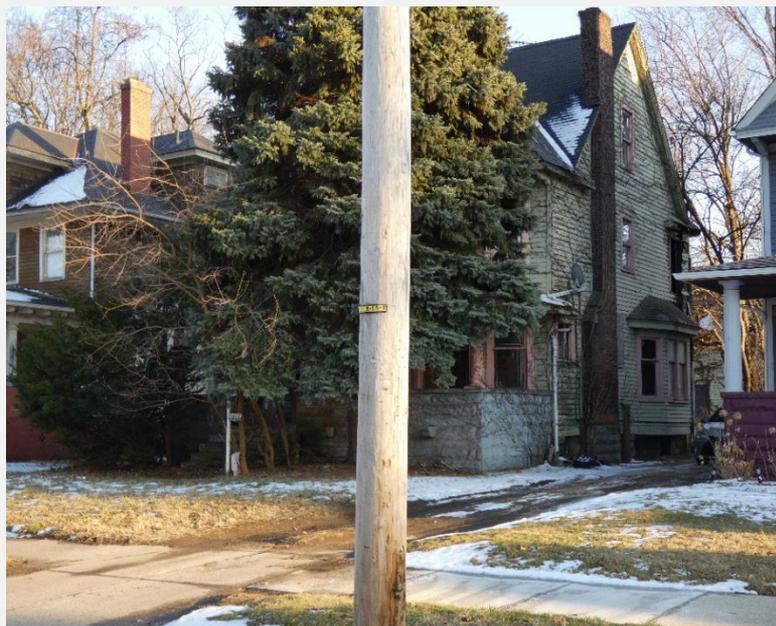
10828 DREXEL AVE.

- **Demolition:** We are seeking the approval of the complete demolition of the 2.5 story, two family dwelling residential property with a detached 1.5 story garage, built in 1910 as a single family and altered in 1954 as two family, located at 10828 Drexel Ave.
- **Current Owner:** Glenville Development Corp, since May 29, 2013. However, this CDC closed in 2015.
- **Vacant:** This structure has been vacant since November , 2006.
- **Complaints:** The City has received 4 formal complaints regarding this property since January 8, 2009.
- **Board-ups:** The city has boarded up this property twice.
- **Back Taxes:** \$18,092.63 including \$378.36 in board-up fees.
- **Site Plan:** The remaining land will be cleared, graded, and seeded.

SITE LOCATION AND CONTEXT



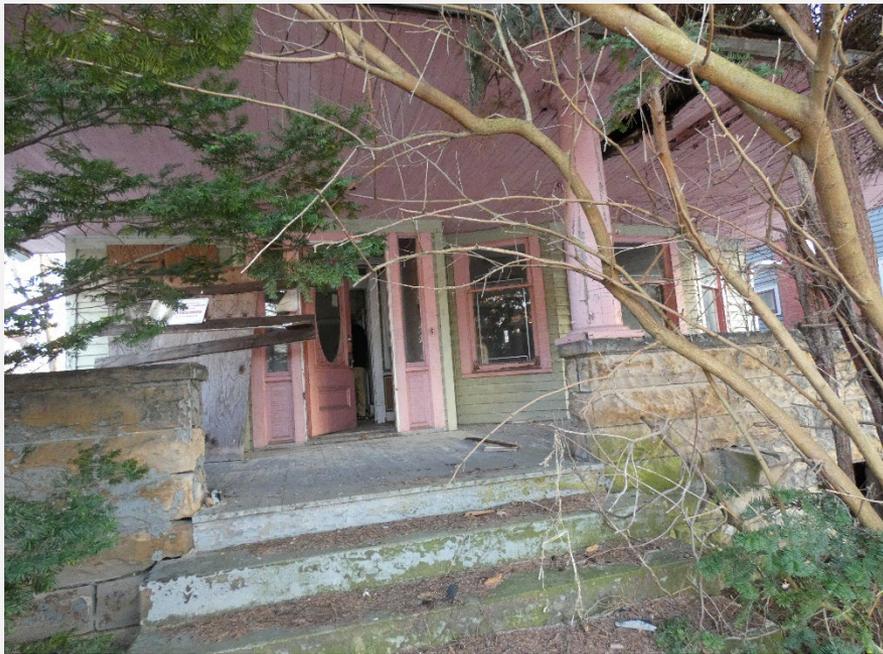
Bounded by Drexel,
Parkwood, Grantwood,
and E 108.



