



Cleveland Landmarks Commission

Thursday, January 12, 2023

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

Julie Trott, Commission Chair
Daniel A. Musson, 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.

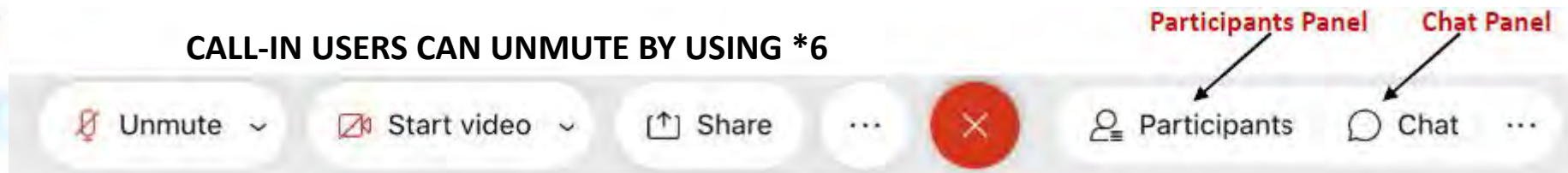
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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



January 12, 2023

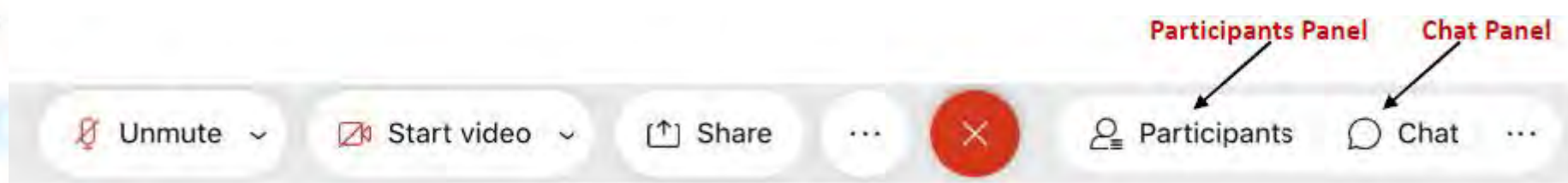
Cleveland Landmarks Commission

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.**



January 12, 2023

Cleveland Landmarks Commission

Call to Order & Roll Call



January 12, 2023

Virtual Meeting Rules and Procedures

January 12, 2023



- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission, in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Landmarks staff to summarize Design Review Committee recommendations and any public comments received: The deadline for public comments is noon on the Tuesday prior to any regularly scheduled Cleveland Landmarks Commission meeting. Any received comments are distributed to Commission members prior to the meeting. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Cleveland Landmarks Commission

Election of Officers 2023-2024



January 12, 2023

Cleveland Landmarks Commission

Certificates of Appropriateness



January 12, 2023

Certificate of Appropriateness

January 12, 2023



Case 23-001: Holy Ghost Byzantine Church
The Elliot– 1415 Kenilworth

Signage

Ward 3: McCormack

Project Representatives: Stephanie Ridgely (The Elliot)



THE ELLIOT

STOREFRONT SIGNAGE PROPOSAL
JANUARY 12, 2023

TABLE OF CONTENTS

01 Project Summary

02 Site Location Map

03 Site Context Plan

04 Existing Conditions Plan

05 Site Plan

06 Section/ Elevation & Renderings

07 Perspective Simulation

08 Signage Plan
Material, Color & Finish

09 Installation

PROJECT SUMMARY

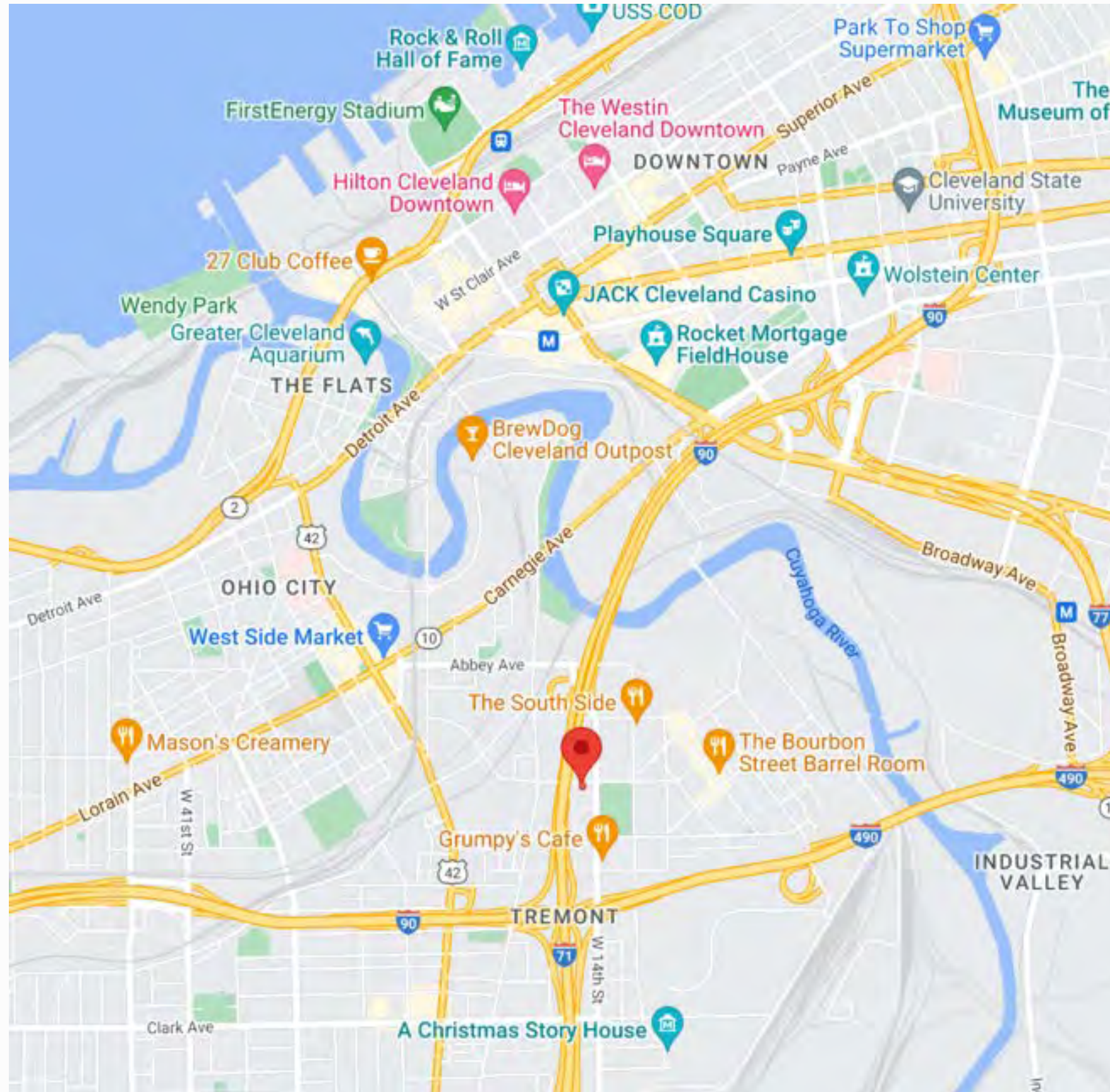
Formerly the Holy Ghost Byzantine Catholic Church in Cleveland's Tremont neighborhood, The Elliot is a wedding and event venue renovated to provide modern features while celebrating its historic architecture.

We would like to install a tasteful and modern storefront sign to let the public know that after 7 vacant years, the building has found a new life and is open for business.



SITE LOCATION

The Elliot is located in the heart of Tremont at 1415 Kenilworth Avenue, Cleveland, OH 44113.

