

Thursday, August 25, 2022

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

Julie Trott, Commission Chair Donald Petit, Secretary

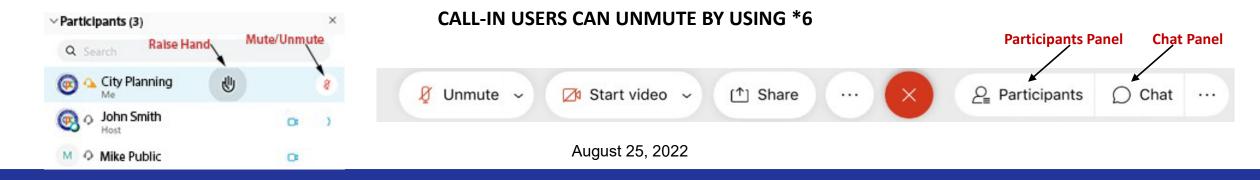
#### Preamble

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

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

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

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



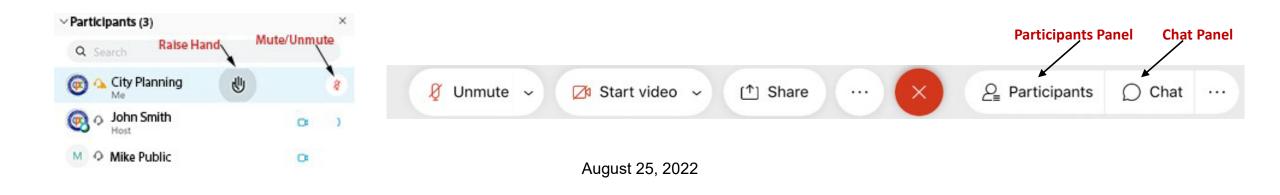
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING <u>LIVE STREAMED</u> VIA YOUTUBE.

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

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



# Call to Order & Roll Call



# **Certificates of Appropriateness**



## **Certificates of Appropriateness**

August 25, 2022



Case 22-060: Norma Herr Center

2227 Payne Avenue aka 1600 East 23rd Street

Addition

Ward 7: Howse

Project Representatives: Brian Grambort, Hiti, DiFrancesco + Siebold Architects

#### **Presentation to:**

# **Cleveland Planning Commission**

August 04, 2022

# Norma Herr Women's Center Addition

Adaptive Re-use of Existing Building 1600 East 23<sup>rd</sup> Street 2227 Payne Ave. (Facility address)

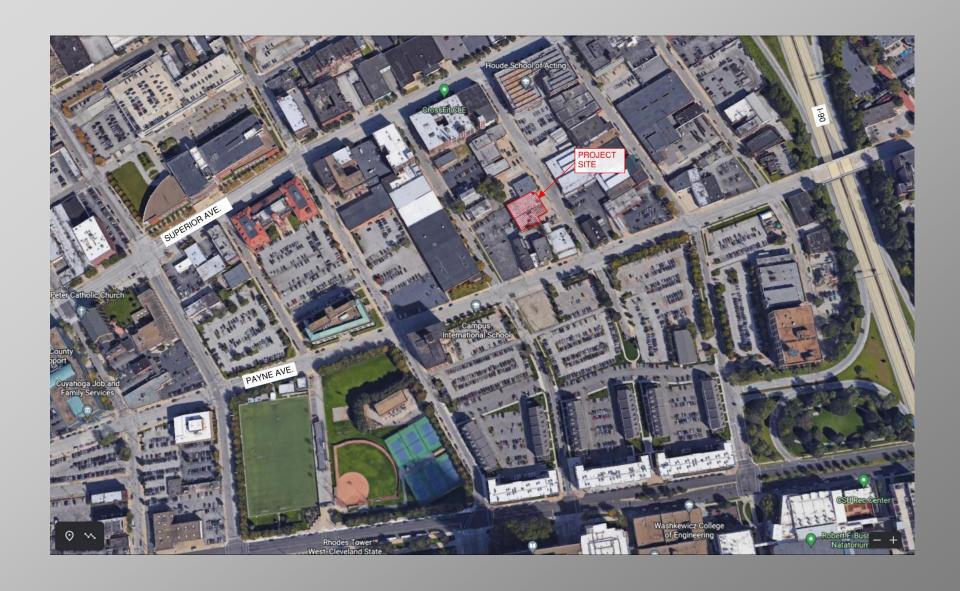




Built Circa 1960: Light Industrial one-story warehouse facility.

1600 East 23<sup>rd</sup> Street

Hiti, DiFrancesco and Siebold, Inc.



## **Site Location Map**





1664 EAST 23<sup>RD</sup> STREET FRATERNAL ORDER OF POLICE



2301 PAYNE AVENUE CLEVELAND POLICE CREDIT UNION



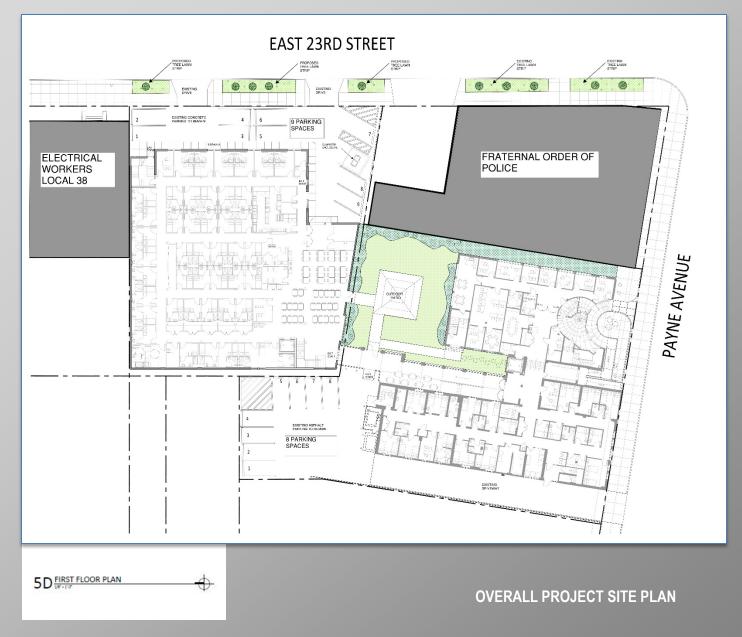


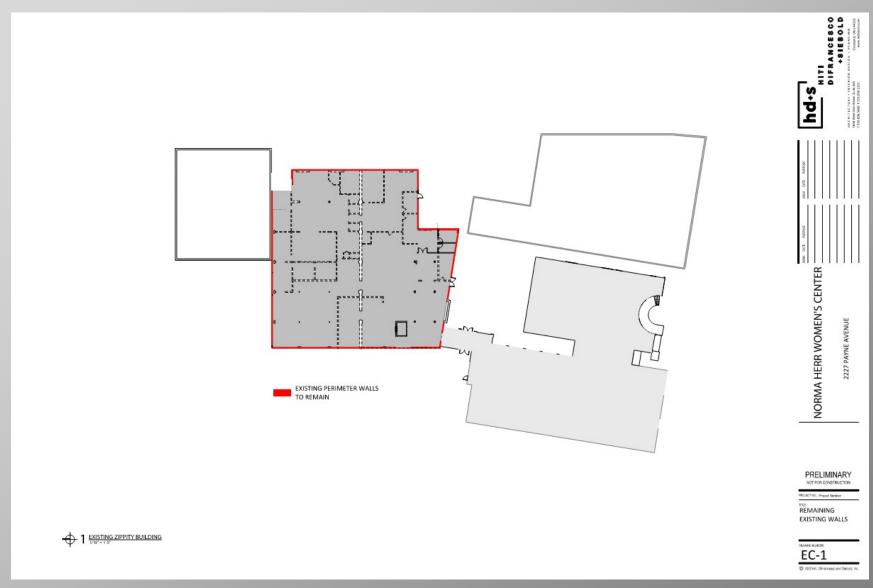
1590 EAST 23RD STREET ELECTRICAL WORKERS LOCAL 38

#### **CONTEXT VIEWS**



EXISTING SOUTH ELEVATION – ZIPPITYPRINT BUILDING





**EXISTING WALLS TO REMAIN** 



East 23<sup>rd</sup> Street View



**Interior Courtyard – West View** 



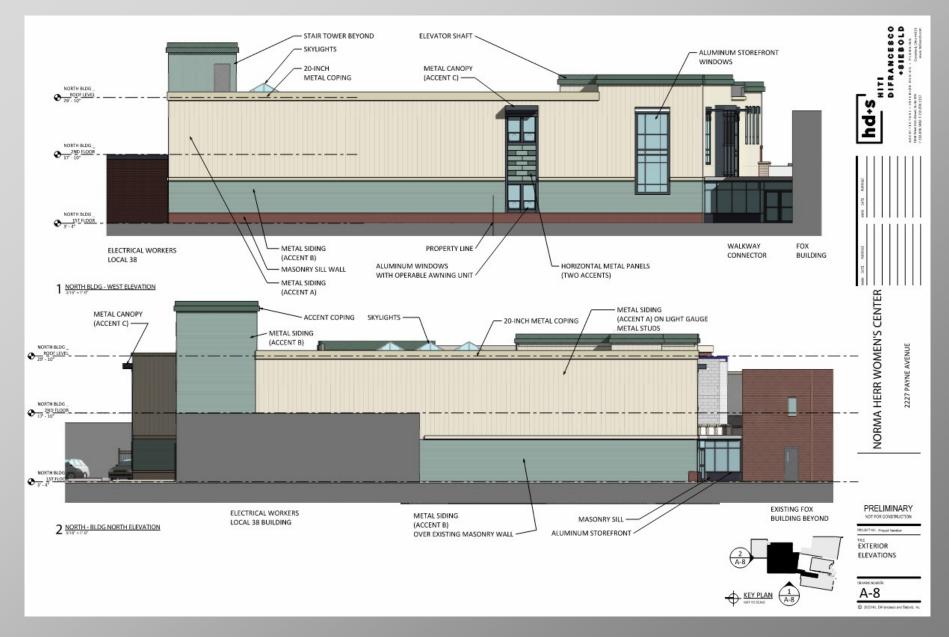
**COLOR SWATCHES** 



PROPOSED BRICK ACME MODULAR VELOUR STEEL GRAY - 106391



Norma Herr Women's Center



Norma Herr Women's Center







#### **EXISTING EAST ELEVATION – FOX BUILDING**



**WALKWAY ELEVATION** 







**CONNECTOR IMAGES** 

# **Design Review**







601 Lakeside Avenue, Room 501, Cleveland, OH. 44114 T: (216) 664-2210 F: (216) 664-3281 I www.planning.city.cleveland.oh.us

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

Meeting Location: Virtual, 9:00 AM **Case Number: Meeting Date: Project Name:** Ward #: **Project Address: Project Rep.: Existing Use: Proposed Use: Project Scope: Design Review Level Applied For: Motion by Design Review Committee:** Approve (as presented) Approve (with stated conditions) Disapprove Table Conditions: **Committee Action:** (1 = First; 2 = Second; R = Recusal Yea = Yes; Nay = No; Abst. = Abstain; Pres. = Present) **Bialosky** (C) □Yea □ Nay ☐ Abst. ☐ Pres. Schwartzberg ☐ Yea ☐ Nay ☐ Abst. ☐ Pres. ☐ Yea ☐ Nay ☐ Abst. ☐ Pres. Soltis ☐ Yea ☐ Nay ☐ Abst. ☐ Pres. **Bogart** ☐ Yea ☐ Nay ☐ Abst. ☐ Pres. Boyd Brown ☐ Yea ☐ Nay ☐ Abst. ☐ Pres. Yablonsky □ Yea □ Nay ☐ Abst. ☐ Pres. Geist (VC) ☐ Yea ☐ Nay ☐ Abst. ☐ Pres. Zarfoss ☐ Yea ☐ Nay ☐ Abst. ☐ Pres. Pesarchick ☐ Yea ☐ Nay ☐ Abst. ☐ Pres. Non-Voting Members in Attendance: ☐ Allison Hennie ☐ Michael Bosak □ Director Huang Virtual Meeting - No Signature Required **Applicant Signature & Date:** 

## **Certificates of Appropriateness**

August 25, 2022



Case 21-040: Cleveland Cultural Gardens (Concept Plan & Phase 2 Review 5/13/2021)

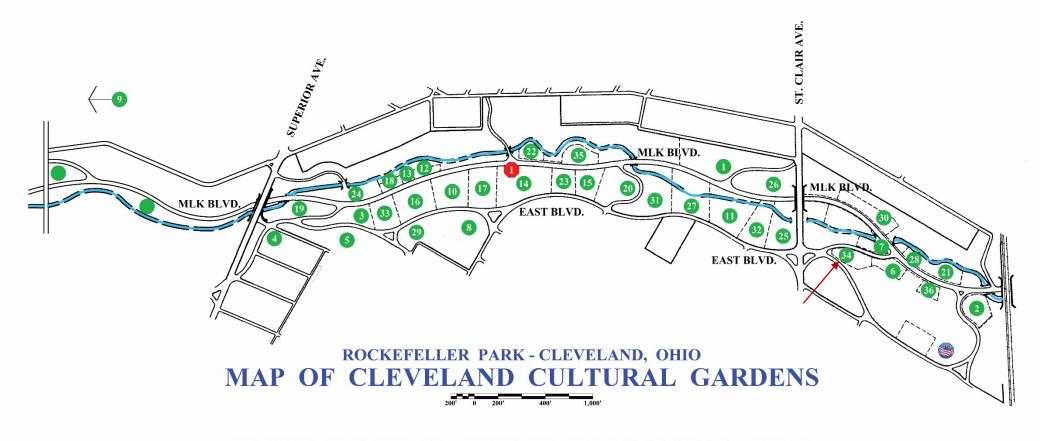
#### **Turkish Garden 780 East Boulevard**

New Garden Plan and Phase 2 Turkish Women's Suffrage

Ward 10: Hairston

Project Representatives: Berj Shakarian, Architect; Engin Ates, Mehmet Gencer, Turkish

Garden; Lori Ashyk, Cleveland Cultural Gardens Federation



#### LISTING OF THE GARDENS IN ALPHABETICAL ORDER

- AFRICAN AMERICAN

- 4 AM LEGION 7 AZERBAIJANI 10 CROATIAN 13 FINNISH
  - 16 HEBREW
- 19 IRISH
- 23 LITHUANIAN 26 ROMANIAN 29 SCOTTISH
- 22 LATVIAN 25 POLISH
- 28 RUSSIAN
- 31 SLOVAK
- 34 TURKISH

- 2 ALBANIAN
- 5 AM LEGION 8 BRITISH 3 AMERICAN 6 ARMENIAN 9 CHINESE
- 111 CZECH 12 ESTONIAN
- 14 GERMAN 15 GREEK
- 17 HUNGARIAN 20 ITALIAN 18 INDIA
  - - 21 KOREAN
- 24 LEBANESE 27 RUSIN
- 30 SERBIAN
  - 33 SYRIAN
- 32 SLOVENIAN 35 UKRAINIAN 36 VIETNAMESE

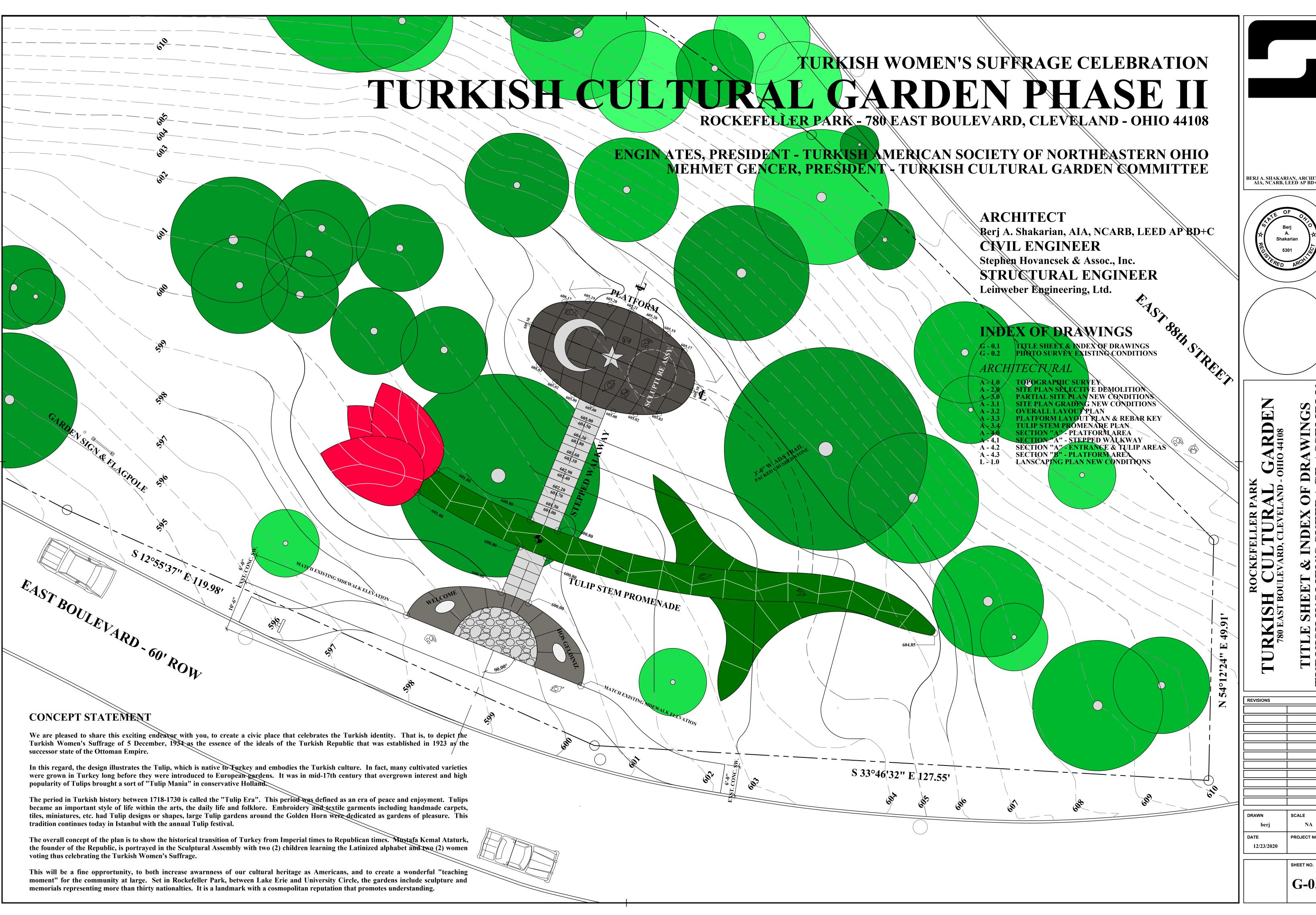


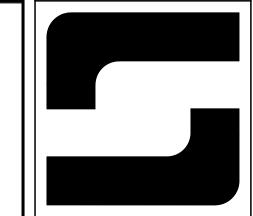
**LEGEND** 

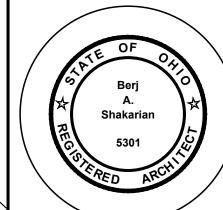












TITLE STREET

SCALE PROJECT NO.