BUILT IN 1910

1.5 Story Garage

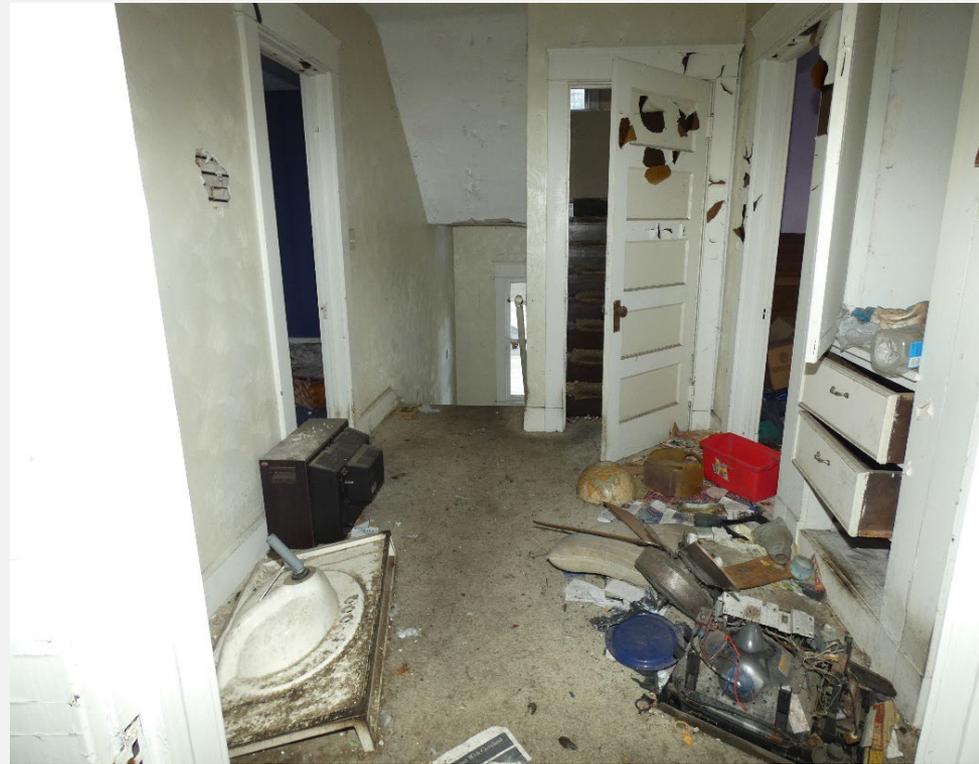




First floor: foyer, living room, kitchen, dining room with hole in ceiling