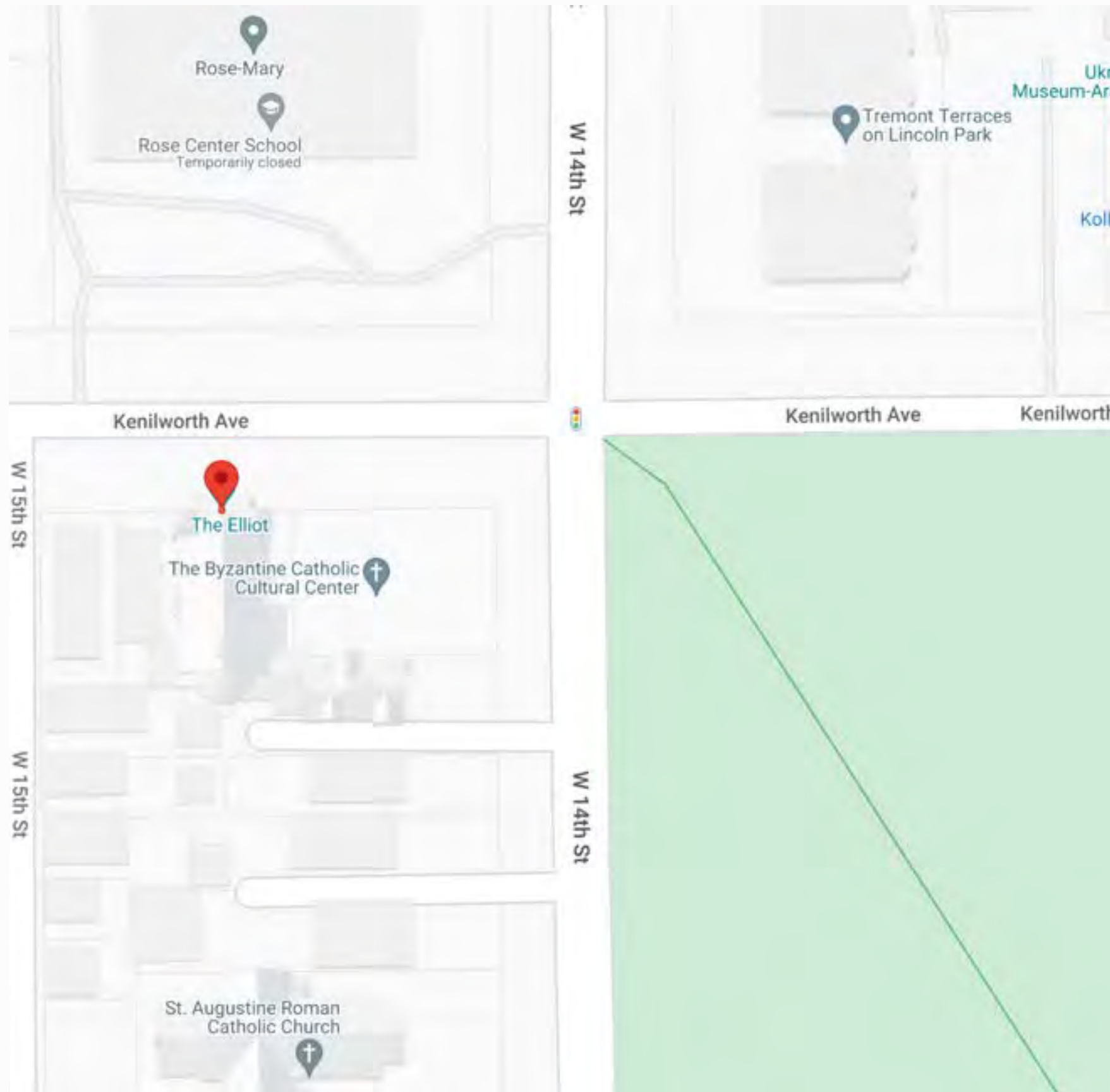


SITE CONTEXT

The Elliot is located on the corner of Kenilworth Avenue and W 14th Street, directly across from Rose-Mary Center.

The Elliot is next to Lincoln Park and a block away from St. Augustine Roman Catholic Church.

The Elliot sits between a residential home and a vacant parking lot.

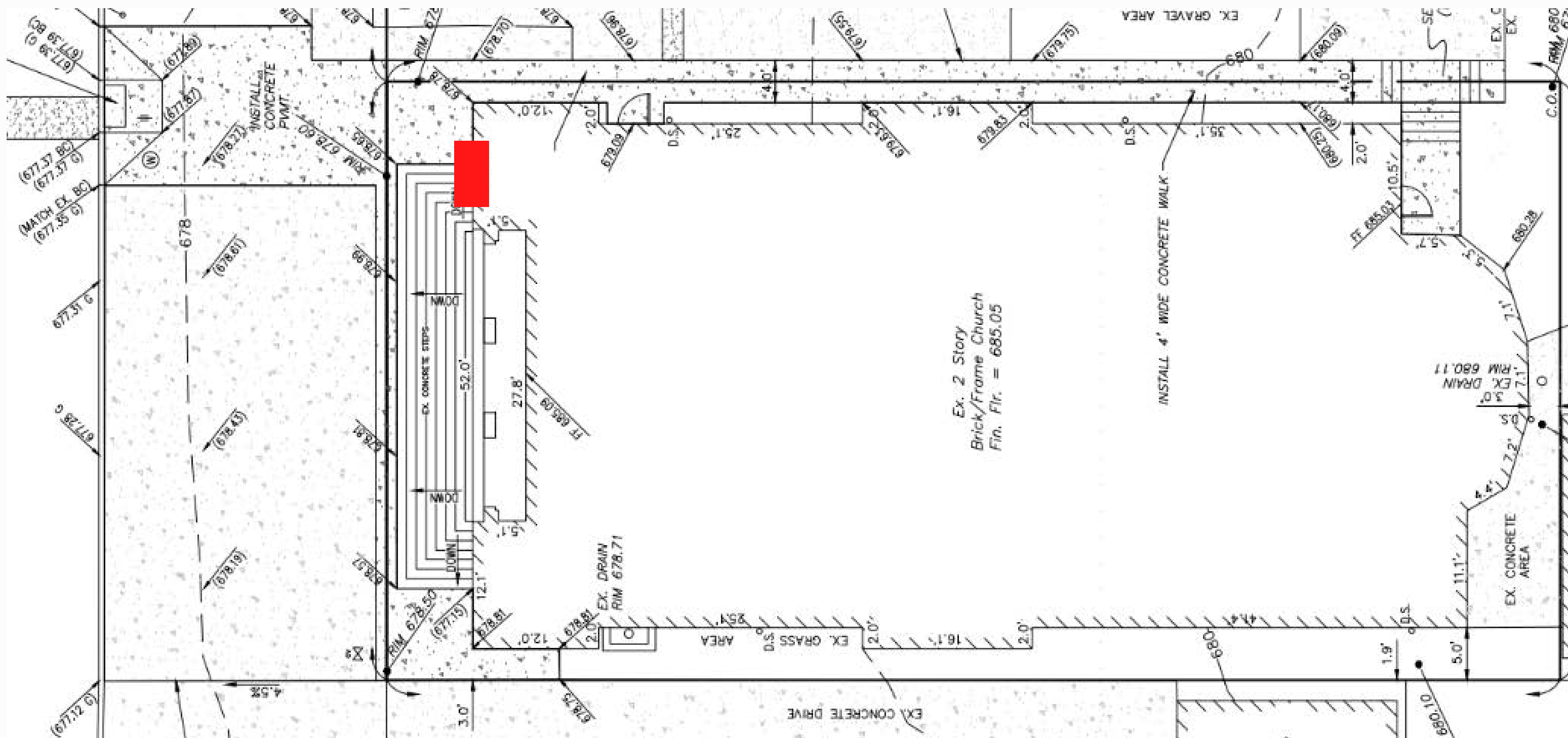
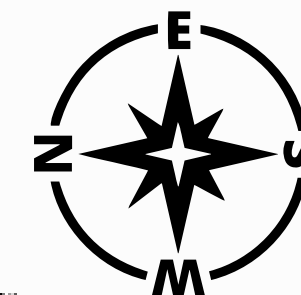