G-0.1











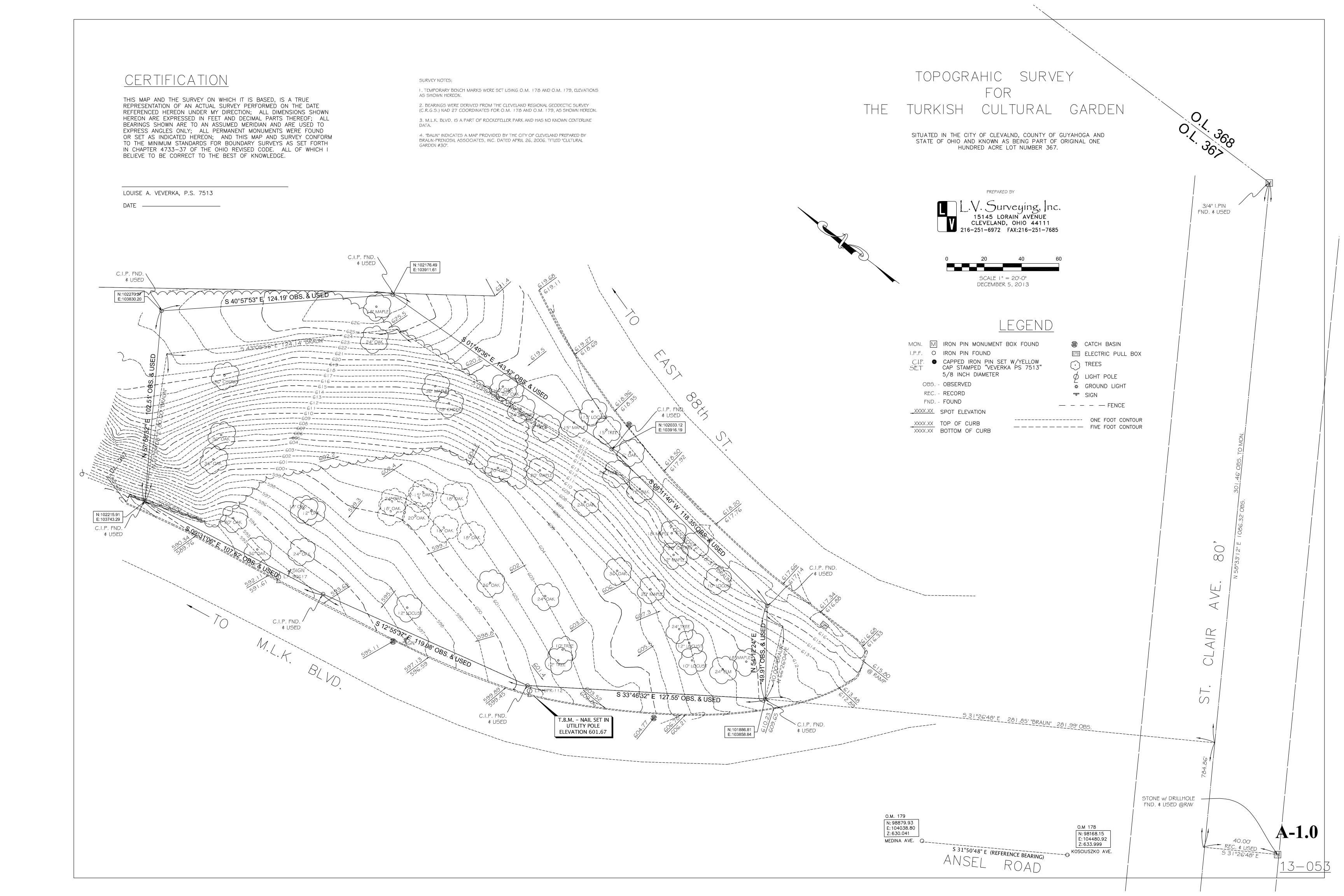
# CKEFELLER PARK CULTURAL GARDEN EVARD, CLEVELAND - OHIO 44108

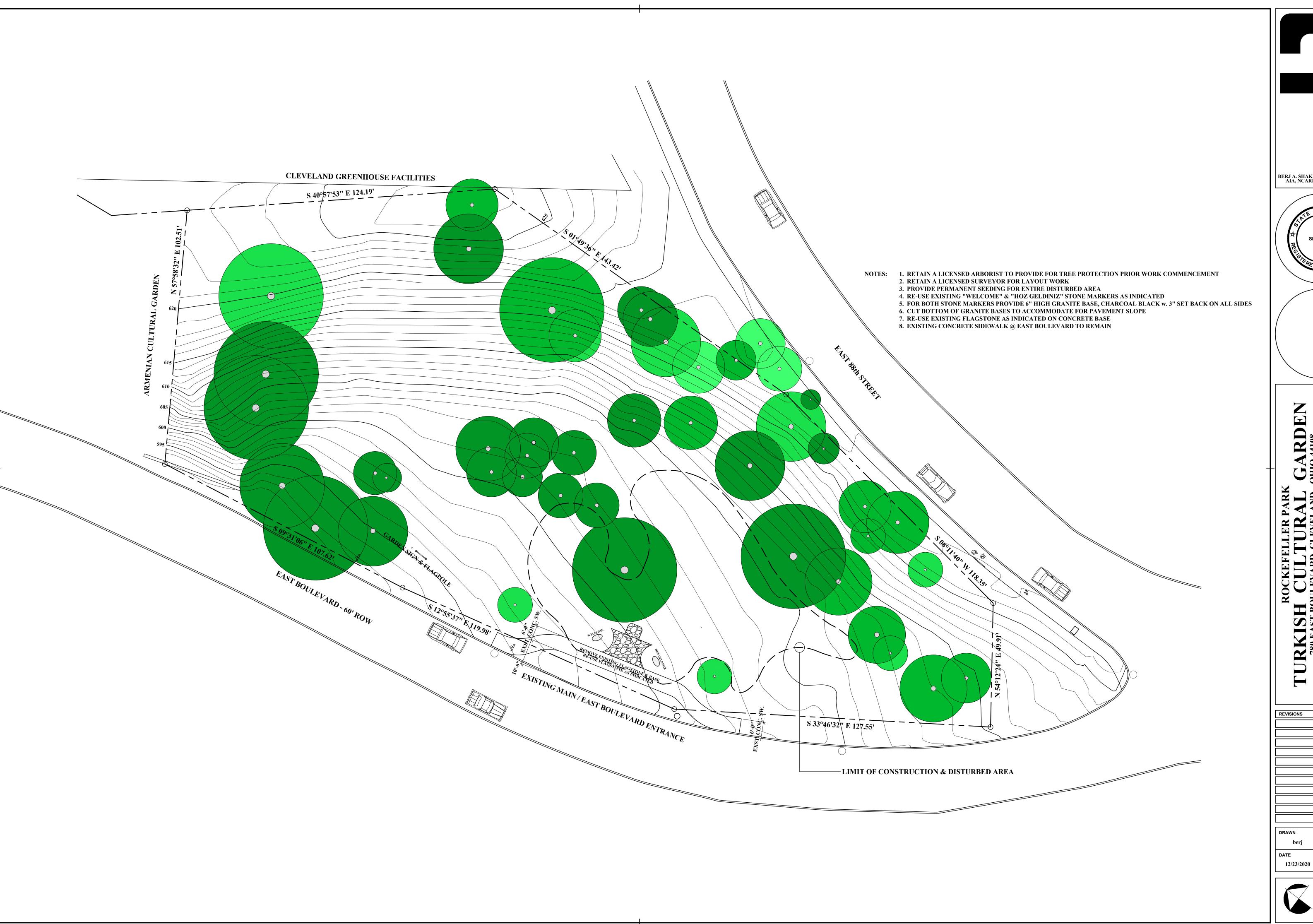
BERJ A. SHAKARIAN, ARCHITECT AIA, NCARB, LEED AP BD+C

TURKISH CULT
780 EAST BOULEVARD, CI
PHOTO SURVEY EXIS

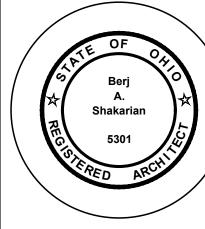
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2/23/2020	
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	SHEET NO.