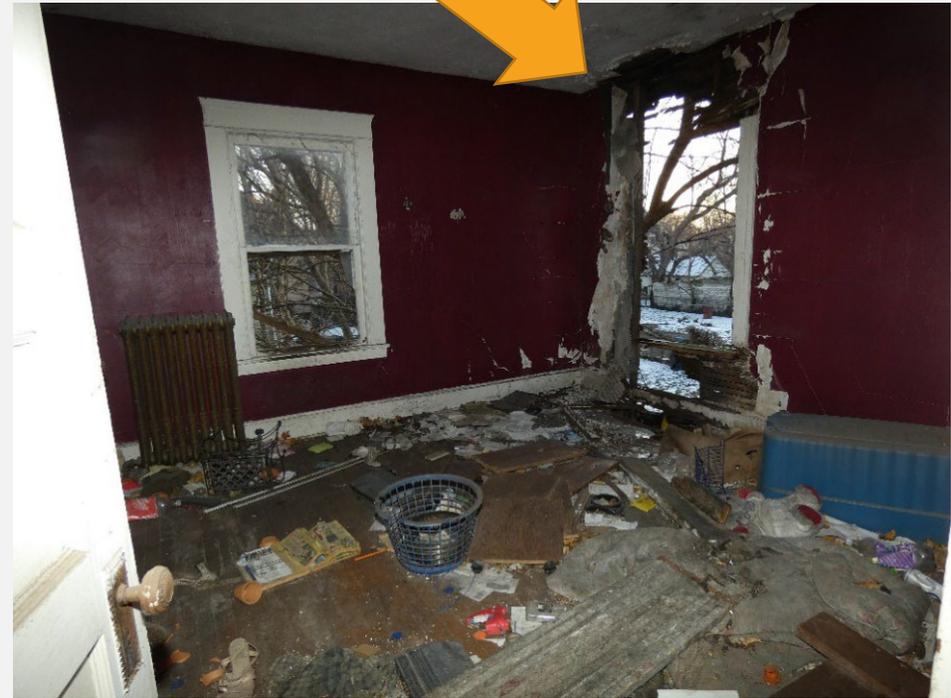


Stairs leading to second level, second floor hallway



2nd floor rooms

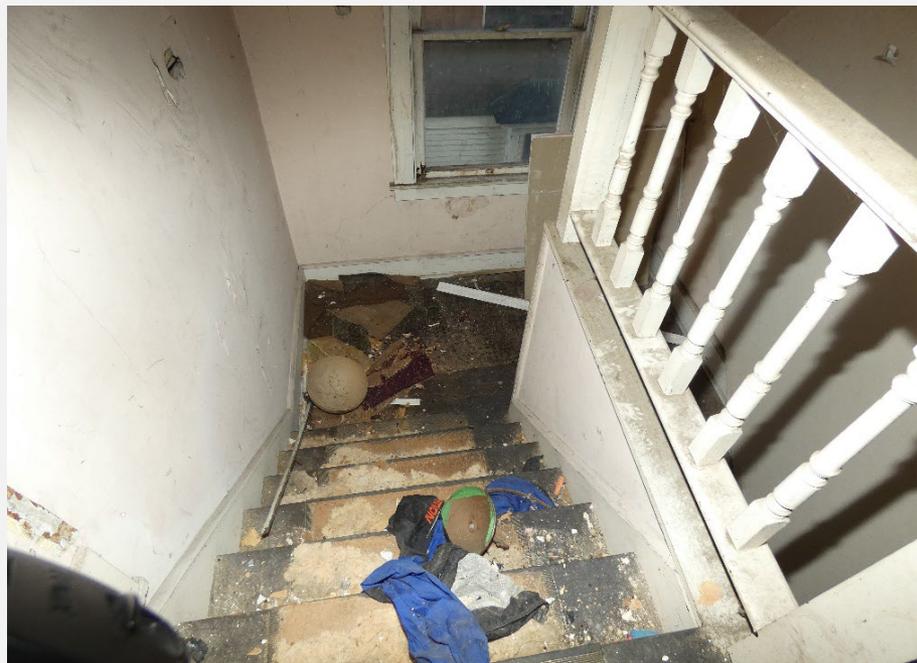