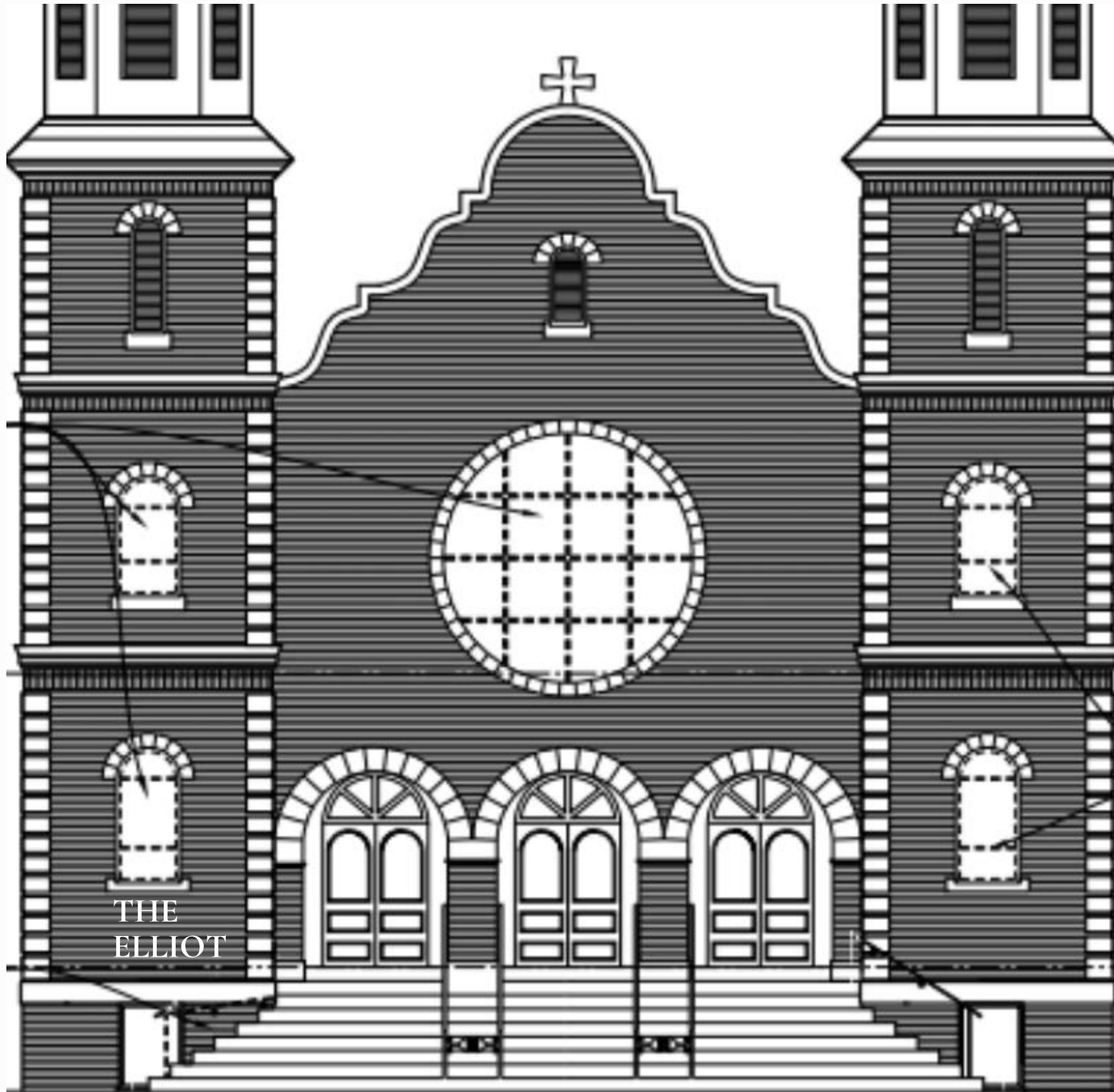


EXISTING CONDITIONS

SITE PLAN

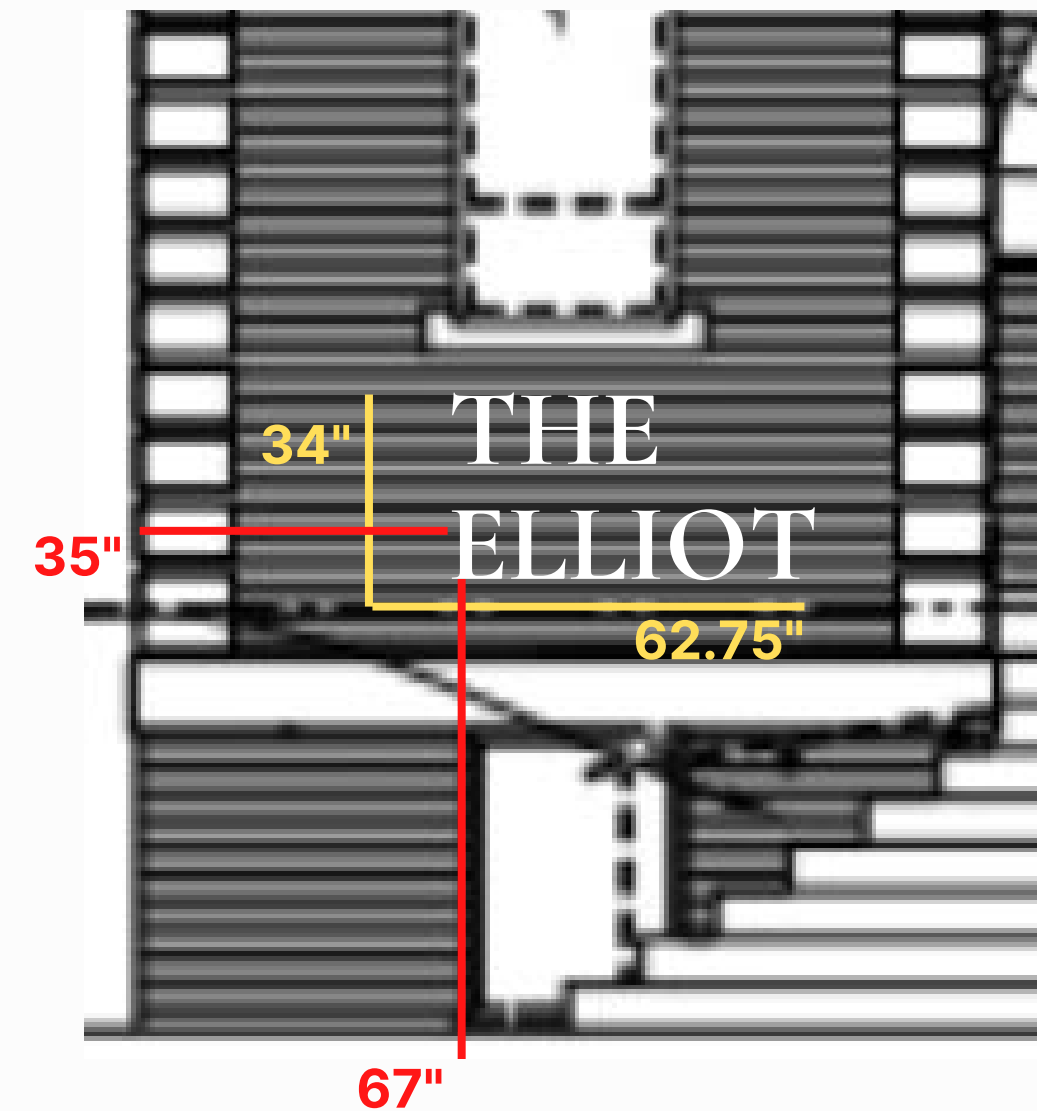
Storefront sign location

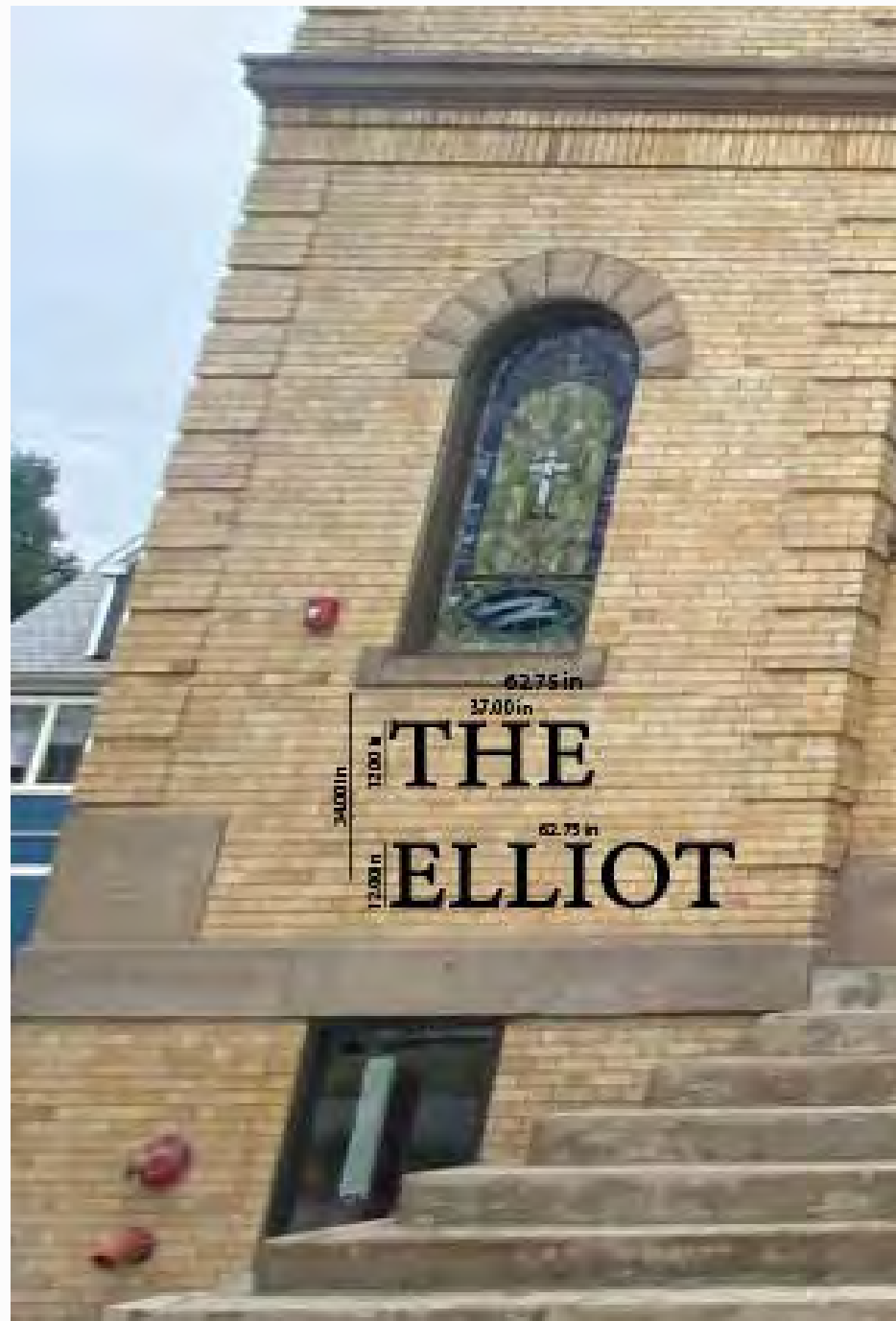




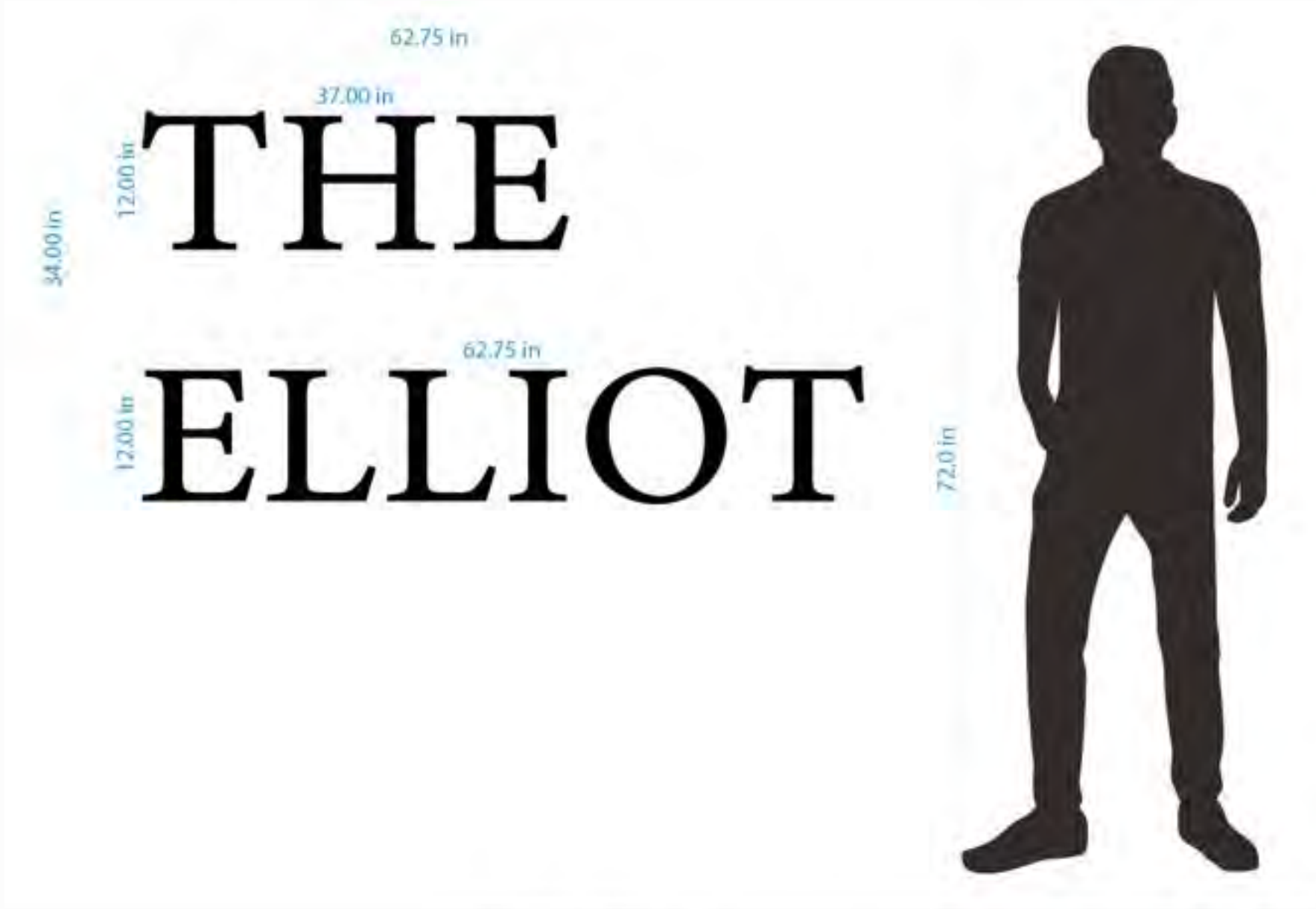
SECTION / ELEVATION

The sign will be installed 32" from the left of the building and 67" front the ground.





ILLUSTRATIVE RENDERINGS



PERSPECTIVE

Sign: 62.75" W x 34" H
Person: 72" H

SIGNAGE PLAN & MATERIALS



Size: 62.75" W x 34" H

Material: Metal

Finish: Flat Cut, Black



ShieldCo

<https://shieldcoart.com/>

+240-394-9893

INSTALLATION

*Sign will be installed directly into mortar and not brick.

Tools Needed:

- 1) Drill
- 2) 1/16" drill bit (or similar for drilling a pilot hole)
- 3) 9/64" drill bit (for 6-32 holes)
- 4) 3/32" drill bit (for 4-40 holes)
- 5) Level
- 6) Pliers (for twisting in the pieces of all thread)
- 7) Painters Tape
- 8) Silicone adhesive (not provided, we recommend GE Silicone Iron Grip)
- 9) All thread & spacers (provided)

Note - All thread and spacers are labeled for the appropriate parts. Make sure to put the correct hardware on the correct parts. Feel free to ask any questions!

Prep Work:

- 1) Install the 6-32 all thread into the back of each piece
- 2) Install the 4-40 all thread into the back of each piece
- 3) Put spacers over top of all thread, onto the back of the piece.

Step 1 - Take a look at your provided template



Step 2 - Hang the template on the wall. Make sure it is level.



Step 3 - Drill pilot holes through all of the areas indicated on the template, after drilling pilot holes, remove the template and drill 9/64" holes for the 6-32 thread and 3/32" for the 4-40 thread. (Depth needs to be deep enough so that the stem with spacer is flush with the wall). Blow out any debris.



INSTALLATION (CONT.)

Step 4 - Inject adhesive into holes, until the holes are filled, for the stems.

Step 5 - Insert pieces with all thread on the back, with spacers, into the wall, press them into place. Sometimes you have to lightly tap on the face of the piece to get the all thread to fit into the drywall.





CONTACT US

E-mail	stephanie@theelliotcle.com
Website	www.theelliotcle.com
Phone	+216-200-8506
Address	1415 Kenilworth Avenue, Cleveland, OH

Cleveland Landmarks Commission

Staff Report



January 12, 2023

Certificate of Appropriateness

January 12, 2023



Case 22-100: Mall Historic District (Concept Review December 22, 2022)