G-0.2





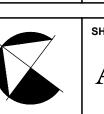
BERJ A. SHAKARIAN, ARCHITECT AIA, NCARB, LEED AP BD+C



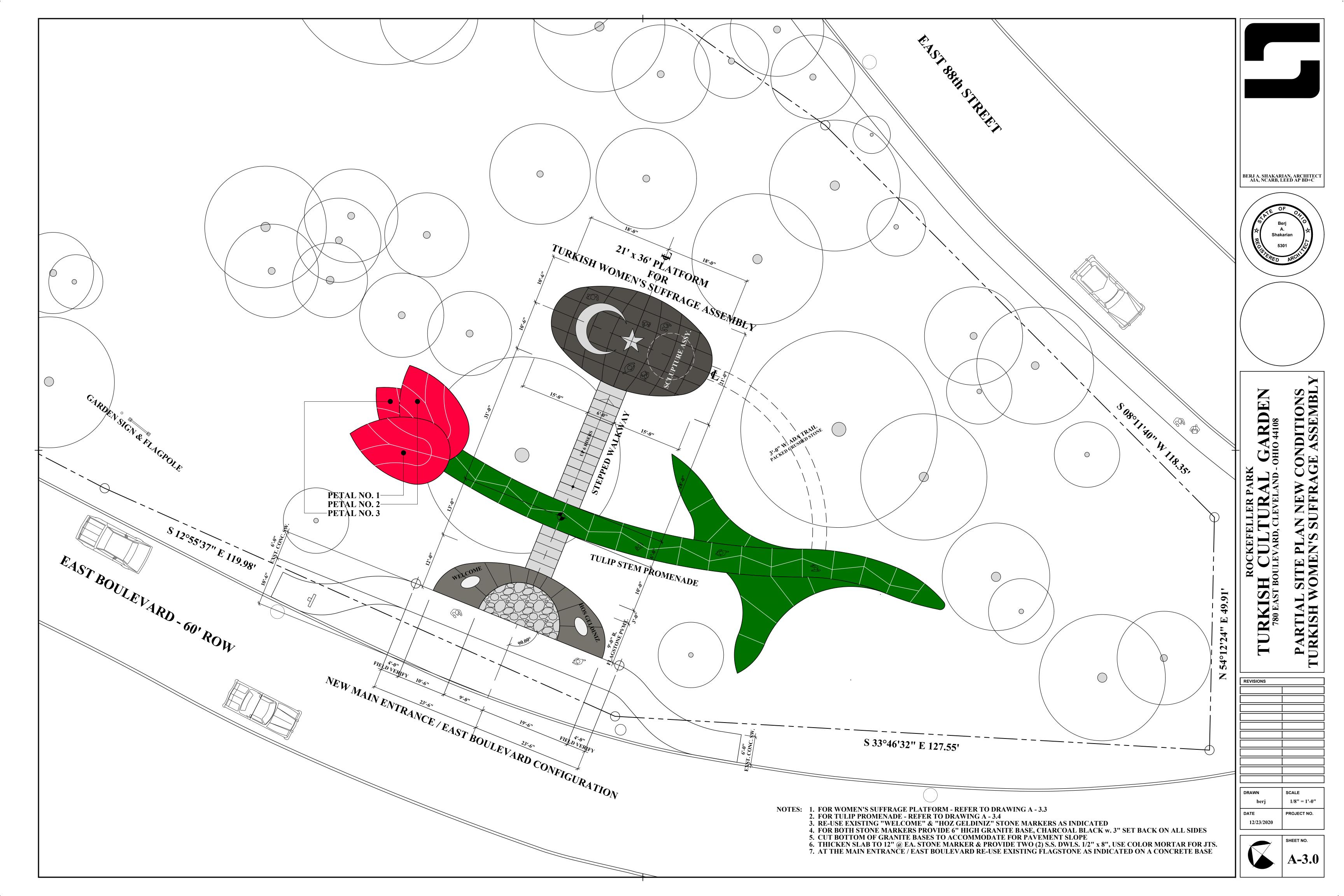
ROCKEFELLER PARK
TURKISH CULTURAL
780 EAST BOULEVARD, CLEVELAND-

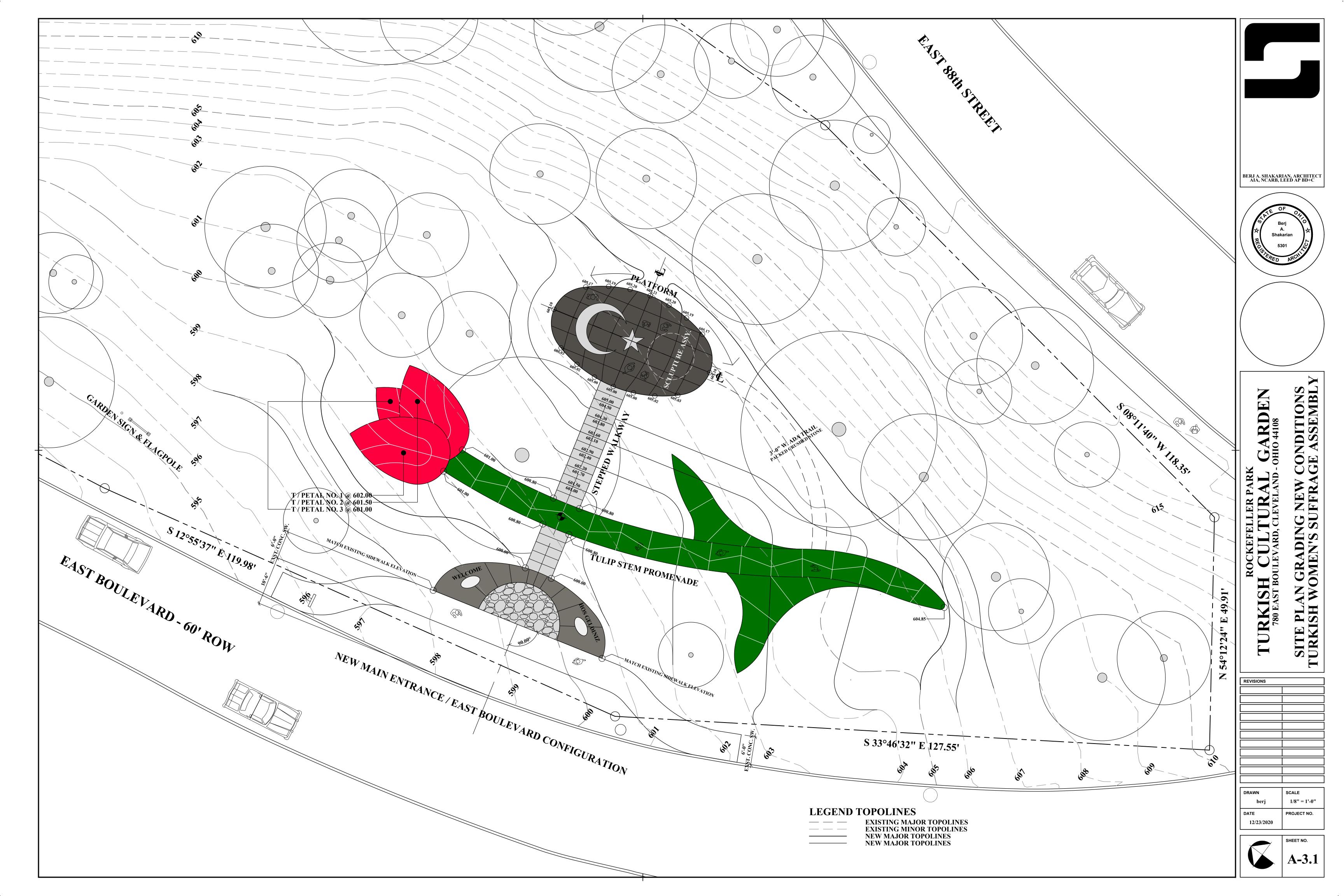
SITE PLAN SELEC TURKISH WOMEN'S

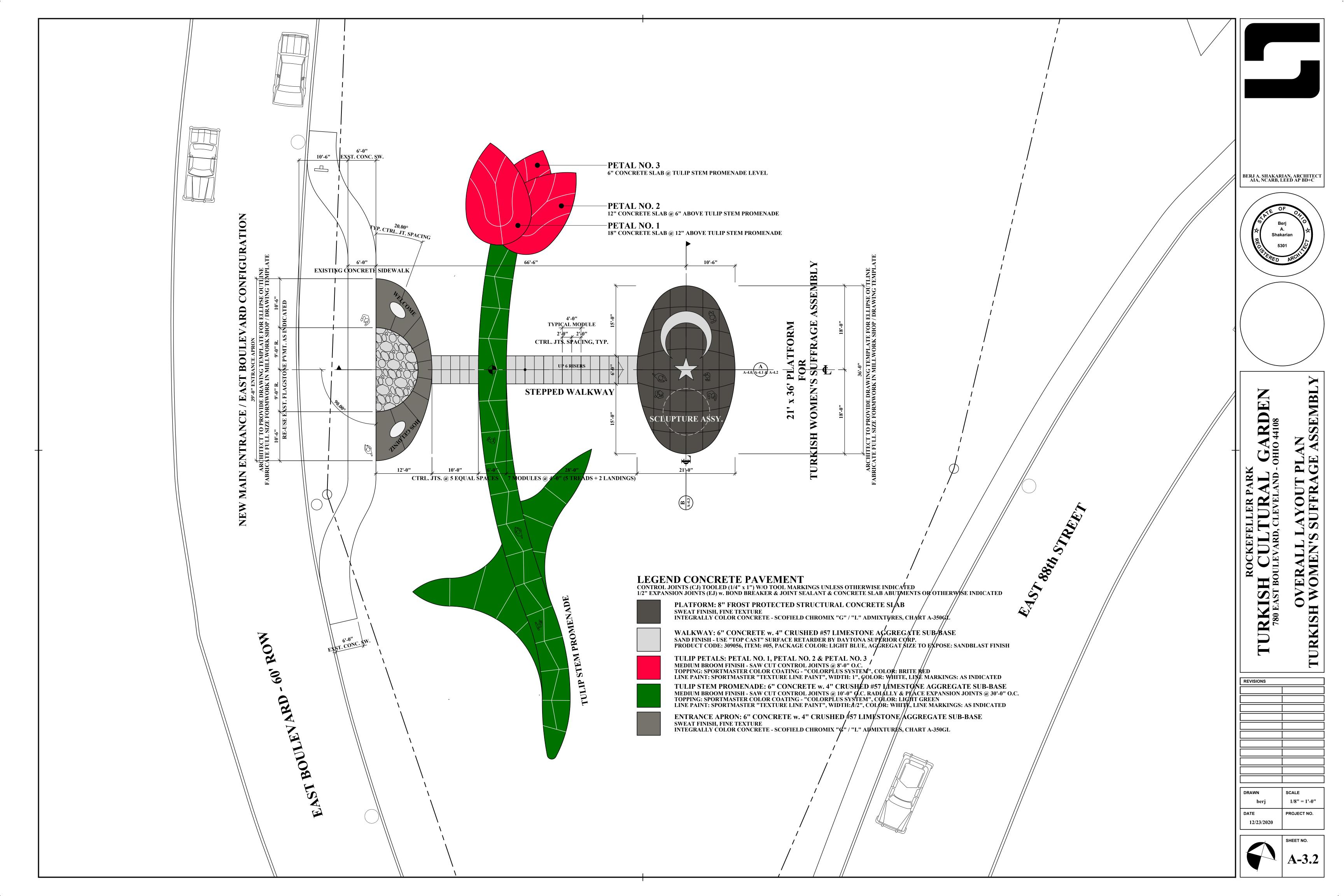
SCALE 1/16" = 1'-0" PROJECT NO.

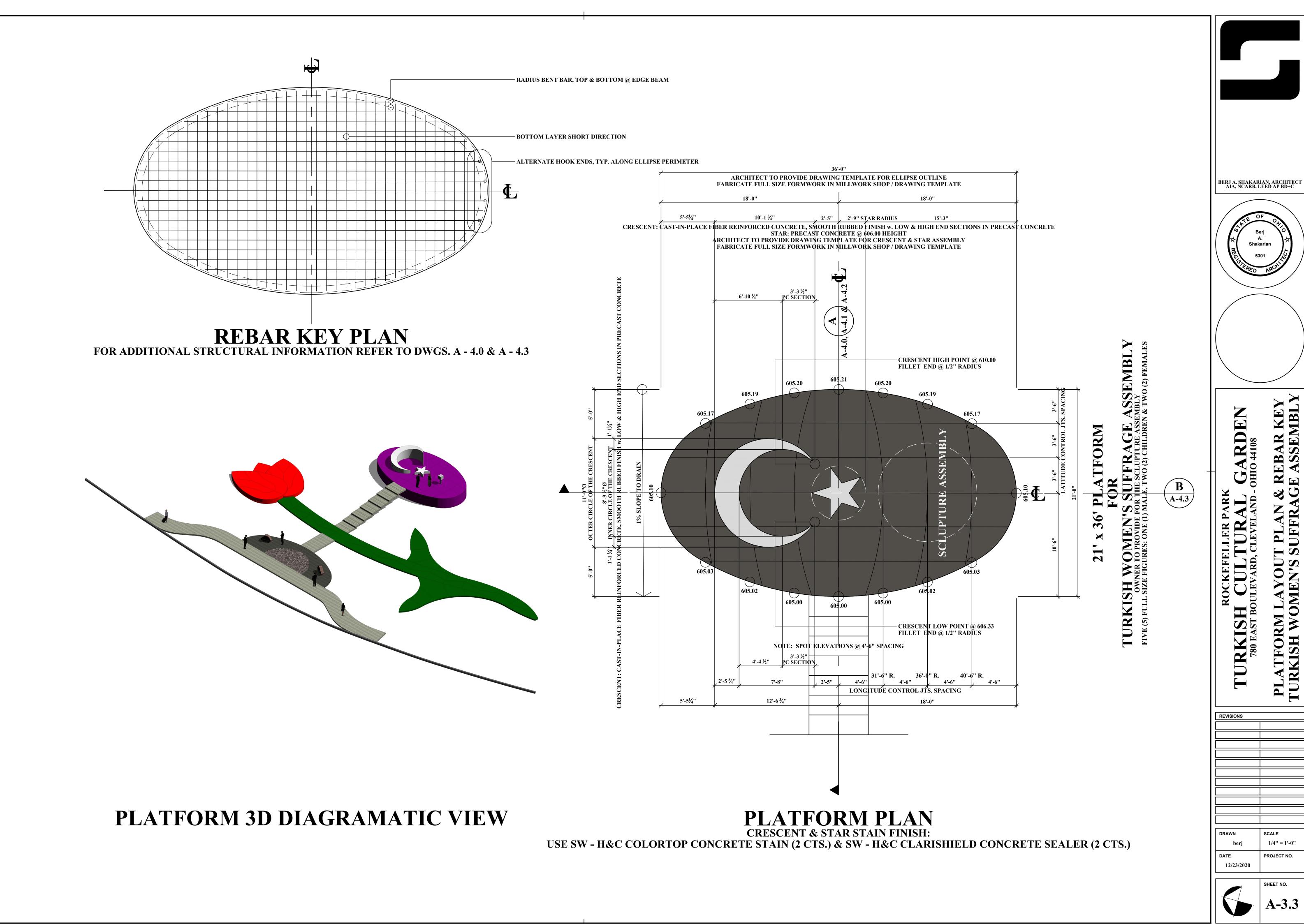


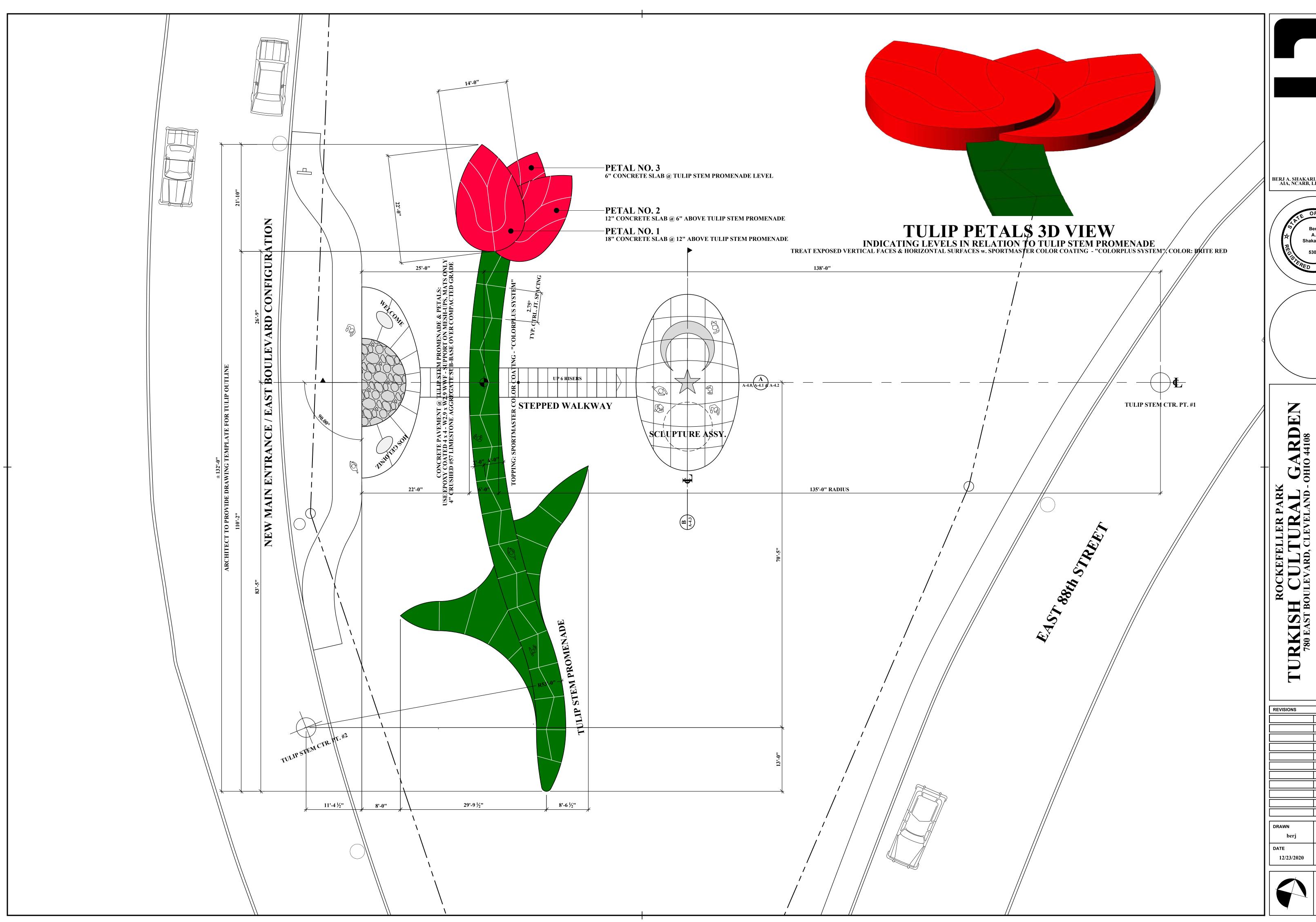
**A-2.0** 

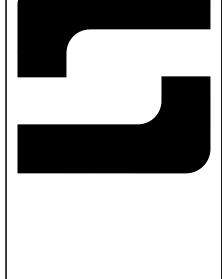










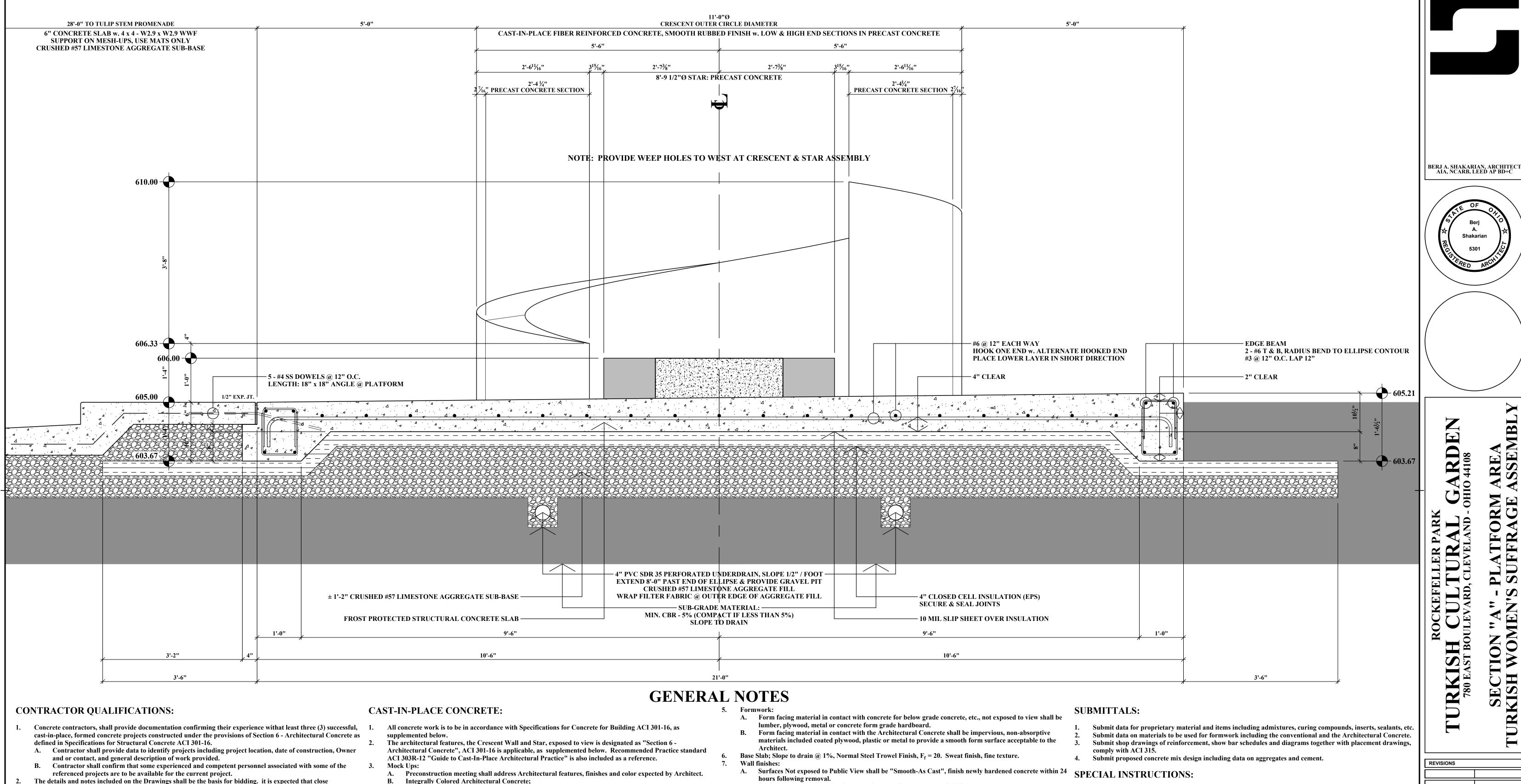


BERJ A. SHAKARIAN, ARCHITECT AIA, NCARB, LEED AP BD+C



DRAWN berj	SCALE 1/8" = 1'-0"
DATE 12/23/2020	PROJECT NO.