Wide Open to Elements



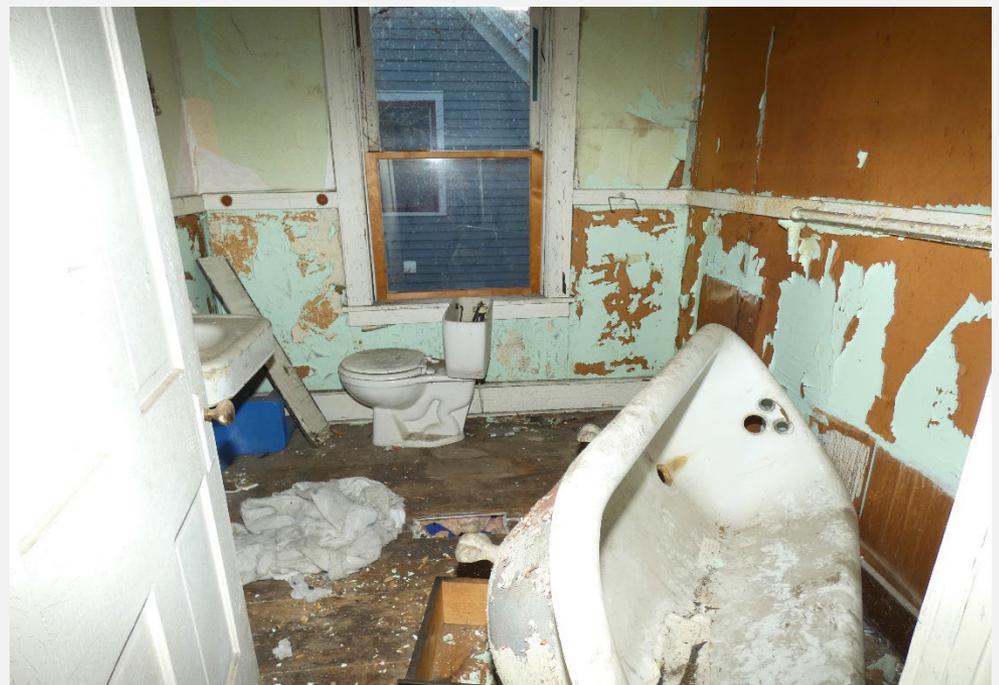
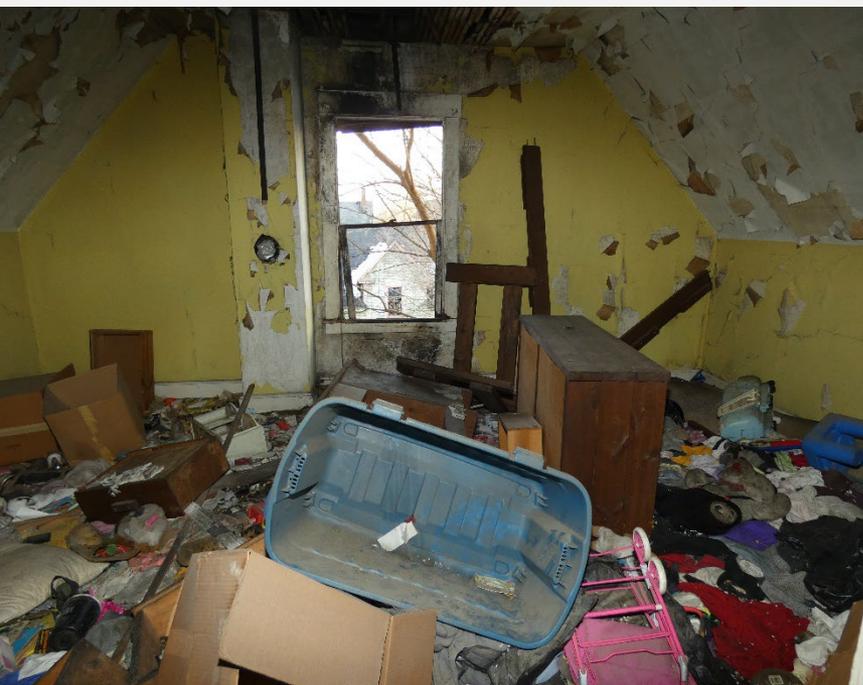
2nd floor rooms with bathroom