Huntington Convention Center – 300 Lakeside Avenue East

Addition and Revised Streetscape

Ward 3: McCormack

Project Representatives: Anne Hartman (Moody Nolan); Ellis Katz (Project Management Consultants LLC); Paul McKeever, Stacey Brown (TVS); Mike Campo, Ron King (Huntington Convention Center of Cleveland)

TVS

Cleveland Convention Center Expansion

Huntington Convention Center of Cleveland

January 12, 2023

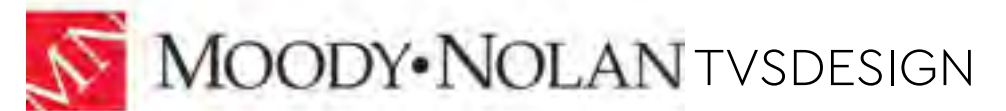


Table of Contents

January 12, 2023

01. Project Summary

02. Site

- Location Map
- Site Context Plan
- Existing Conditions
- Site Plan
- Landscape Plan

03. Floor Plans

04. Materials and Finishes

05. Elevations

06. Renderings

07. Mall Activation

01. Project Summary

The former Global Center for Health and Innovation (GCHI) was a Medical Mart at the Huntington Convention Center of Cleveland, operated by ASM Global. The scope of this project is to reposition the Global Center as an expansion to the Huntington Convention Center of Cleveland, such that the venue can better address the current trends and needs of the local, regional, and national convention markets. The ground level expansion of the convention center will result in a 20,000 square foot ballroom with views toward terminal tower, Ontario street and across the atrium onto the Mall. The upper 3 levels are being converted to house additional meeting space with well-appointed public circulation and prefunction areas. The upper floors will be accessible via elevators, new escalators, and additional stair capacity. Restroom capacity will be increased as well to accommodate the additional occupant loads. New prefunction space on level 2 spills out onto an elevated terrace with views toward Terminal tower and the public realm below.

Sustainable design approaches are centered around carbon reduction and maintaining the existing building's LEED Certification. The project utilizes the existing building structure and reuses many existing finishes in place. By salvaging and reusing building materials such as demountable glass partitions, metal ceilings and guardrails the building is lowering the embodied carbon content required for the conference center to exist. Operational carbon is lowered using high-performance glazing, and passive shading strategies that enabled the team to downsize mechanical systems. Overhangs and deciduous trees control solar heat gain to allow beneficial heat gain in winter and block the detrimental heat gain in summer.