2. The details and notes included on the Drawings shall be the basis for bidding. it is expected that close collaboration during preconstruction and construction shall occur among all parties involved; i.e. Owner, **Architect and Contractor.** 

#### **FOUNDATION:**

- 1. This subgrade for the Podium structure shall be reviewed by an experienced Geotechnical Engineer retained by the Concrete Contractor to attest that the subgrade is suitable for the contemplated work.
- 2. The new foundation system includes an Insulated, Cast-In-Place, Reinforced Concrete Mat over a prepared sub-grade, free-draining crushed stone, insulation board "PlastiSpan 60" by Plasti-Fab and vapor barrier / slip
- Assumed design bearing pressure 1,250 psf on natural inorganic soil or approved and controlled backfill material.
- C. Four (4) Mock Up panels are required for Architectural Concrete using approved concrete mix, proposed formwork, formwork joints, ties, accessories, construction joints with seals, curing methods and time, etc.
  - Mock Up Shall be per ACI 303R-12 Mock Up shall include recessed cone ties (if required for wall forms) and demonstrate sealing of the
  - Schedule of form removal, curing and surface protection shalll be identical on each Mock Up.
  - One Mock Up shall include the installation of a concrete repair patch.
  - Full profile Mock Up Wall panels shall be reviewed and approved by Architect before the construction of the Architectural Wall begins. These Mock Up Wall panels shall remain available and protected from damage until the casting and acceptance of the actual Architectural Wall is complete.
- 4. Concrete Mix: Concrete mix shall be proportioned in accordance with ACI 301-16 as modified by project specifications.
- B. F'c = 4,500 PSI for concrete including water containment elements, Base Slab and Walls:
  - Maximum cement content 600 lb. per cu. yd.
  - Maximum w/c ratio .45 Aggregate shall be well graded blend and shall have a low drying shrinkage and low absorption
- properties. C. Admixtures:
- Air Entrained Admixture shall be an approved air entraining agent for all concrete. Use 6% entrained air plus or minus 1%. Use for all concrete.
  - High Range water reducer shall be used for all concrete.
- The use of calcium chloride or admixtures containing chlorides is prohibited. Fly ash shall not be used.
- D. Concrete mix designs shall be of a high standard Portland cement base suitable for the corrosiveness of the groundwater, soil and tank environment to which is exposed.

- B. Surfaces Exposed to Public View, Architectural Concrete, per ACI 303.1.
- C. Form ties (if Required for formwork) shall be stainless steel with 1" recessed cones on all surfaces. **Reinforcing Steel:**
- A. Deformed bars per ASTM A615, Grade 60. Epoxy coated.
- B. Fabricate all reinforcing to curvature of structure unless the required curvature for the rebar diameter can be easily accommodated in the field without machine fabrication.
- C. Welded Wire Mesh in slab on grade, where designated, shall be in accordance with ASTM A185. Epoxy coated. Supply and install as flat sheets or prefabricated bent sheets.
- D. Welded Wire Mesh shall be supported by "mesh-Ups" manufactured by Lotel, Inc. Use one 3-inch Mesh-Up per 3 square feet.
- E. Lap Reinforcing: 12" / #3, 20" /#4, 24" / #5 & 30" / #6
- Provide all accessories necessary to support reinforcement per CRSI recommendations. A. Chairs and bolsters shall be corrosion resistant. Chairs and bolsters for slab shall have sand plates.
- B. Wall ties if required for formwork shall be stainless steel.
- C. Tie wire used for securing reinforcing supports, reinforcing steel and miscellaneous accessories shall be corrosion resistant. Tails of tie wire shall be bent toward the interior of the concrete, away from the exterior surfaces of the concrete.
- Minimum clearance for placement for reinforcing steel is 2".
- All external edges and corners of concrete structures in areas exposed to view shall be chamfered  $\frac{1}{2}$ " unless otherwise instructed by Architect.
- Cure all concrete using a moisture retaining cover or wet cure procedures. 13. Concrete Engineered Fibers, where specified, shall be "TUF-STRAND SF" by The Euclid Chemical Company.

Plasti-Fab, Inc.

Use 3 lbs of "TUF-STRAND SF" per cubic yard. High Load Insulation Board to be installed below Platform pdium slab shall be expanded ploystyrene (EPS) insulation that meets the rquirements of ASTM C578, Type XV. Use PlastiSpan 60 as manufactured by

- 1. Inspection and testing services shall be provided by an approved independent testing laboratory retained by Owner per ASTM E329. Reports shall be sent directly to the Owner, Architect, Structural Engineer and Contractor. Concrete test reports shall also be sent to ready mix supplier.
- These services shall include the following:
- Bearing surfaces and reinforcement placement. A. Foundations:
- B. Concrete:
- C. Reinforcement:
- Dseign mix data, daily pour reports, cylinder test, entrained air test.
- Placement

DRAWN	SCALE			
berj	1" = 1'-0"			
DATE	PROJECT NO.			

12/23/2020

SHEET NO.

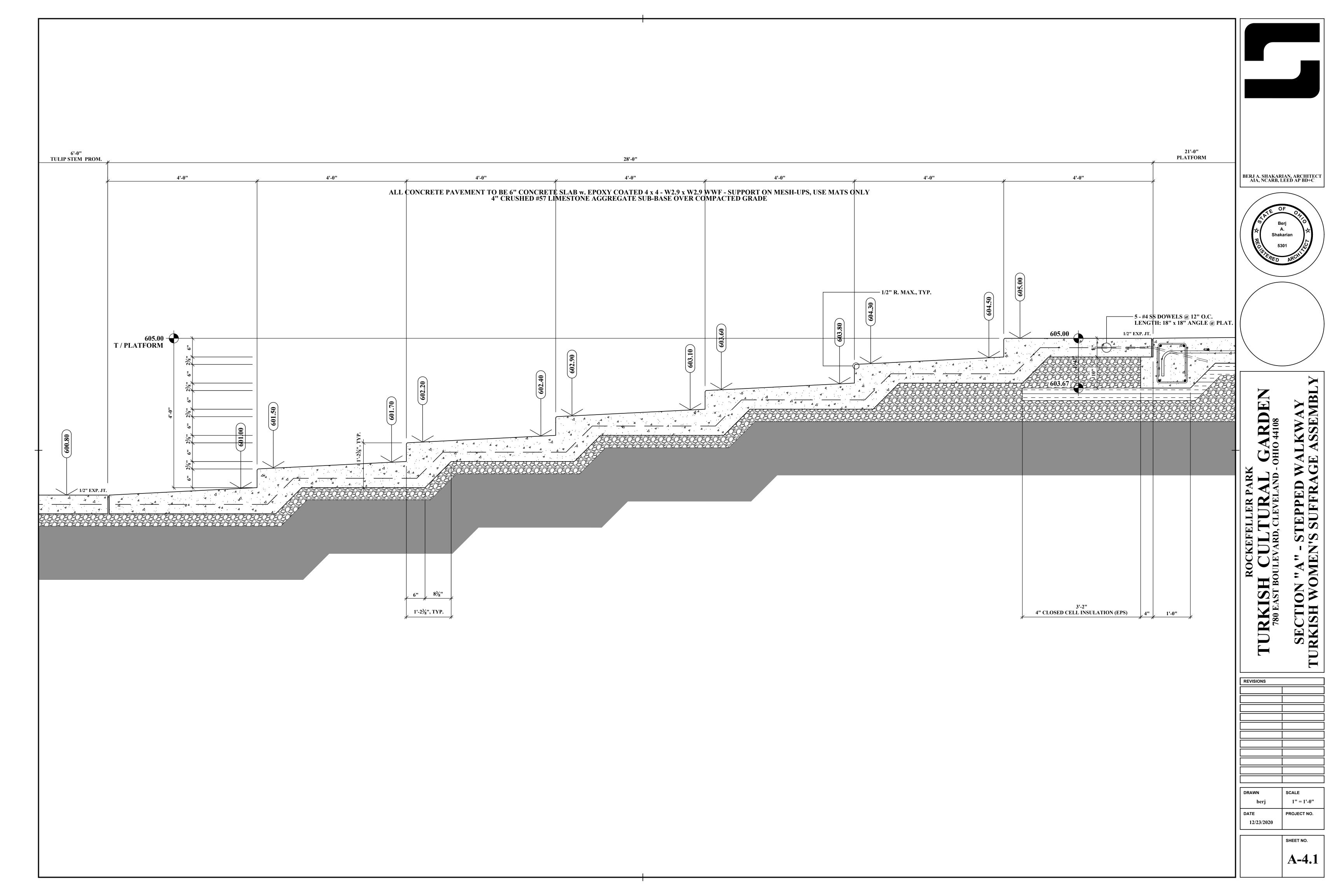
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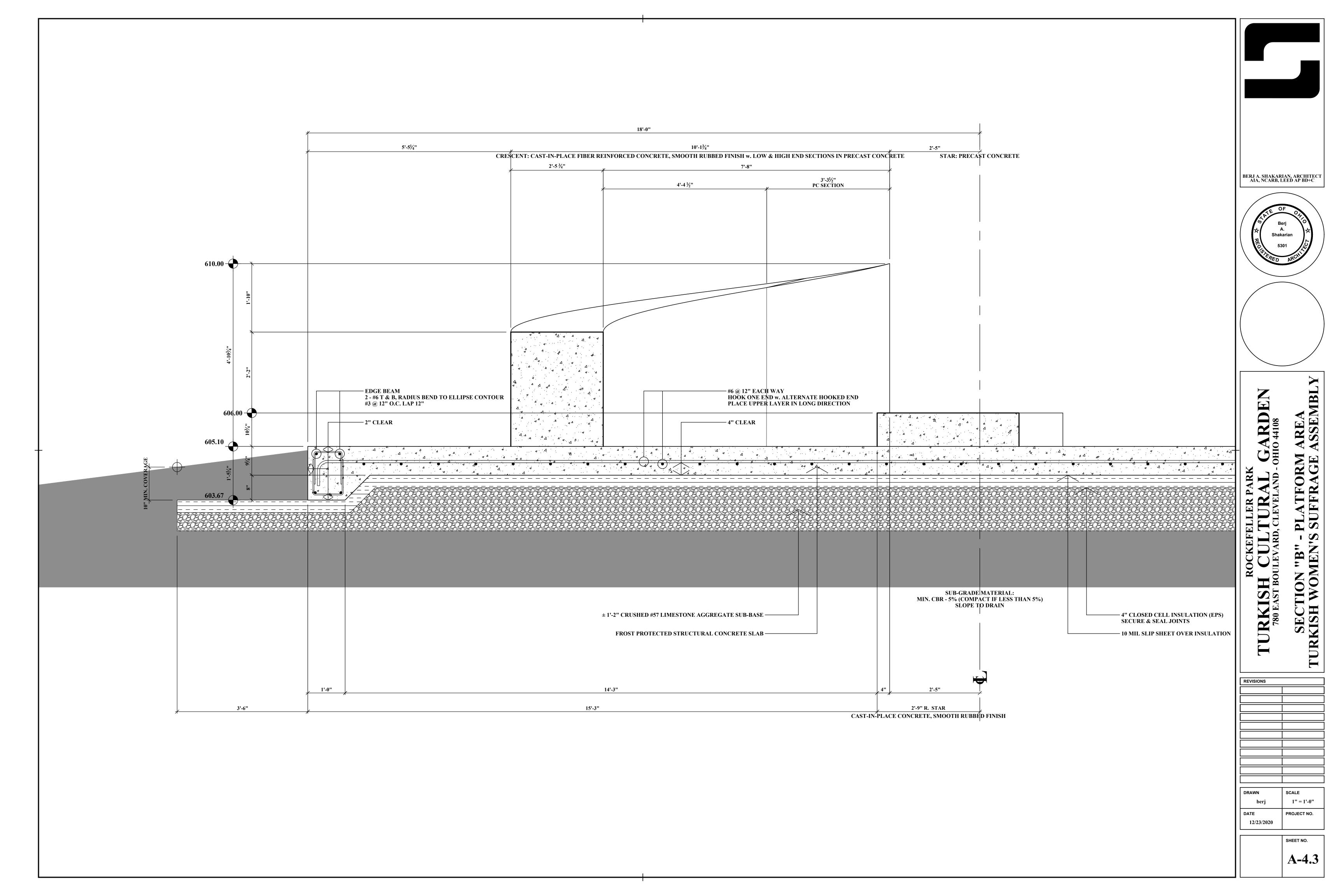
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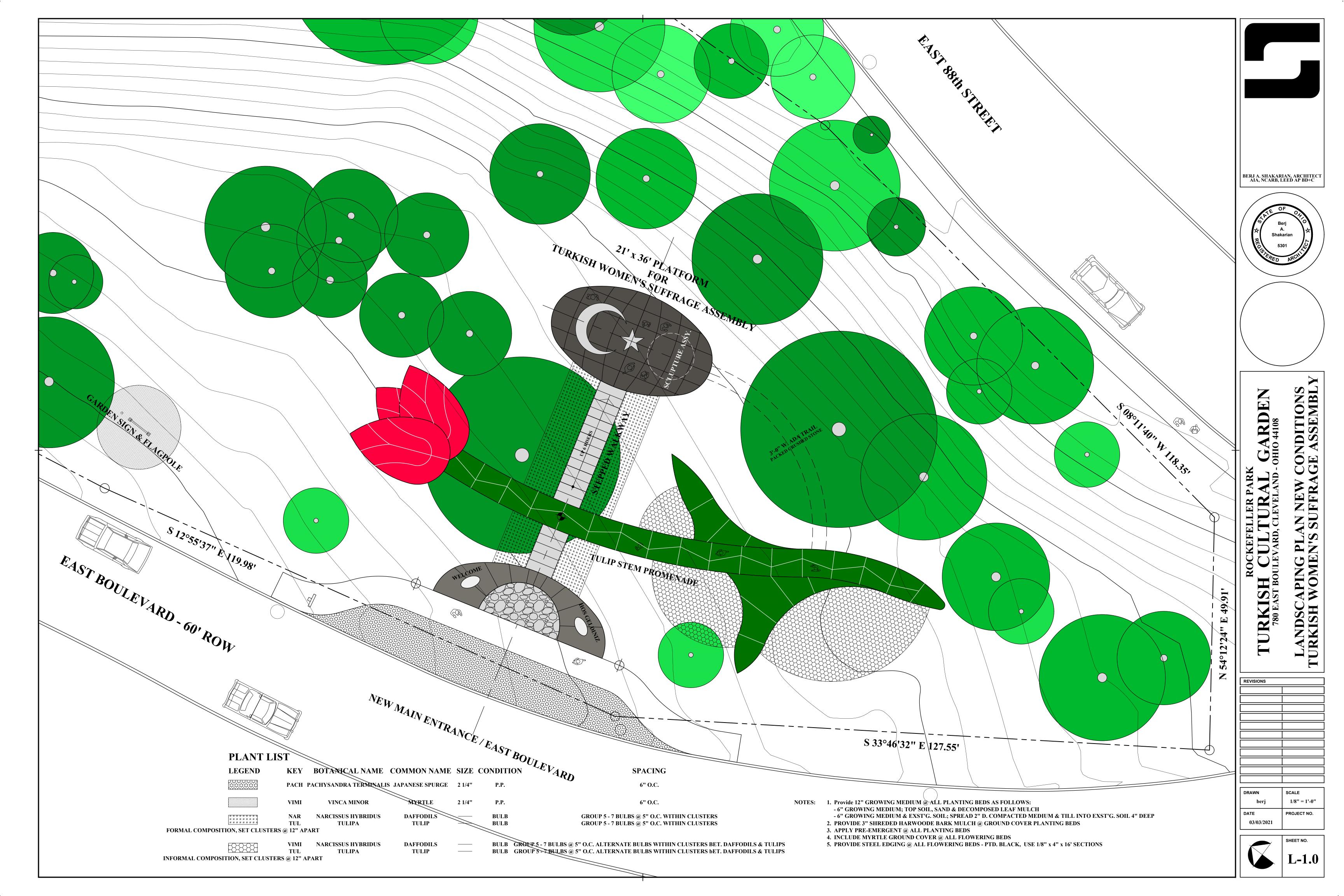
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SEC



6'-0"	12:-0"	10"-0"	38'-6" TO & OF PLATFORM	BERJ A. SHAKARIAN, ARCHITECT AIA, NCARB, LEED AP BD+C  Berj A. Shakarian
ETE SIDEWALK	MAIN ENTRANCE / EAST BOULEVARD  RE-USE EXISTING "WELCOME" & "HOZ GELDINIZ" STONE MARKERS AS INDICATED  FOR BOTH STONE MARKERS PROVIDE 6" HIGH GRANITE BASE, CHARCOAL BLACK w. 3" SET BACK ON ALL SIDES  CUT BOTTOM OF GRANITE BASES TO ACCOMMODATE FOR PAVEMENT SLOPE	E PAVEMENT TO BE 6" CONCRETE SLAB w. EPOXY COATED 4 x 4 - W2.9 x W2.9 WWF - SUPPORT ON MES. 4" CRUSHED #57 LIMESTONE AGGREGATE SUB-BASE OVER COMPACTED GRADE  WALKWAY	H-UPS, MATS ONLY  TULIP STEM PROMENADE  TOPPING: SPORTMASTER COLOR COATING - ""COLORPLUS SYSTEM"	5301 CONTROL OF THE PROPERTY O
EXISTING CONCRI	599.33		EXPNI. 1/2" EXPNI.	KEFELLER PARK ULTURAL GARDEN ARD, CLEVELAND - OHIO 44108 N'S SUFFRAGE ASSEMBI
	9-9" RADIUS INSTALL EXISTING PLAGSTONE ON MORTAR BED AS INDICATED  3'-9"		54'-6" TO 4. OF PLATFORM	REVISIONS  REVISIONS  DRAWN berj DATE 1"=1'-0" DATE 12/23/2020  SHEET NO.  A-4.2