Stairs leading to 3rd floor and hallway



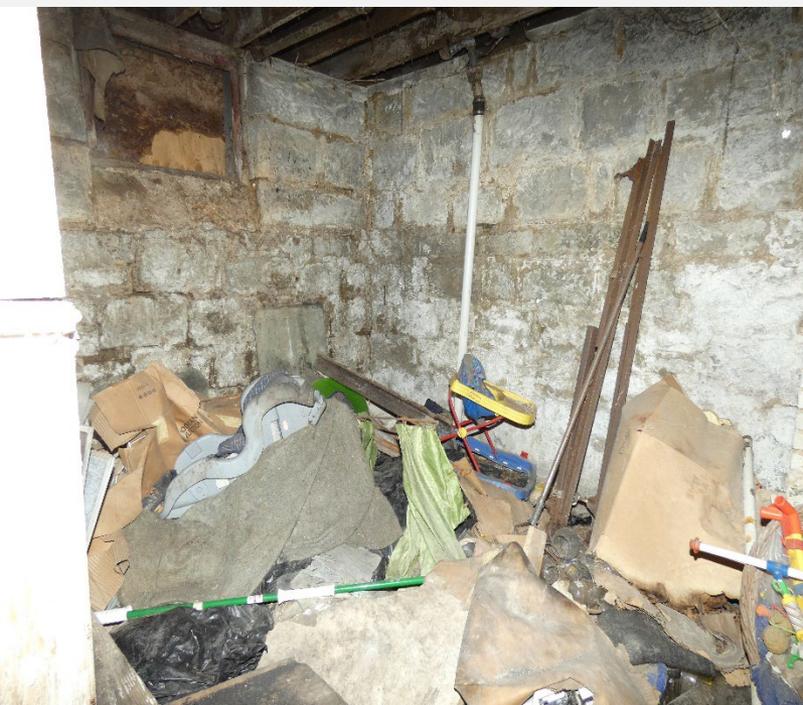
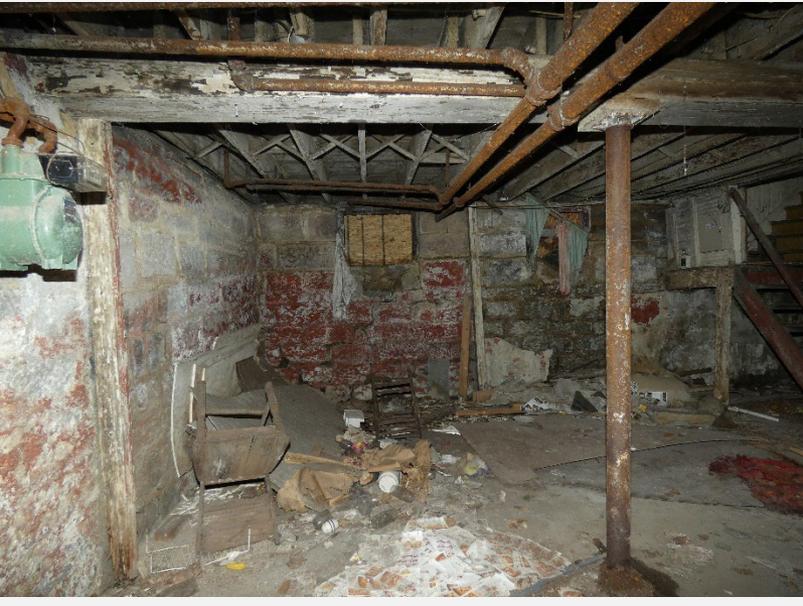
3rd floor rooms with hallway and bathroom