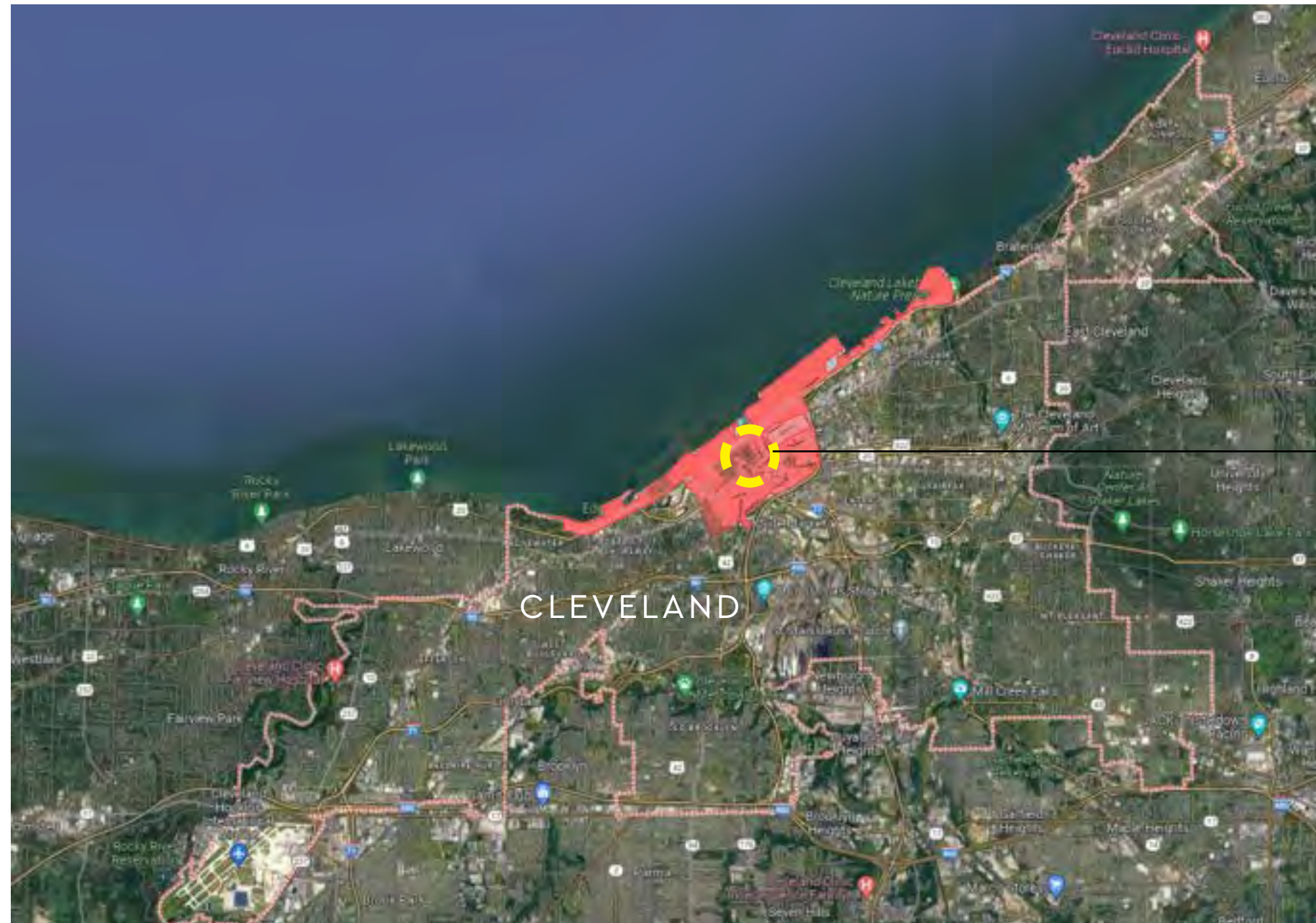


The landscape strategy seeks to enhance the public realm and the visual connection to the outdoors. This includes shifting trees affected by construction activities to align better with the building and to be used as beneficial sun shading. Benches and umbrella tables on both sides of the building will allow occupants and passers by a shaded, park-like environment. The visual connection to the outdoors for visitors through glass enclosed meeting spaces will provide sweeping views of the city and the Mall.

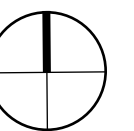
Expansion Area: 23,410 SF
Renovated Area: 82,600 SF