#### **Cleveland Landmarks Commission**

# **Concept Plan**



August 25, 2022



Case 22-061: Cleveland Cultural Gardens

French Garden 1520 Martin Luther King, Jr. Drive

New Garden Plan

Ward 9: Conwell

Project Representatives: Jayme Schwartzberg, DERU Landscape Architecture;

R. K. Levitz Architecture; French-American Chamber of Commerce; Lori Ashyk,

**Cleveland Cultural Gardens Federation** 











### **AGENDA**

- I. INTRODUCTION, COMMITTEE CHAIR
- II. PRESENTATION OF GARDEN
- III. WRAP-UP & QUESTIONS





















TRADITIONAL FRENCH PLANTING STYLES
FRENCH CULTURAL GARDEN







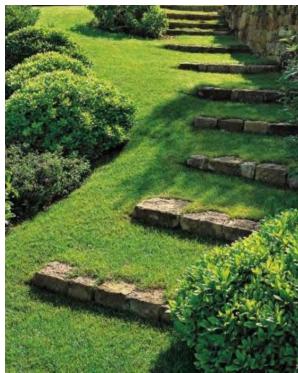






































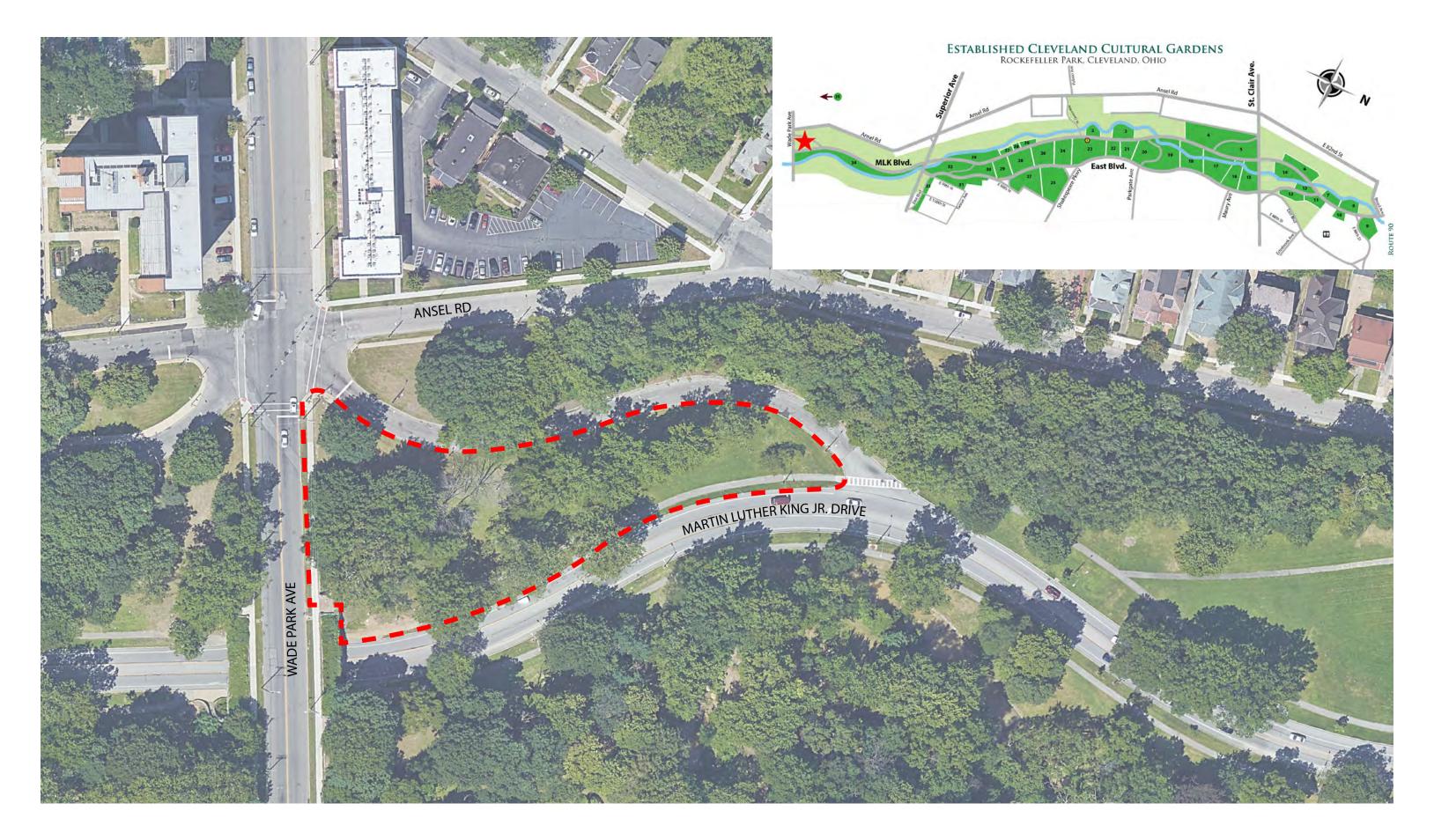














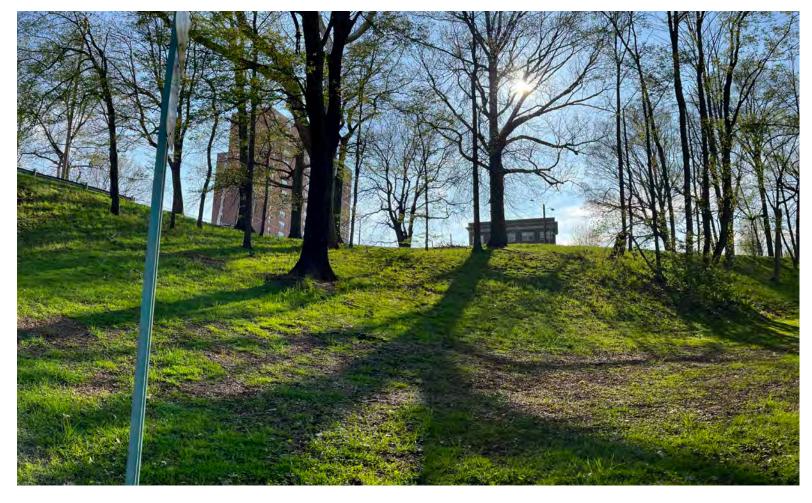


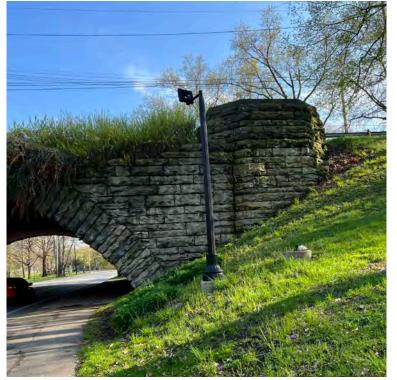




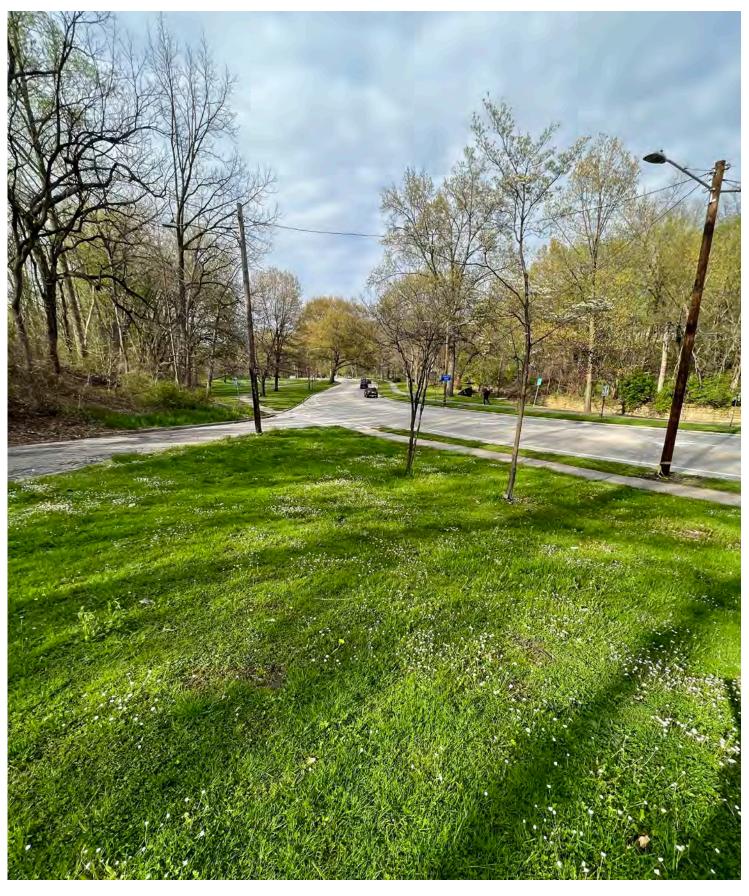




























MONET'S WATER LILY BRIDGE









AMPHITHEATER SEATING





FORMAL TREE GROVE

PÉTANQUE COURT







CASUAL GATHERING SPACE



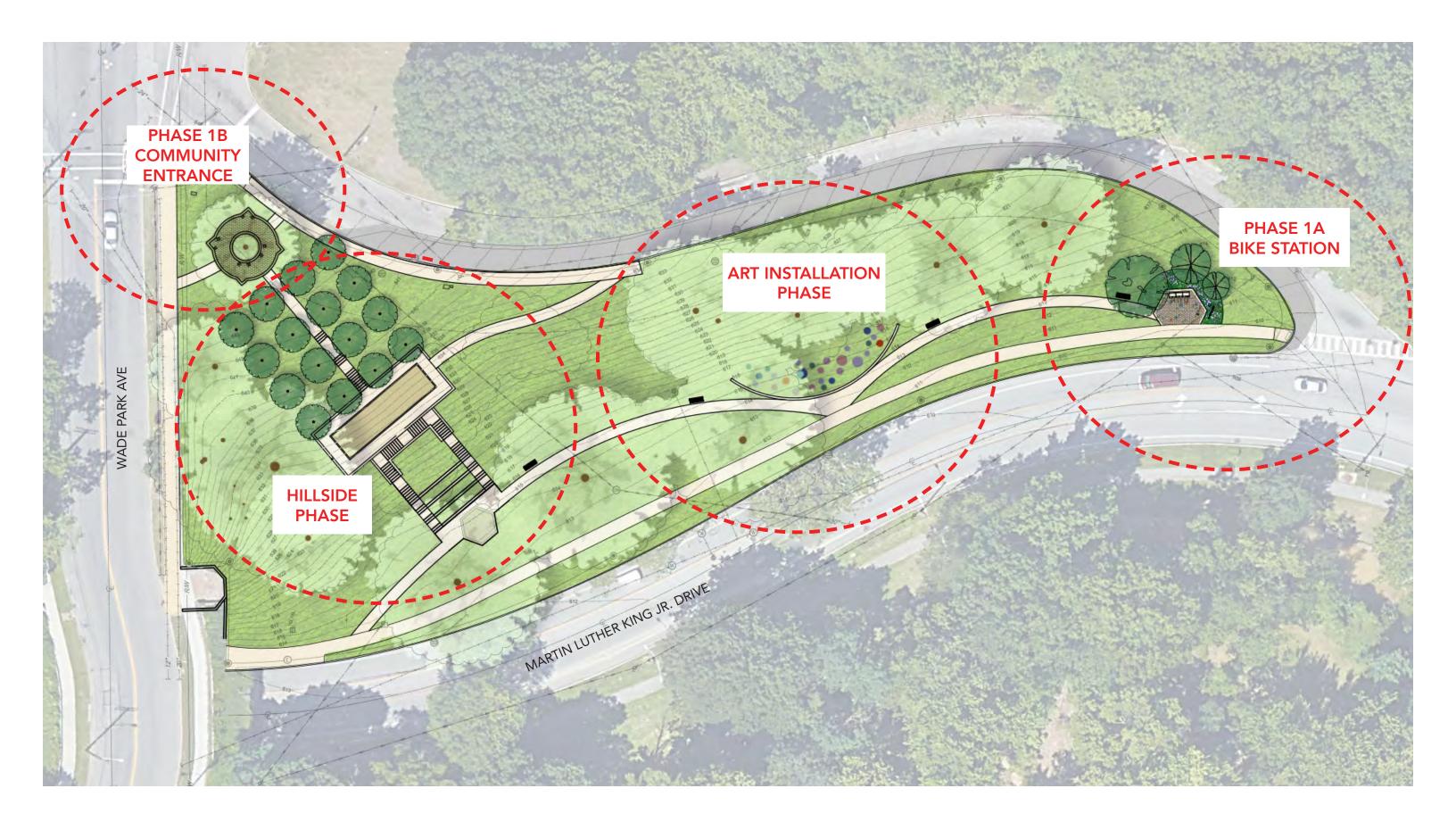
BISTRO-STYLE SEATING & TABLES

















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

Members of the Landmarks Commission:

Aug. 23, 2022

The executive board of the Cleveland Cultural Gardens Federation unanimously approved design plans for the French Cultural Gardens during the week of Aug. 1 via electronic vote. This followed the recommendation of the board's Design and Preservation Committee, which approved the design on July 29, 2022.

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

Sincerely,

Lori Ashyk Executive Director Cleveland Cultural Gardens Federation 216-220-3075

Cleveland Cultural Gardens www.clevelandculturalgardens.org 10823 Magnolia Dr. Cleveland , OH 44106

Gardens: African American \* Albanian \* American \* Azerbaijan \* British \* Carpatho-Rusyn \* Chinese \* Colombian \* Croatian \* Czech \* Estonian \* Ethiopian \* Finnish \* French \* German \* Greek \* Hebrew \* Hungarian \* India \* Irish \* Italian \* Korean \* Latvian \* Lebanese \* Lithuanian \* Mexican \* Native American \* Pakistani \* Peace Garden of the Nations \* Polish \* Romanian \* Russian \* Scottish \* Serbian \* Slovak \* Slovenian \* Syrian \* Turkish \* Ukrainian \* Uzbek \* Vietnamese

#### **Cleveland Landmarks Commission**

## **Certificates of Appropriateness**



#### **Certificates of Appropriateness**

August 25, 2022



Case 22-062: Franklin-West Clinton Historic District

Joseph M. Gallagher School 6601 Franklin Boulevard

Renovation

Ward 15: Spencer

Project Representatives: Zora Pavlovic, Then Design Architecture; Hollie Dellisanti, Cleveland

Metropolitan School District

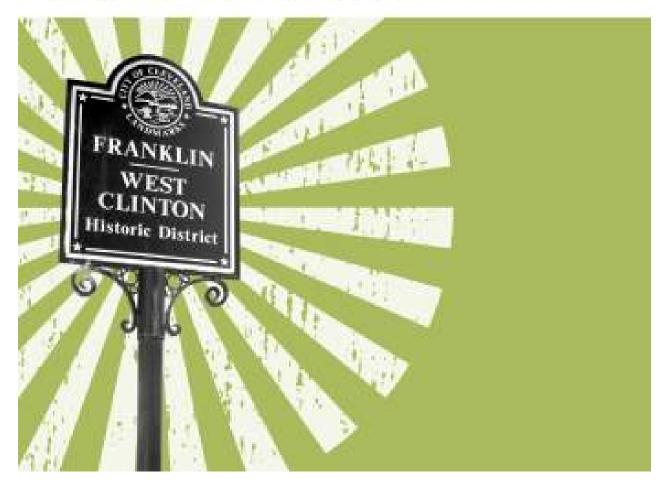
# Joseph M. Gallagher PreK-8 School

The Franklin Boulevard – West Clinton Historic District Design Review 08/17/2022





# FRANKLIN BOULEVARD HISTORIC WEST CLINTON AVENUE DISTRICT



The Franklin Boulevard – West Clinton Historic District was established in 2010 to help residents preserve and protect Cleveland's history and to enrich neighborhood's future.

The Franklin-West Clinton Design Review Committee is providing neighbors with information and resources to increase the value of their homes in the historic neighborhood.