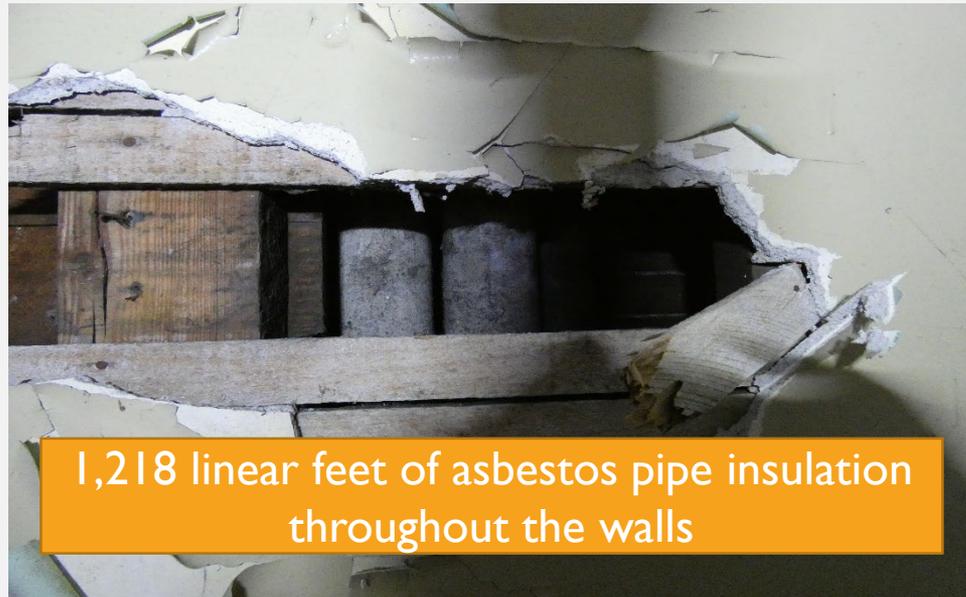


Stairs leading to basement



Basement





1,218 linear feet of asbestos pipe insulation throughout the walls



Property to the West: 10824 Drexel Ave. (owned by Ardell & Monika Cloud)



Property to the East: 10832 Drexel Ave (owned by Paul Robinson)

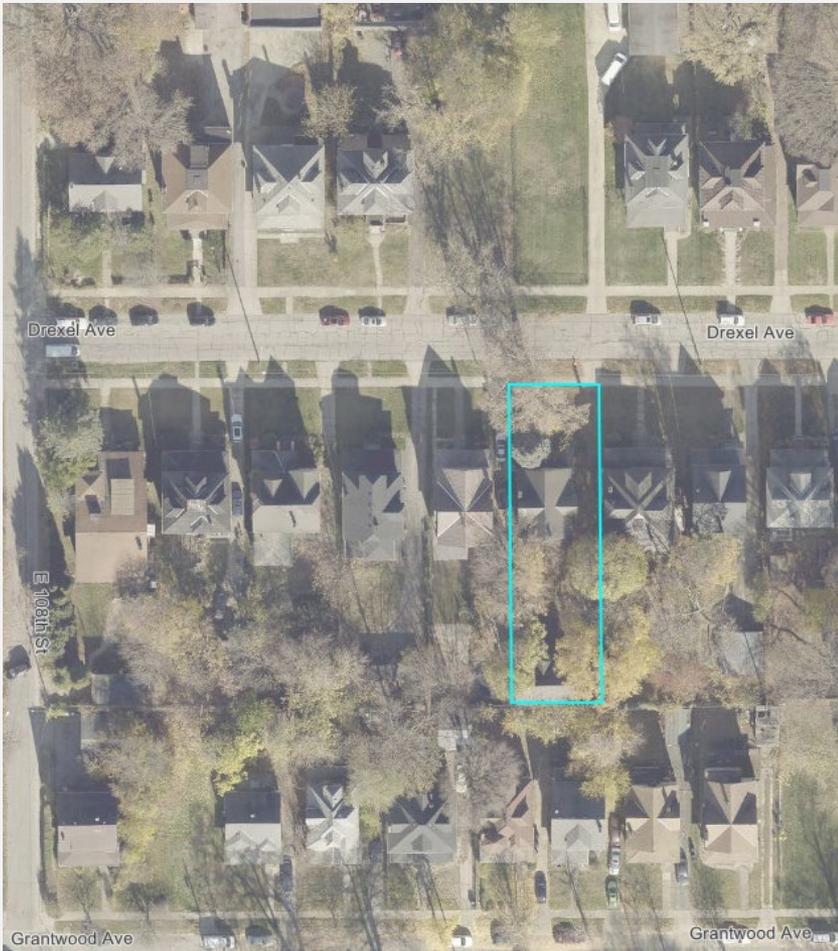


Properties Across the Street: 10819 and 10832 Drexel Ave (Owned by Mitchell, Mansa C.M. and Paul Robinson respectively)



Vacant lot between properties is 10827 Drexel Ave (Owned by City of Cleveland Land Reutilization Program)

SITE PLAN



Demolish the structure, remove all foundations and subgrade material. Level the site with clean backfill, topsoil, seed, and straw.

Cleveland Landmarks Commission

Administrative Reports



August 11, 2022

Cleveland Landmarks Commission

Adjournment



August 11, 2022