02. Site

Location Map – Downtown/Flats District



Site Location



02. Site

Aerial View



Site Location

02. Site

Existing Conditions

Site Location



Street View – Ontario and St. Claire Intersection

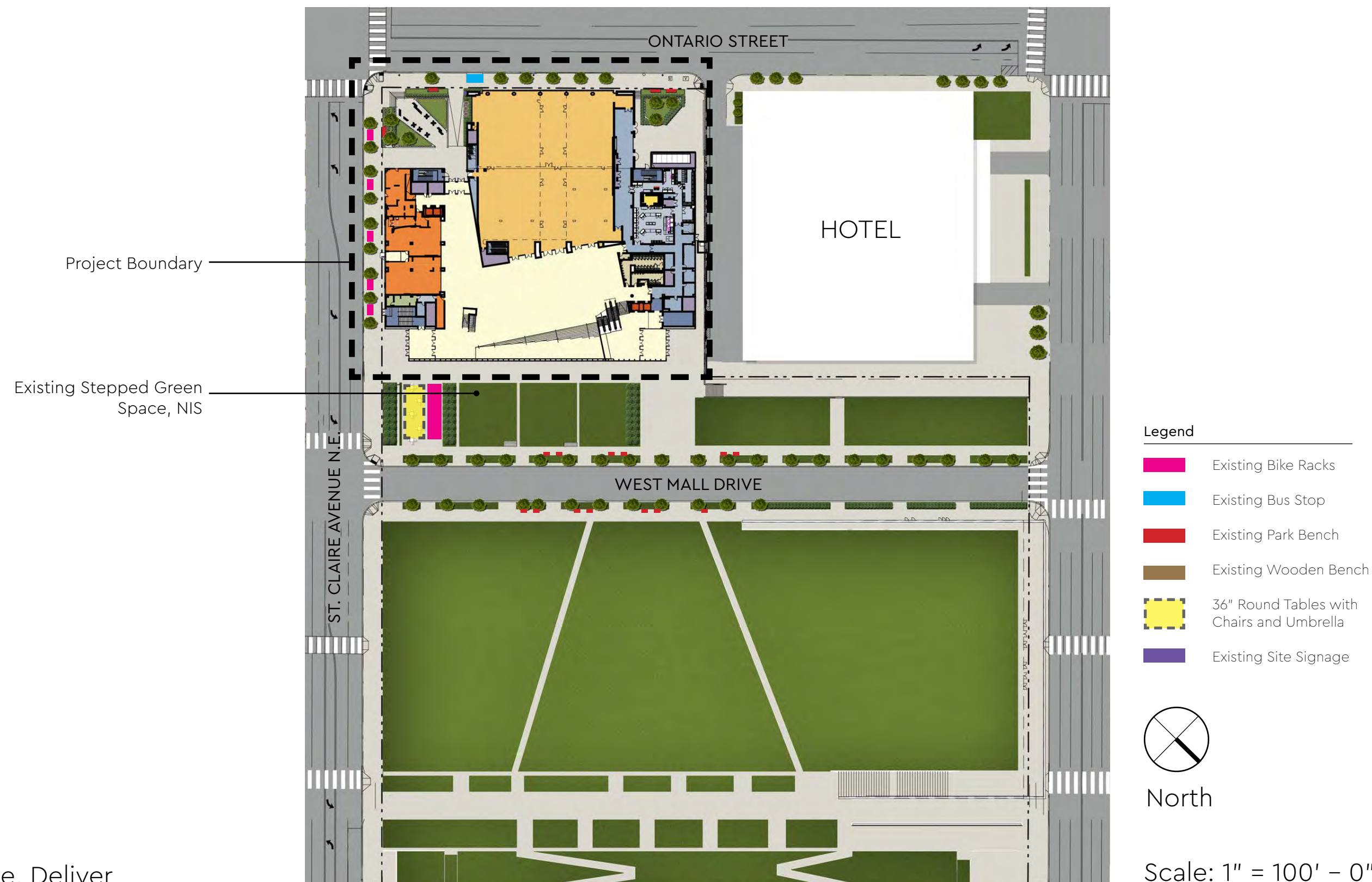


Aerial View – Ontario looking North

Site Location

02. Site

Site Context Plan



02. Site

Existing Conditions/Site Context



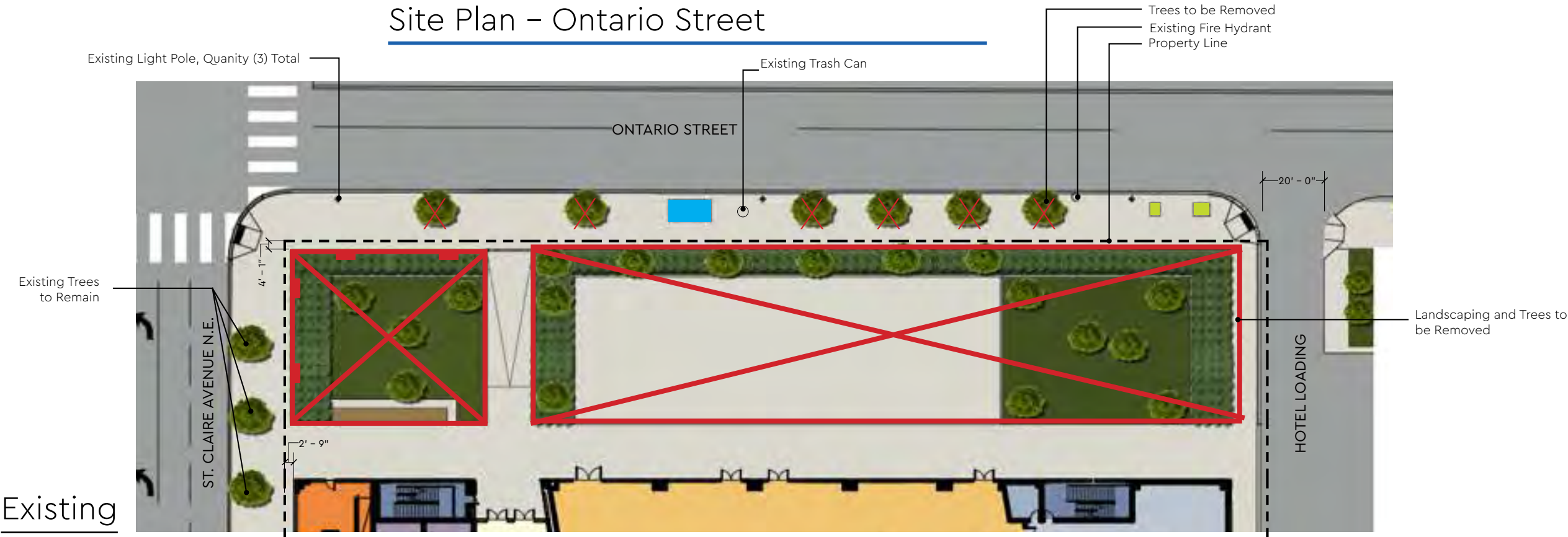
02. Site

Existing Conditions/Site Context



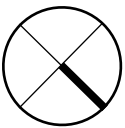
02. Site

Site Plan – Ontario Street



Legend

- Existing Bus Stop
- Existing Park Bench
- Existing Wooden Bench
- Existing Site Signage
- Existing Ground Vault



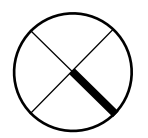
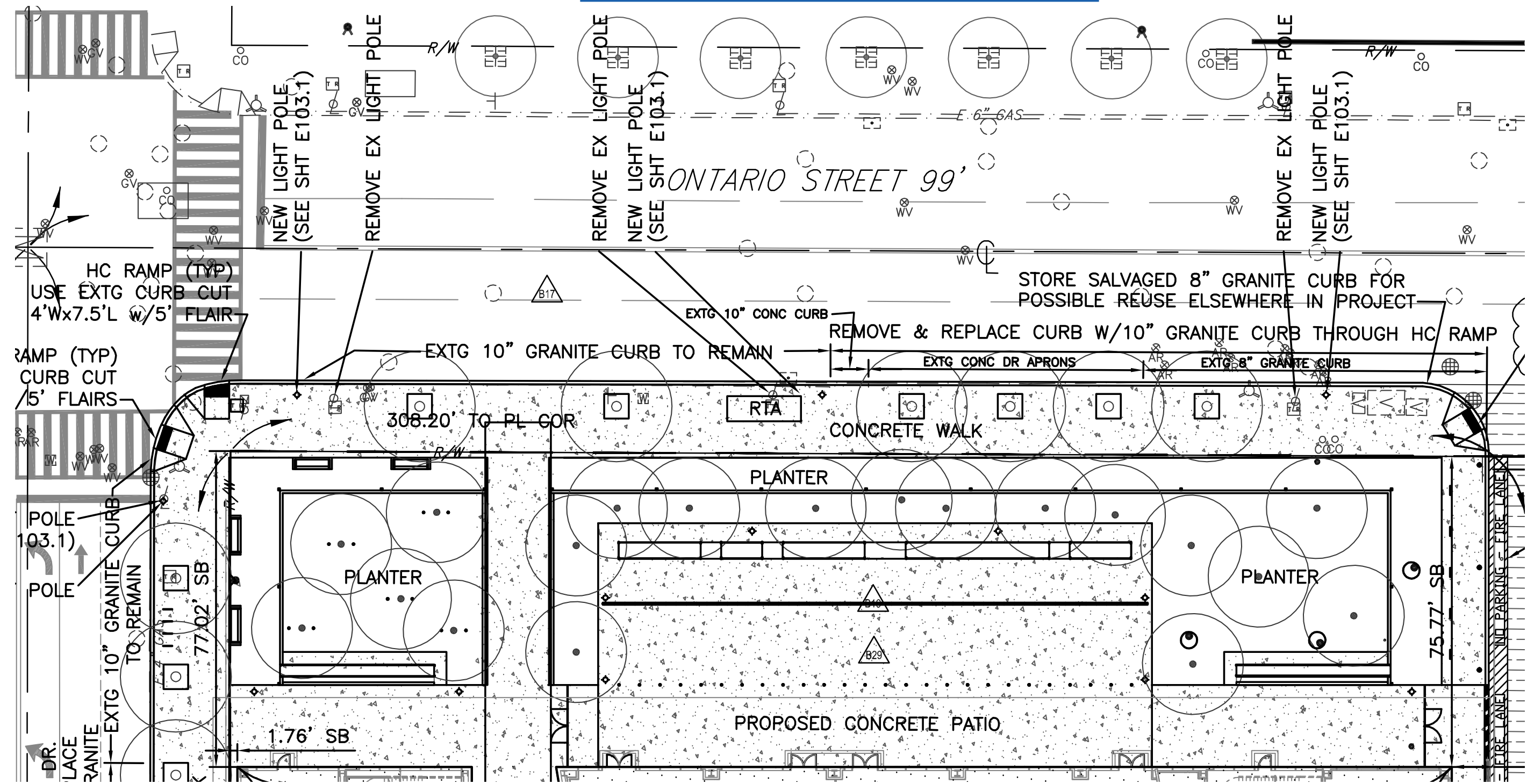
North
Listen. Solve. Deliver