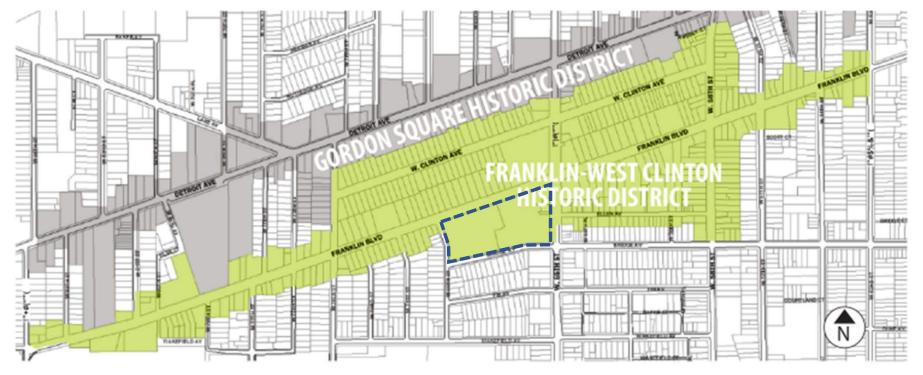
The Committee follows the Secretary of the Interior's Standards for the Treatment of Historic Properties guidelines, and acts as a local advisory to the City of Cleveland Landmarks Commission on exterior renovations.





#### FRANKLIN BOULEVARD - WEST CLINTON

#### HISTORIC DISTRICT MAP





Historic Facts:

Joseph M. Gallagher School is located on the southwest corner of Franklin Boulevard and West 65<sup>th</sup> Street right across from where George A. Tinnerman mansion once stood.

In 1890, as George Tinnerman, a German emigrant and founder of the Tinnerman Stove and Range Company, build a mansion on the northwest corner of Franklin Boulevard and West 65th Street. The grand mansion served as the home for three generations of Tinnermans before being sold in 1946 to Carl Kaufman who operated a funeral home in the mansion for nearly two decades. The building was torn down in 1965 to make room for a Pick-N-Pay grocery store and today is occupied by a Rite Aid drug store.





#### Renovated Joseph M. Gallagher PK-8 School

This design review application is for a renovation to Joseph M. Gallagher PreK-8 school at 6601 Franklin Boulevard. The school was originally built as 126,816 square foot structure in 1977. A second-floor classroom addition of 7,640 square feet was constructed in 2000.

The renovated school will offer educational programing for 1,020 pre-kindergarten through eighth grade students, 66 teachers and 40 support staff. Renovated building will be 146,982 square feet which includes proposed small addition of 965 square feet facing Franklin Boulevard.

The interior includes 4 classrooms per grade level, PreK-8, and 12 flexible classrooms throughout the building designed to accommodate specialized needs. Additionally, there are 4 Extended Learning Areas for collaborative projects, a Project Lab, a Computer Lab, two Art Rooms, two Music Rooms, a Media Center, a Gymnasium, and Student Dining. The Media Center, Gymnasium, and Student Dining are designed to support community use after hours. Space is also allocated for administration, physical education support spaces, the kitchen, custodial spaces, and other building services.

Exterior programming includes 111 parking spaces (to accommodate all teachers and staff), 65 bicycle spots, 2 playgrounds for different age bands, and underground stormwater management. Existing green space, on the corner of Bridge Ave. and West 69<sup>th</sup> Street, will remain and will be enhanced for students' and community use. The project will be pursuing LEED Silver Registration and will include sustainable features throughout.





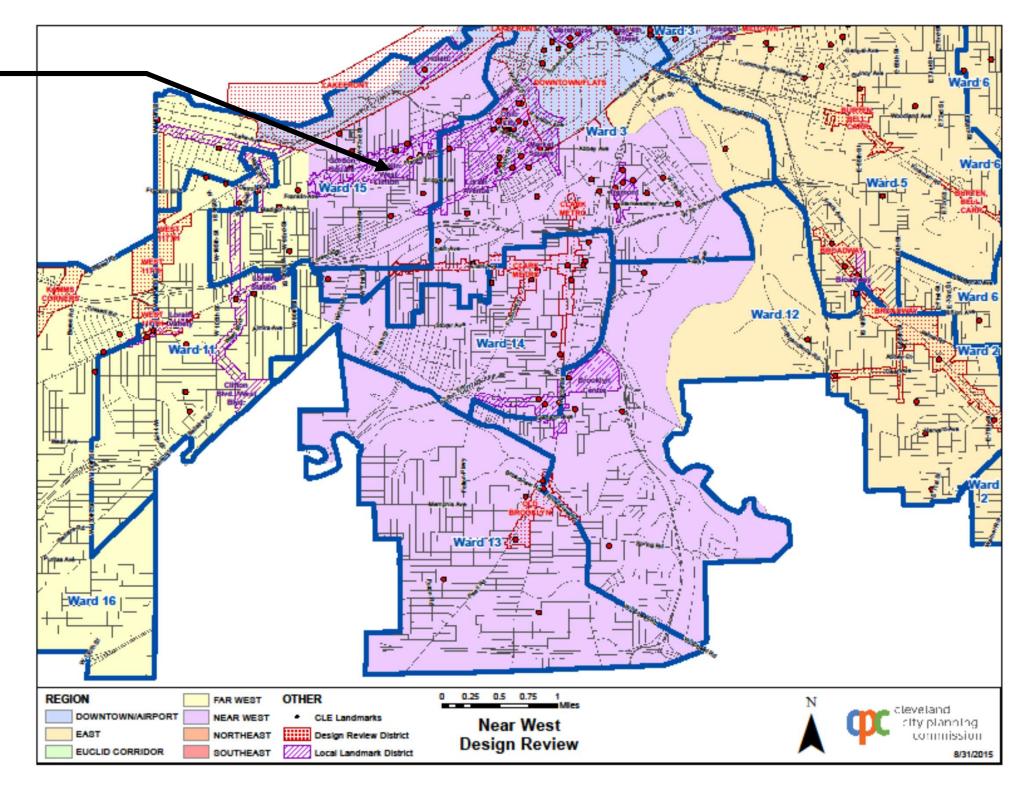
#### SITE LOCATION

6601 Franklin Blvd. Cleveland, OH 44102

Located in:
Northwest Neighborhoods
Community Development
Corporation

Franklin Boulevard – West Clinton Historic District

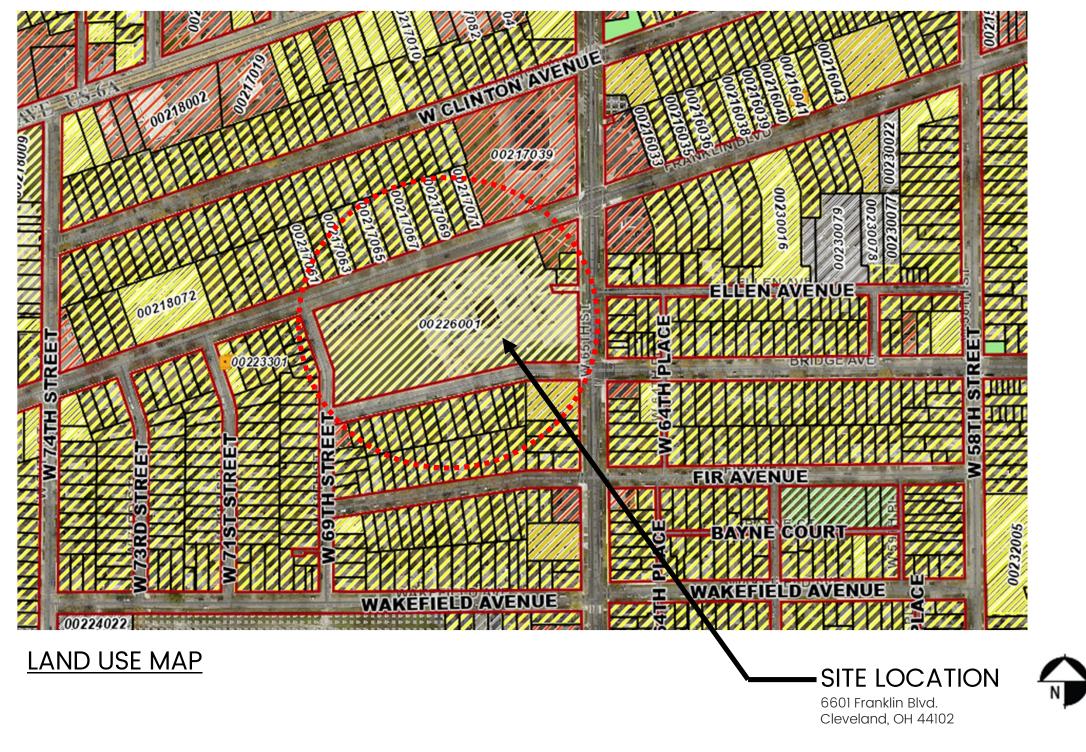
Ward 15















#### Renovated Joseph M. Gallagher PK-8 School – Zoning Narrative

The site is located at 6601 Franklin Blvd in Cleveland, Ohio. The City of Cleveland Zoning Map indicates that the project is located in Ward 15 and is zoned "2F-B1" / Two Family, Area District B, Height District 1.

The west side of the site along West 65<sup>th</sup> Street requires a 5' setback distance.







# EXISTING SITE LOCATION

Joseph M. Gallagher PreK-8 School

6601 Franklin Blvd. Cleveland, OH 44102









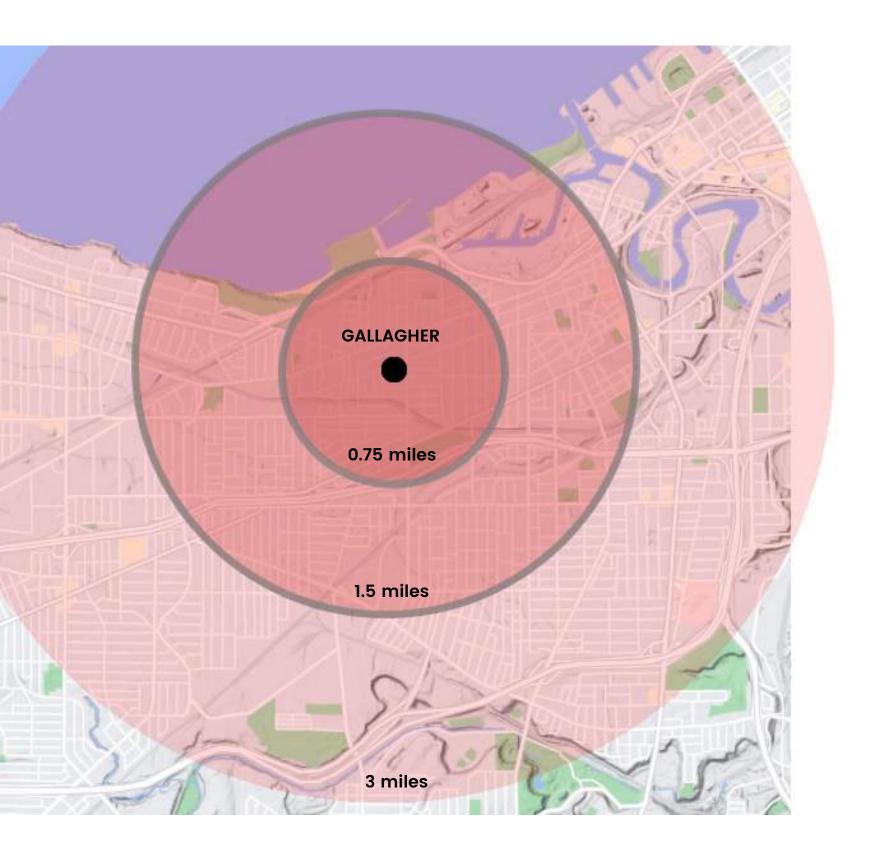












#### STUDENT TRANSPORTATION

449 students – 12 Buses and 4 Vans

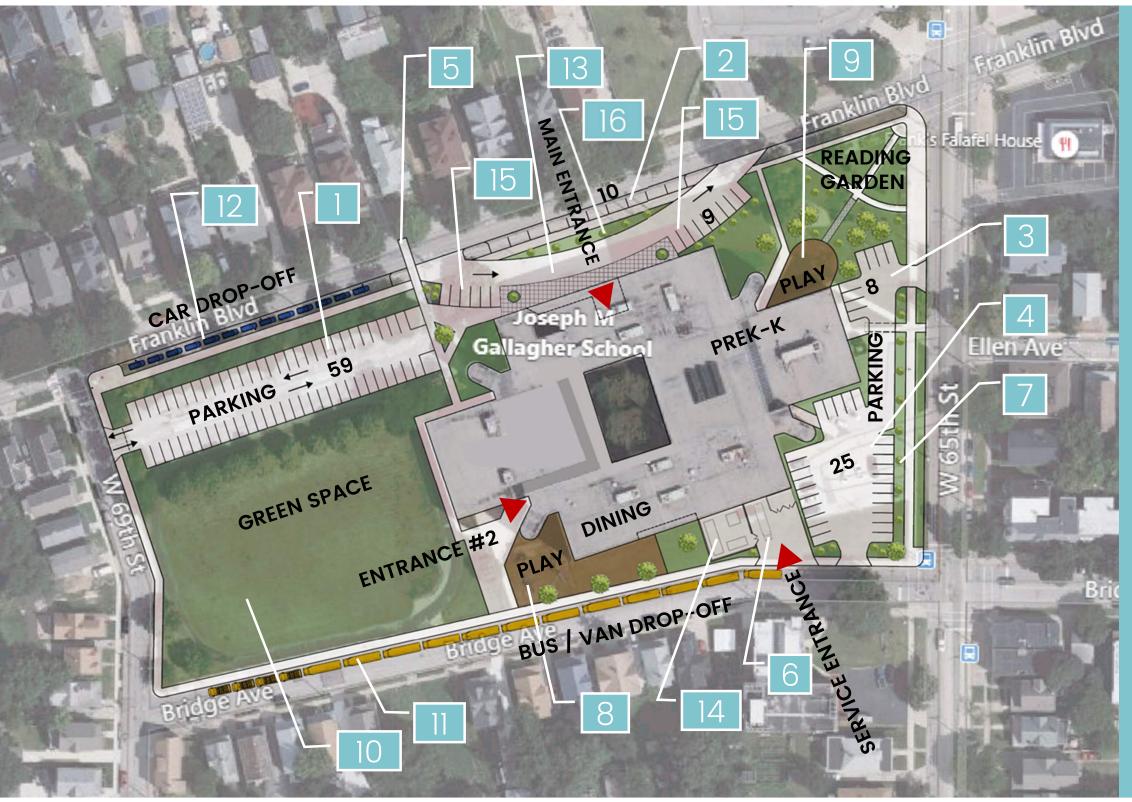
79 students - RTA

157 students – Car Drop-off

80 students - Walking







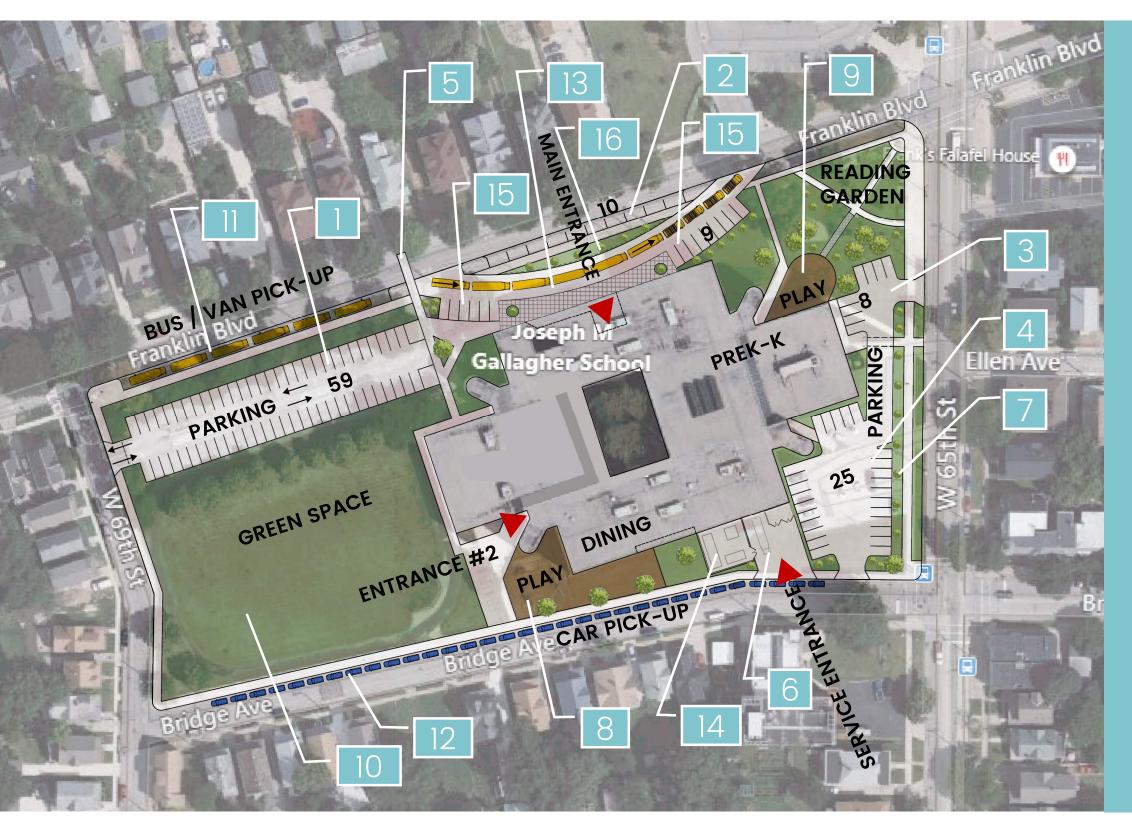
#### **Site Elements**

- 1. Staff parking (59 spaces)
- 2. Visitor parking (10 spaces)
- 3. PreK-K parking (8 spaces)
- 4. Staff/Service parking (25 spaces)
- 5. New crosswalk
- 6. Receiving/Service area
- 7. New landscape buffer
- 8. Extended existing playground
- 9. New PreK-K playground
- 10. Refreshed green space TBD
- 11. Bus/Van drop-off
- 12. Car drop-off
- 13. Drop-off/pick-up drive
- 14. Mechanical yard
- 15. Administration parking (9)
- 16. Landscape buffer and decorative fence in front of pick-up drive