TVSDESIGN

02. Site

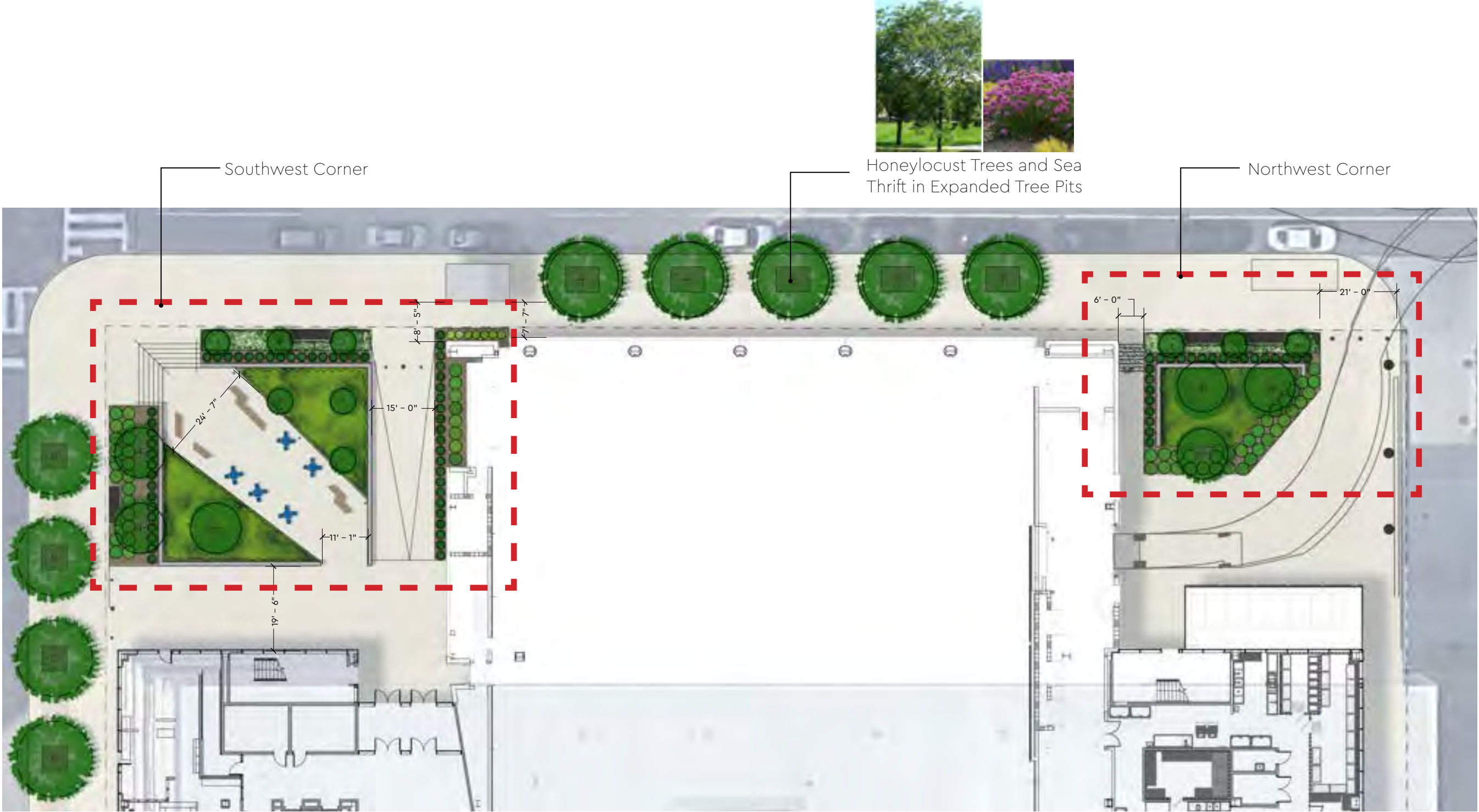
Existing Site Plan – Ontario Street



North

02. Site

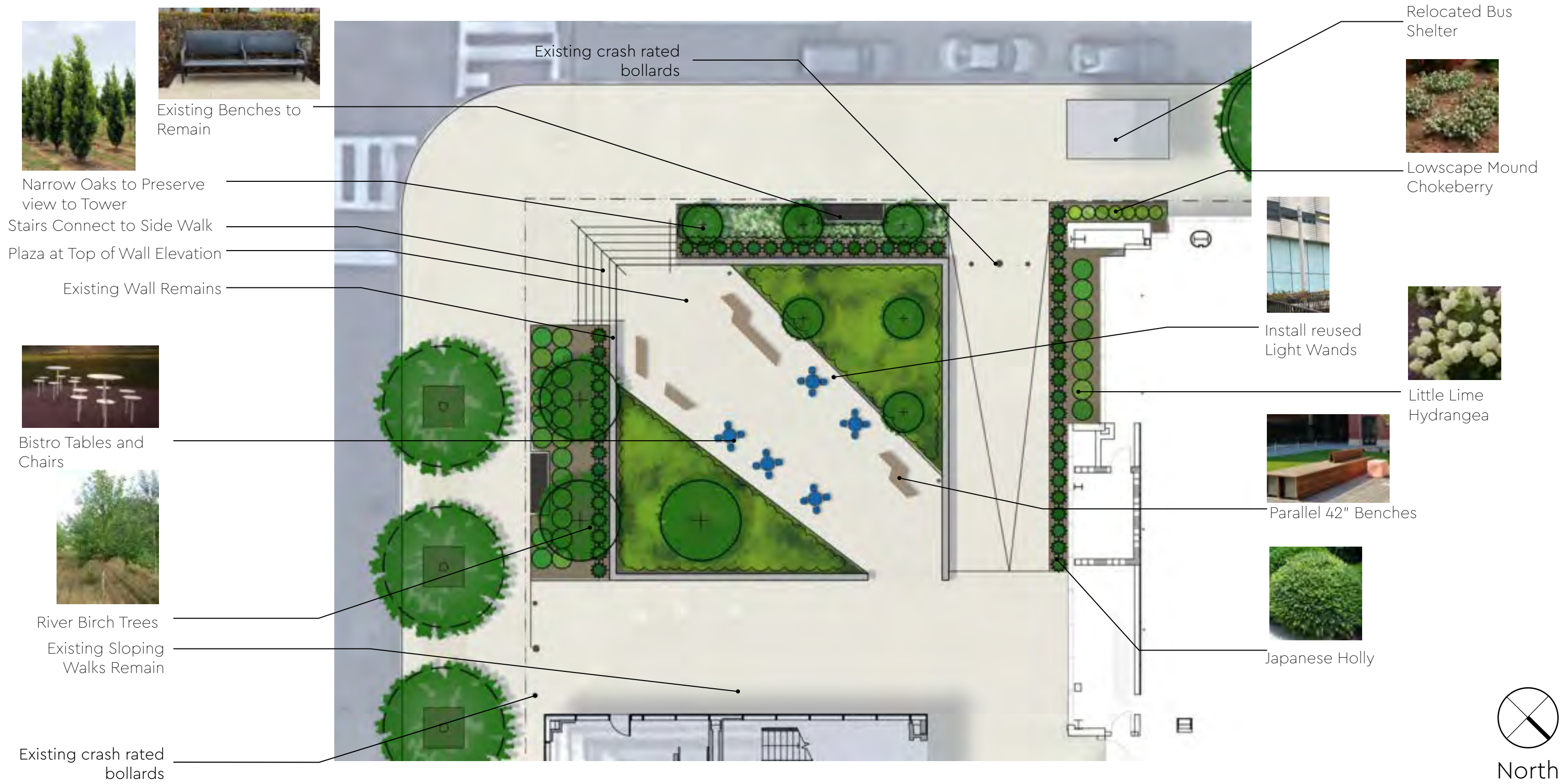
New Site Plan – Ontario Street



Honeylocust Trees and Sea Thrift in Expanded Tree Pits

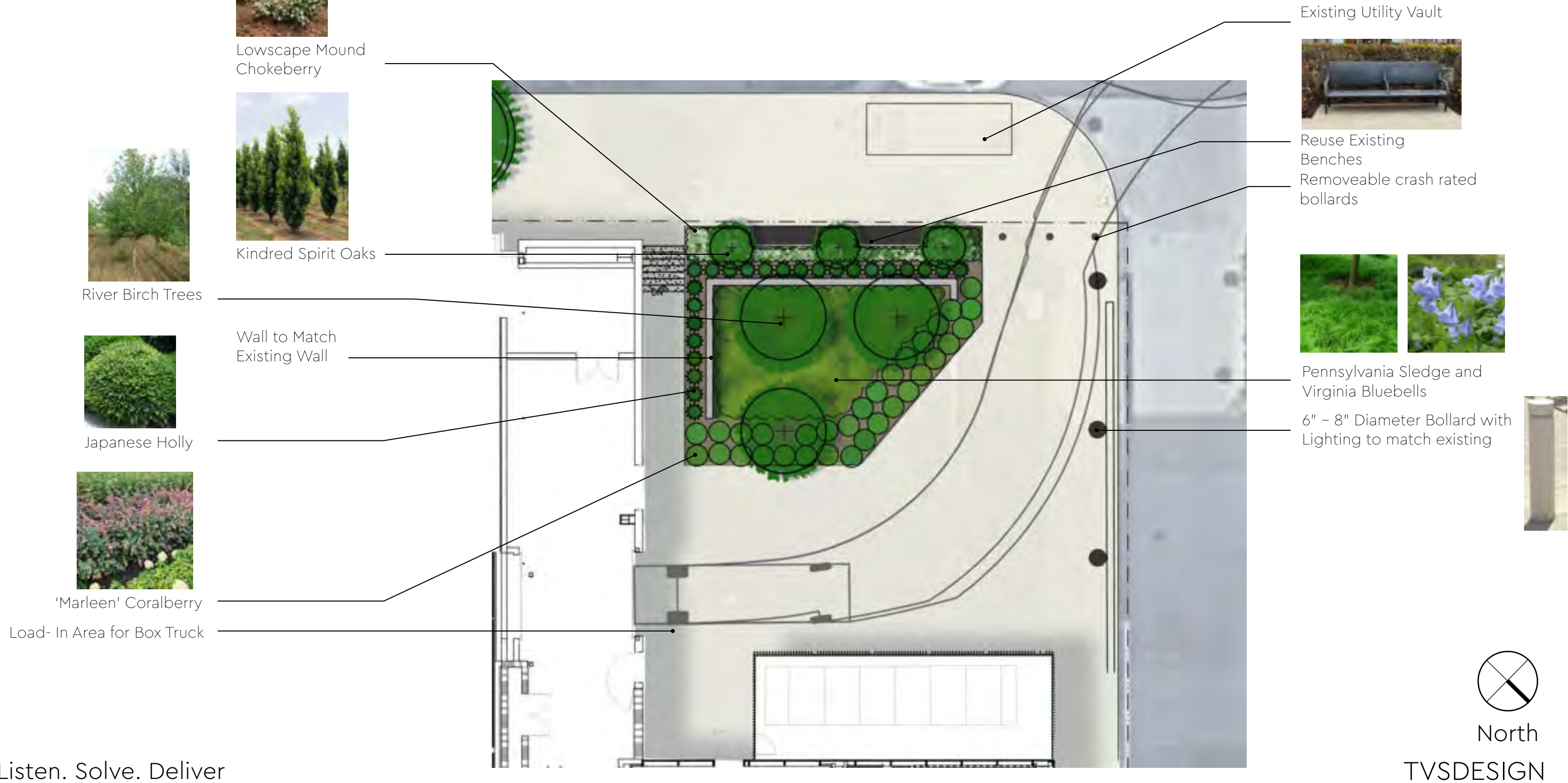
02. Site

New Site Plan – Ontario Street SW Corner



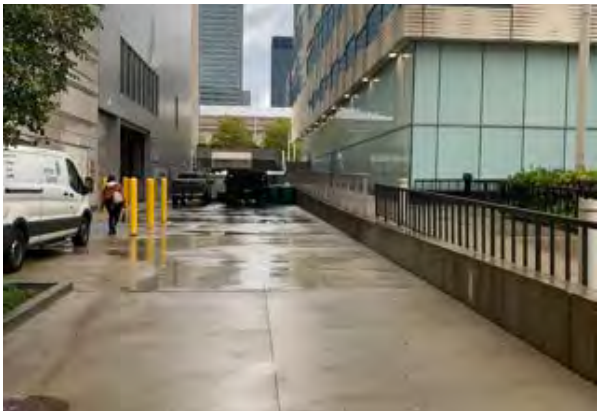
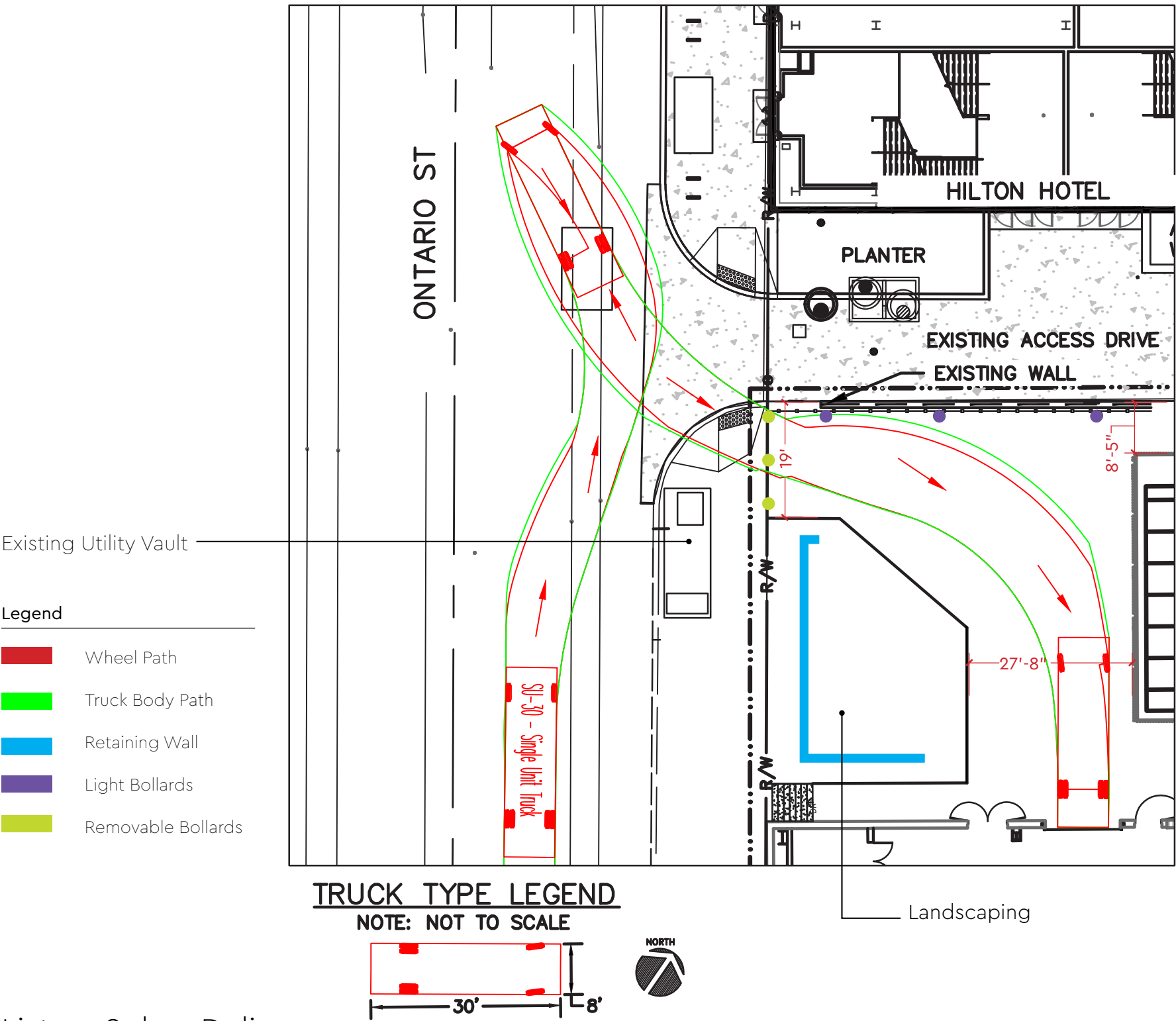
02. Site

New Site Plan – Ontario Street NW Corner



02. Site

Proposed Service Vehicle Loading Path