Total Parking (111 spaces)







#### **Site Elements**

- 1. Staff parking (59 spaces)
- 2. Visitor parking (10 spaces)
- 3. PreK-K parking (8 spaces)
- 4. Staff/Service parking (25 spaces)
- 5. New crosswalk
- 6. Receiving/Service area
- 7. New landscape buffer
- 8. Extended existing playground
- 9. New PreK-K playground
- 10. Refreshed green space TBD
- 11. Bus/Van drop-off
- 12. Car drop-off
- 13. Drop-off/pick-up drive
- 14. Mechanical yard
- 15. Administration parking (9)
- 16. Landscape buffer and decorative fence in front of pick-up drive

Total Parking (111 spaces)







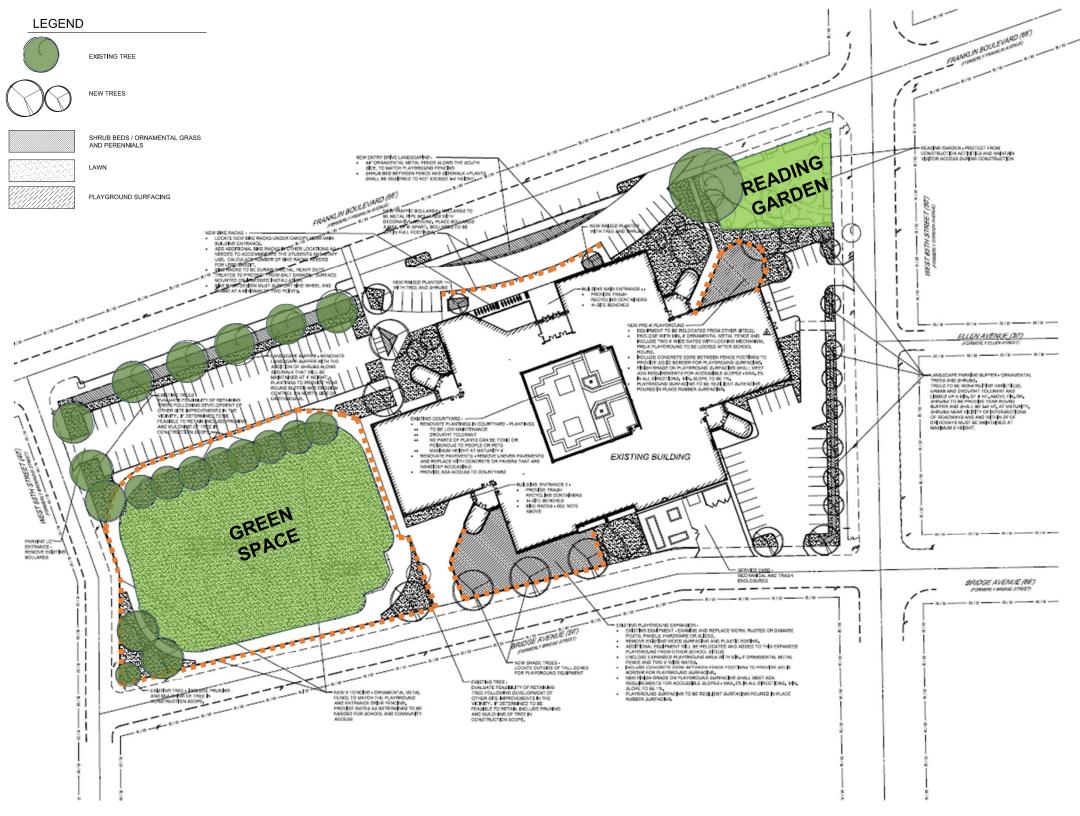
# Recommended turn restrictions on West 69th during dismissal only:

- no southbound turns onto W. 69th from Franklin
- right turn only from school parking lot driveway onto W. 69<sup>th</sup>
- no northbound turns onto W. 69th from Fir or Wakefield
- the only exception to full one-way restrictions would be on-street vehicles who are oriented SB north of Bridge and need to exit during dismissal









CLEVELAND METROPOLITAN CHOOL DISTRICT Cleveland Metropolitan School District Renovated Joseph M. Gallagher PK-8 School Landscape Plan – August 17, 2022

#### **Landscape Elements**

Reading Garden to remain and be visually connected to the new playground which will be accessible to the community after school hours.

Green Space to remain and to be enhanced and accessible to the community after school hours.

Landscape plant list will be generated further into design, as well as site furnishings.



Existing trees to remain.

If injured during site improvements, new trees to be planted.

4' Tall ornamental fence





### **COLOR LEGEND**

ACADEMIC CORE

ADMINISTRATIVE

BUILDING SERVICES

CUSTODIAL

FOOD SERVICES

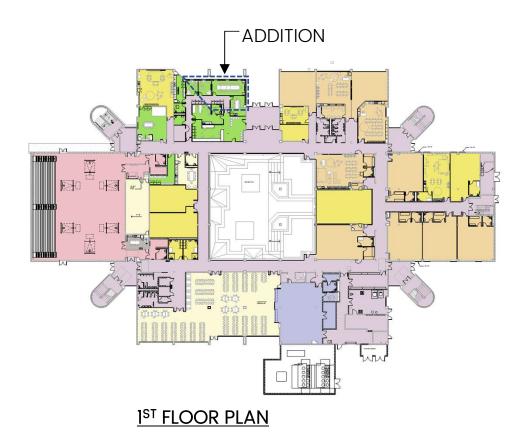
MUSIC

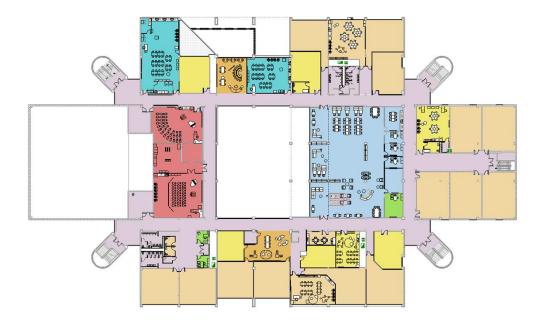
PHYSICAL EDUCATION

SPECIAL EDUCATION

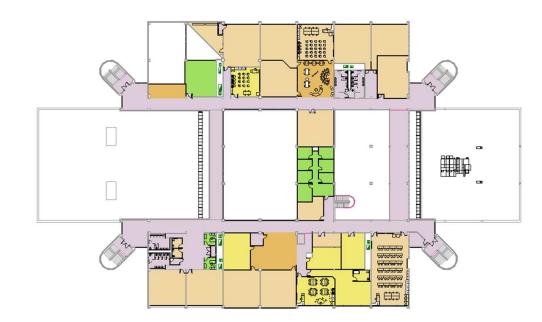
STUDENT DINING

MEDIA CENTER





2<sup>ND</sup> FLOOR PLAN



3RD FLOOR PLAN















































Cleveland Metropolitan School District Renovated Joseph M. Gallagher PK-8 School Rendering from Franklin Blvd. – August 17, 2022



BRK-2: BLUE GLAZED UTILITY BRICK, GLEN GERY, BELDEN











NORTH ELEVATION - FACING FRANKLIN BLVD.

3 STORY PORTION IS 44' TALL



EAST ELEVATION - FACING WEST 65TH ST.









SOUTH ELEVATION - FACING BRIDGE AVE.











\$-51st SJOSEPH M GALLAGHER PreK - 8 School

NORTH ELEVATION - FRANKLIN BLVD. SIGNAGE

EAST ELEVATION - WEST 65<sup>TH</sup> ST. SIGNAGE





## **Cleveland Landmarks Commission**

# **Design Review**



## Franklin – West Clinton Landmark District

# **Design Review Committee Meeting Motion and Report Form**

Gordon Square Arcade, Atrium Conference Room - 6516 Detroit Avenue

Project Number: FV	WC-2022-06 Committee		e Meeting Date:	August 17, 2022		
Project Name: Gallagher School Renovation						
Project Address: 66	01 Franklin Blvo		La	ndmark Status:		
Project Representative(s) Attending: Zora Pavlovic and Jeff Henderson of TDA						
Description of Proposed Work:  (additional notes available upon request)  Renovate the school as proposed in the Cleveland Metropolitan School District presentation. 1) Small 2 story addition at North/front of building using blue brick and full height glazing. 2) Close off north ramp on Franklin into Franklin parking lot. Put a gate at the west end, w 69th, to ensure only staff can park there. 3) Expand parking off w 65th. 4) Move service entrance to Bridge Ave side. 5) Create a turn around and staff parking in front building on Franklin Blvd. 6) Install new windows on Bridge side of building. 7) Remove existing windows and replace with Insulated windows with new color scheme per presentation. 8) Replace all the exterior doors. 9) 2 playgrounds, one off Bridge Ave, one off w65th behind the community reading garden. 10) Green space on west side of building will be regraded and enhanced. 11) Expand 'blister' lane on Franklin Blvd. 12) Landscape separation between the Reading Garden and the new parking lot on w65th. 13) New standoff signage on north and east elevations. 14) Install a 4 ft high ornamental fence in front of Franklin Blvd entrance, around green space and the two playgrounds. 15) New lighting in front of the building.						
left unresolved, thus the conditional approval.  Motion by Design Review Committee: A motion was made to accept the façade and site plan design as presented with the condition that the architectural team return to the Committee to present their final						would have the same set back as s a lively discussion regarding the design and build the ornamental
Committee Action: (check box and/or note: 1=motion; 2=seconded; App=Approve; Disapp=Disapprove; Abst.= Abstain; Pres=Present)						
McCrickard(Chair)	App Disap	_	Pres.	Polichuk		App □Disapp □Abst. ☑Pres.
Wunzin (V. Chair) 1	App Disap	p Abst.	⊠Pres.	Sanbury		App □Disapp □Abst. ☑Pres.
Hopcian	App Disap	p Abst.	Pres.	Talley 2		App Disapp Abst. Pres.
Matisak	App Disap	p Abst.	Pres.	Teeter		App Disapp Abst. Pres.
Noye	App Disap	p Abst.	Pres.			App Disapp Abst. Pres.
Non-Voting members in attendance:  □ Don Petit						

## **Certificates of Appropriateness**

August 25, 2022



Case 22-063: Gordon Square Historic District

Watterson-Lake School 1422 West 74th Street

Demolition

Ward 15: Spencer

Project Representatives: Jeff Henderson, Then Design Architecture; Hollie Dellisanti,

Cleveland Metropolitan School District

# Watterson-Lake School

### **Demolition**

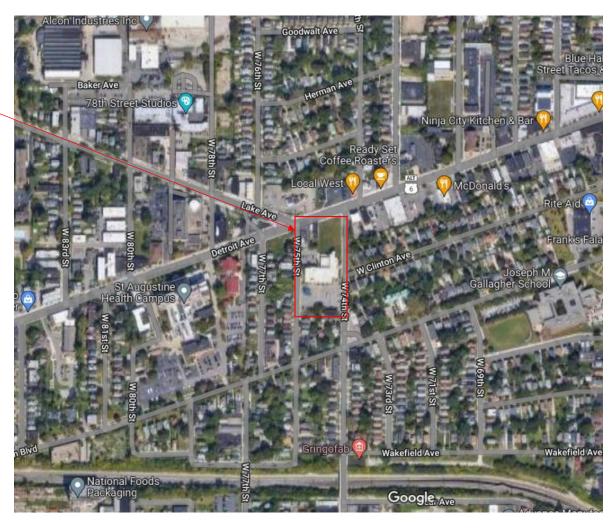
Gordon Square Clifton West Blvd. Committee 08/10/2022





### SITE LOCATION

1428 W. 74<sup>th</sup> St. Cleveland, OH 44102



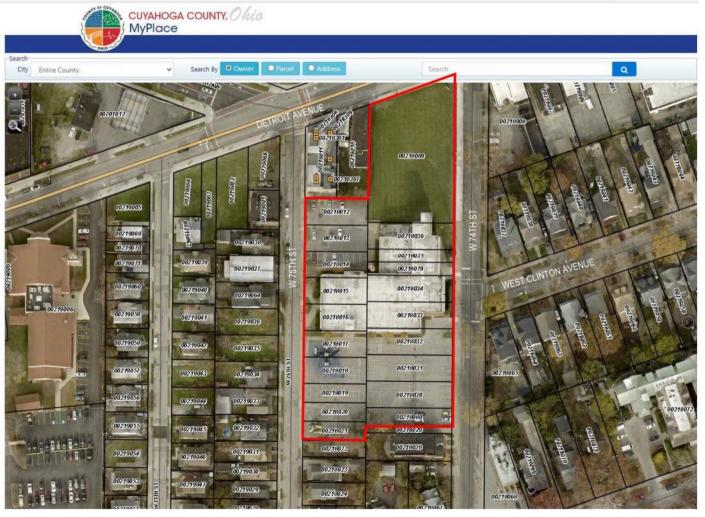


Cleveland Metropolitan School District Watterson-Lake Demolition Site Location Map – August 10, 2022



### PARCEL MAP

1428 W. 74<sup>th</sup> St. Cleveland, OH 44102

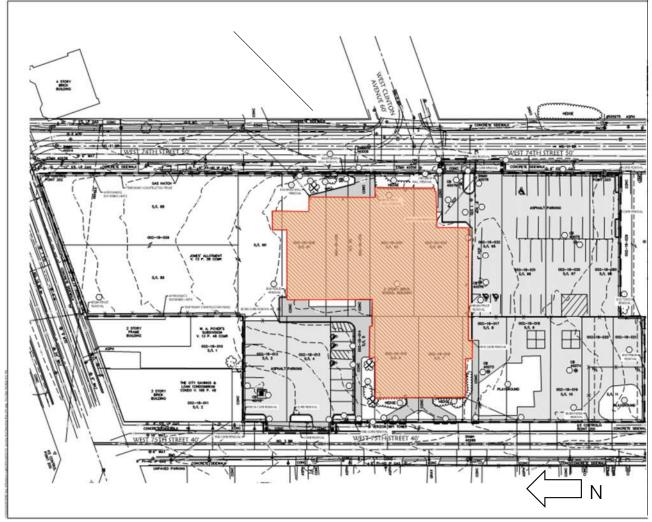






### EXISTING CONDITIONS PLAN

1428 W. 74<sup>th</sup> St. Cleveland, OH 44102







### **History of the Property**

A school has been situated at the corner of West 74<sup>th</sup> Street and Detroit Avenue for over 100 years. The original Watterson-Lake building was constructed in 1912 and rested on Parcel No. 002-18-009. An addition to this structure was constructed in the 1970s. The original building was abated and torn down in 2015, while the 1970's building currently remains on the site. The Cleveland Metropolitan School District (CMSD) has transferred ownership to the City of Cleveland.

Multiple parcels compose the site. These are comprised of the historic school building parcel, as well as parking and play spaces. Gordon Square is located only a quarter mile away and the site sits at the nexus of the diverse Shoreway and Cudell neighborhoods.















Cleveland Metropolitan School District Watterson-Lake Demolition Existing Conditions – August 10, 2022













Cleveland Metropolitan School District Watterson-Lake Demolition Existing Conditions – August 10, 2022







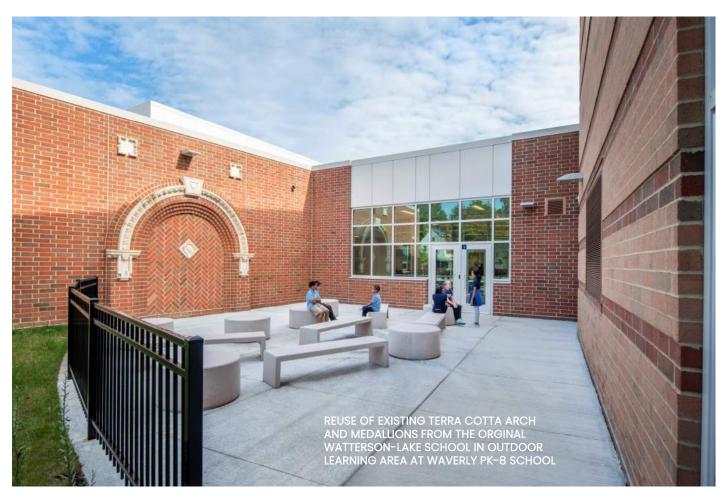






Cleveland Metropolitan School District Watterson-Lake Demolition Existing Conditions – August 10, 2022







Cleveland Metropolitan School District Watterson-Lake Demolition Salvaged Arch at Waverly- August 10, 2022



## **Cleveland Landmarks Commission**

# **Design Review**



#### GORDON SQUARE DESIGN REVIEW COMMITTEE 8/10/2022

#### 1. Watterson-Lake School Demolition

Project Representatives: Jeff Henderson, Then Design Architects; Kevin Madison, Robert P. Madison Int'l.; Hollie Dellisanti, CMSD

The original 1912 school building was ordered down in 2015. Only the 1970 addition remains. The site is proceeding through an RFP process, so there is no proposal for new construction at this time.

Phil Kidd of NW Neighborhoods Community Development Corporation said that they have no objection to proceeding with demolition. They abstained from further comment since they may bid on the RFP. They have drafted a tree preservation plan letter to CMSD at their request.

Motion by Mr. Blazek to approve the demolition of the Watterson-Lake School, with an interim site plan (clean, grade, seed) to be submitted, that a Tree Preservation Plan be submitted, recommendation to retain the oak tree on West 75<sup>th</sup> Street at the dropoff; with consideration for keeping the existing playground equipment, maintaining the site as an open environment of green space for community enjoyment, and consideration of a plan for maintenance if the property transfers. Mr. Eysenbach added a recommendation to identify any placards or other interior signs for salvage identifying the building, notable alumni, or the school's namesake and to provide information regarding the name of the school and its relevance to the community.

Jeff Blazek 1 Brent Eysenbach 2 Krysta Pesarchick (Chair) Y . Motion passed.

## **Cleveland Landmarks Commission**

# **Concept Plan**



August 25, 2022



Case 22-064: Clifton-West Boulevard Historic District

Marion C. Seltzer School 1468 West 98th Street

**New Construction** 

Ward 11: Mooney; Ward 15: Spencer

Project Representatives: Jeff Henderson, Then Design Architecture; Hollie

Dellisanti, Cleveland Metropolitan School District

## New Marion C. Seltzer PK-8 School

Gordon Square Clifton Blvd. Committee 08/10/2022





#### **New Marion C. Seltzer PreK-8 School**

This design review application is for a new Marion C. Seltzer PreK-8 School to replace the existing Marion C. Seltzer Elementary School at 1468 W. 98 St. The new school will offer educational programming for 690 Pre-Kindergarten through Eighth Grade Students, and it is proposed to be 63,280 square feet. The interior spaces include 2 classrooms per grade PK-8, and 1 flexible classrooms designed to accommodate specialized needs. Additionally, there is a Project Lab, an Art Room, a Music Room, a Media Center, a Gymnasium, and Student Dining. The Media Center, Gymnasium, and Student Dining are designed to support community use after hours. Space is also allocated for administration, physical education support spaces, the kitchen, custodial spaces, and other building services.

Exterior programming includes 50 parking spots (to accommodate all building staff and visitors), covered bicycle racks, PK-K playground and Elementary/Middle School playground, a multipurpose field, and stormwater management. Additional information regarding placement of site elements, site circulation, and response to nearby context, is found farther into this submission.

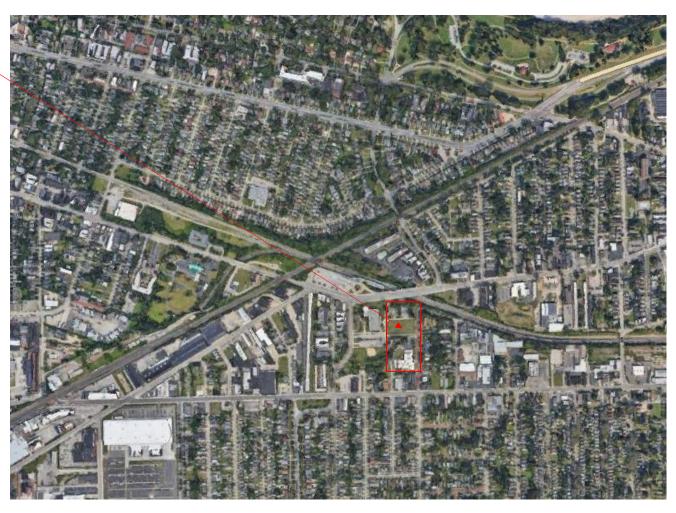
The project will be pursuing LEED Silver Registration and will include sustainable features throughout.





### SITE LOCATION

1468 W. 98<sup>th</sup> St. Cleveland, OH 44102







#### PARCEL MAP

1468 W. 98<sup>th</sup> St. Cleveland, OH 44102

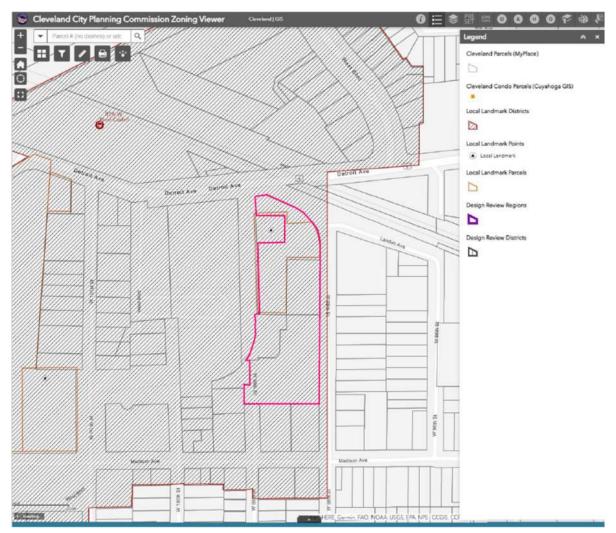


Marion C. Seltzer PK-8 School Parcel Map – August 10, 2022





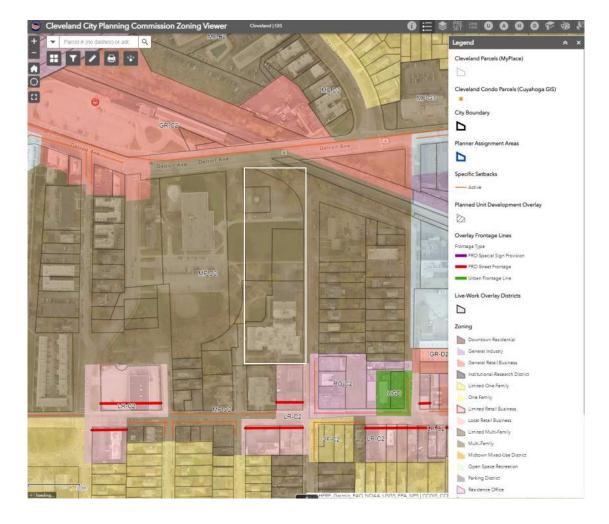
















Cleveland Metropolitan School District Marion C. Seltzer PK-8 School Zoning Map – August 10, 2022



### New Marion C. Seltzer PreK-8 School – Zoning Variances

The project site falls under the zoning category "MF-D2". This is Multi-Family, Area District D, Height District 2 (not to exceed 60'). The project is planning to seek variances for the following reasons:

- Conditional Use will need to be sought for institutional (school) use.
- A parking variance to provide the number required for the school district (50) staff and visitors may be required.







#### STUDENT TRANSPORTATION

```
200 students – 5 Buses
50 students – Car Drop-off
100 students – Walking
5 students – RTA
RTA ROUTES
18
22
25
26/26A
45
71
```





















Cleveland Metropolitan School District Marion C. Seltzer PK-8 School Context – August 10, 2022







































Cleveland Metropolitan School District Marion C. Seltzer PK-8 School Context – August 10, 2022











Cleveland Metropolitan School District Marion C. Seltzer PK-8 School Context – August 10, 2022



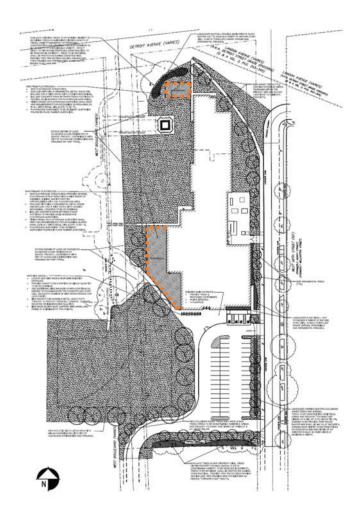


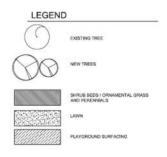






Cleveland Metropolitan School District Marion C. Seltzer PK-8 School Site Plan In-Context – August 10, 2022



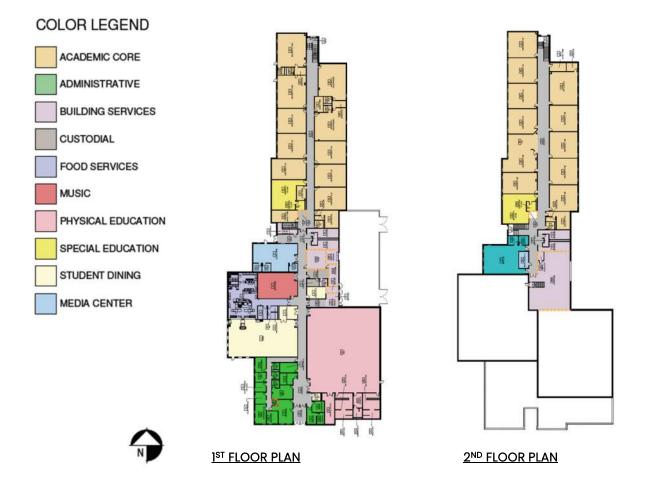


Landscape plant list will be generated farther into design, as will specific site furnishings.

4' tall ornamental fence



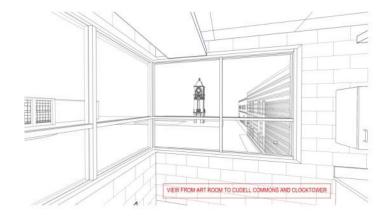




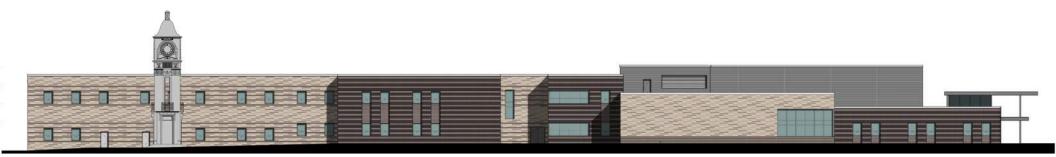








SOUTH ELEVATION - view of Main Entry



### WEST ELEVATION - view from Cudell Commons







### NORTH ELEVATION - view from Detroit



EAST ELEVATION - view from W. 98th.









Black Hills-Smooth/Glen-Gery



Rome Grey/Glen-Gery



Malmö/Glen-Gery























# **Design Review**



#### **CONCEPT PLAN**

### 2. Marion C. Seltzer School New Construction

Project Representatives: Jeff Henderson, Then Design Architects; Kevin Madison, Robert P. Madison Int'l.; Hollie Dellisanti, CMSD

This is a Design—Build model. The new school will be constructed prior to the demolition of the existing school. There will be a land swap between the City and CMSD. The site includes the Cudell Recreation Center, the Cudell Clock Tower, and the Tamir Rice Memorial.

#### Comments from the Committee:

Re the campus feel of the site: Trees and the Clock Tower are important.

Where the building comes past the Clock Tower, the engagement is not powerful. It is already a park, stitch the plan into the existing conditions and have a tree plan that reflects that.

Suggestion to turn the building to a C-shape at the Tower.

Preservation of more large trees at the north end, large oaks and bald cypresses.

Note where existing trees are and overlay them on the plan.

Suggestion to relate the design to the immediate context rather than the mid-Century Rec Center. At the north end where the building faces Detroit study if historic elements could be incorporated.

Consider how students could interact w/the existing Cudell Arts Center and gym.

Requirement for parking: could there be allowance to underpark the school and use the Rec Center parking to pull the building further south?

Clock Tower: A neighborhood icon; there should be a condition survey of Tower and seismic sensors to protect it during construction.

North elevation of the building: Study reuse of elements, decorative brickwork incorporated where the building faces Detroit and the park to make it look more iconic.

Northern green space, how does is it managed and how does it interact with pedestrians?

At the north end, look at the landscape and add soft elements or furniture to delineate comfort zone of public space vs. school space. Is there an opportunity at the NE part of the building to open up the space there?

Main pathway: Look at the way pedestrians cross Detroit Avenue and mitigate the dangerous crossing conditions.

(Westown CDC had commissioned a plan to study the Rights of Way, traffic calming, enhance pedestrian zones and crossings.)

West elevation architecture: re its horizontality, is there a way to incorporate lines of the Clock Tower in main entrance portico?

Back of house uses on West 98<sup>th</sup> seem to be turning back on the neighborhood and make it feel like an afterthought. Is there a way to incorporate some windows?

## **National Register of Historic Places Nomination**



## **National Register of Historic Places Nomination**

August 25, 2022



## Ohio Historic Site Preservation Advisory Board 9/23/2022

Anshe Emeth Synagogue / Cleveland Jewish Center / Cory United Metodist Church 1117 East 105th Street

Ward 9: Conwell

























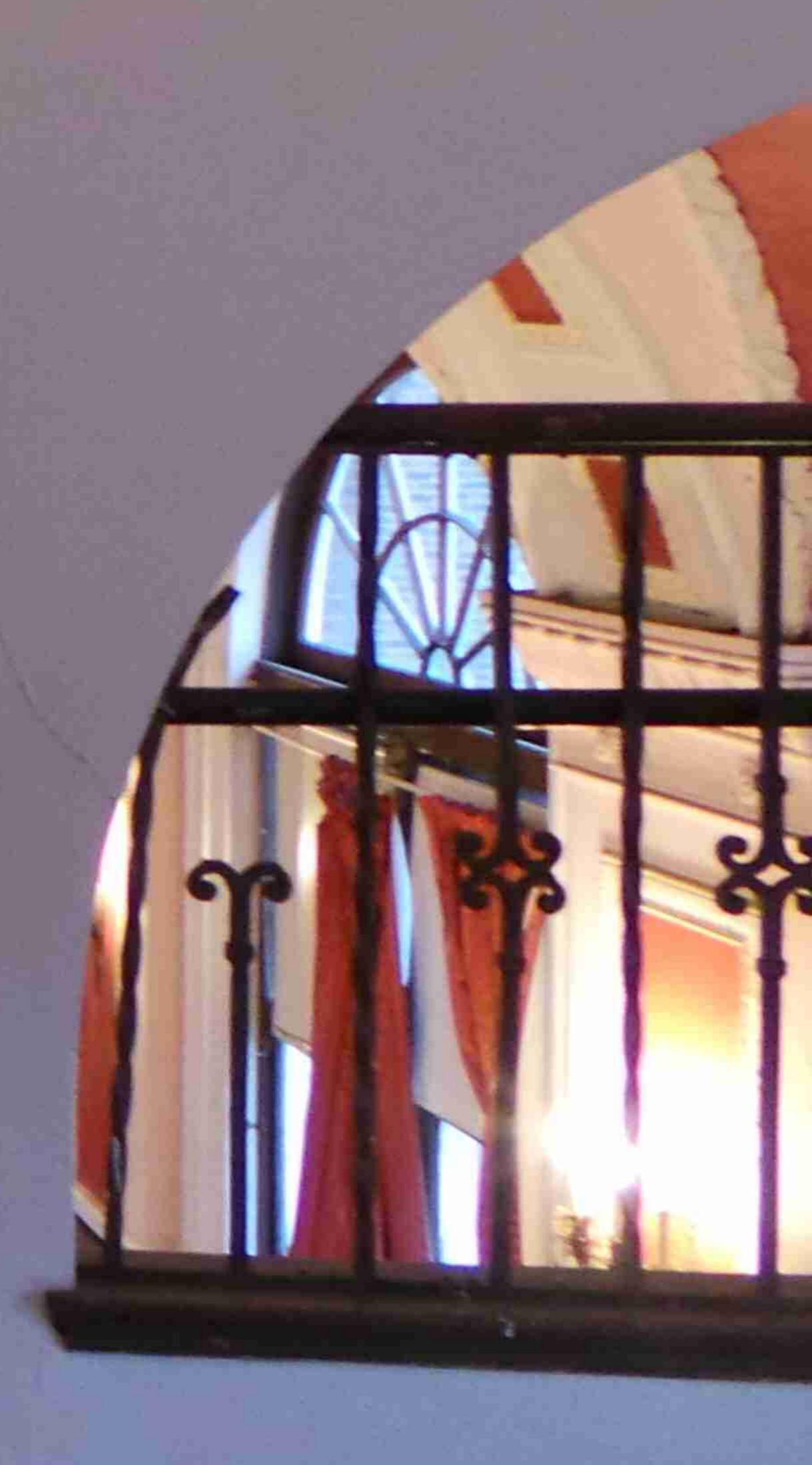
















## **Administrative Reports**



# Adjournment