02. Site

Precedent Images



02. Site

Landscape Plan – Level 2 Terrace Plant Palette



Charging Station and Lighting Pedestal



Boxwood



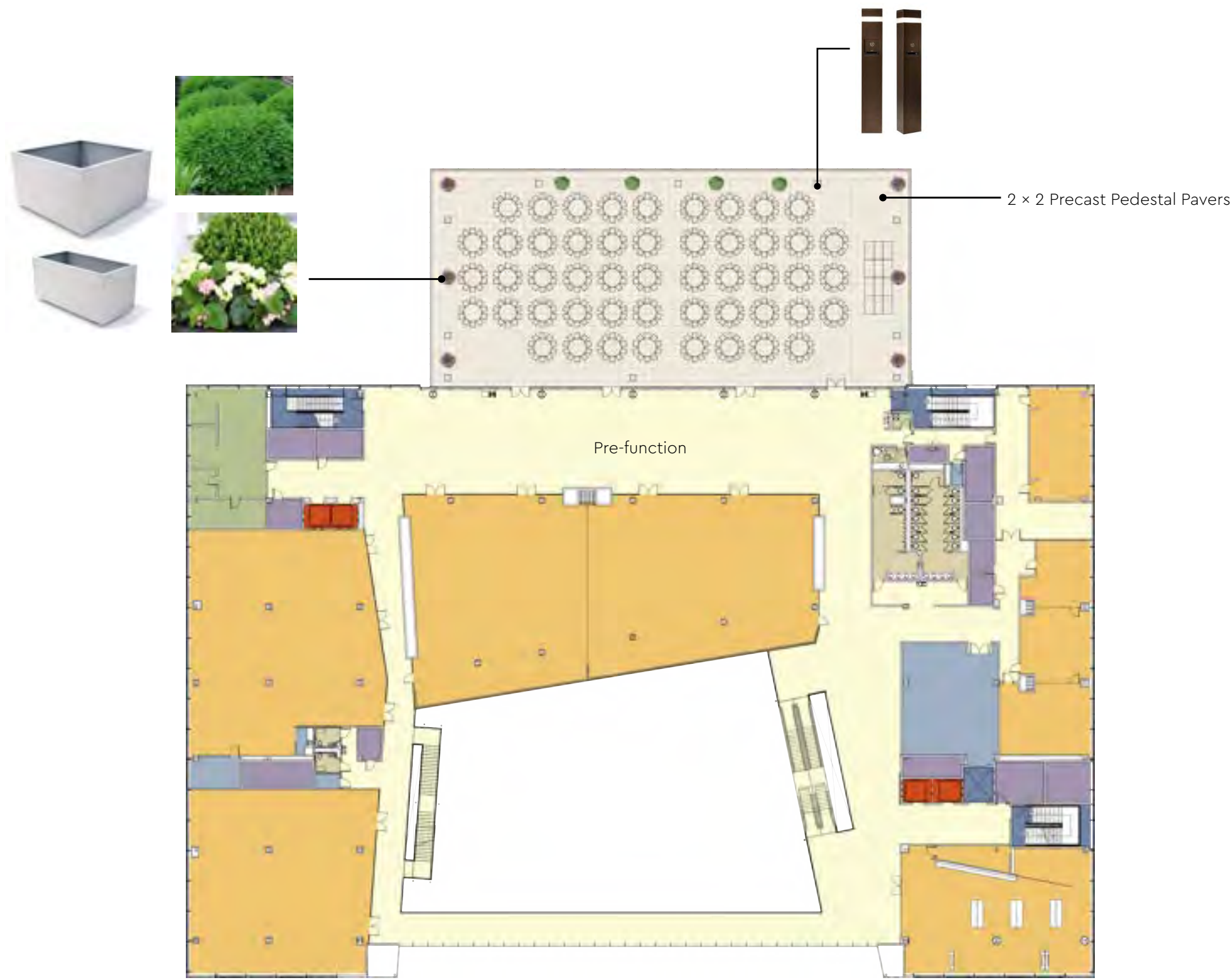
Boxwood and Annuals



5 × 5 and 3 × 5
Aluminum Powder Coated Planters

02. Site

Landscape Plan – Level 2 Terrace



03. Floor Plans

Level 1 Floor Plan

Legend

Public Circulation/Concourse

Ballroom/Meeting Room

Food & Beverage

Retail

Public Circulation (Vertical)

Restroom

Administration

Back of House

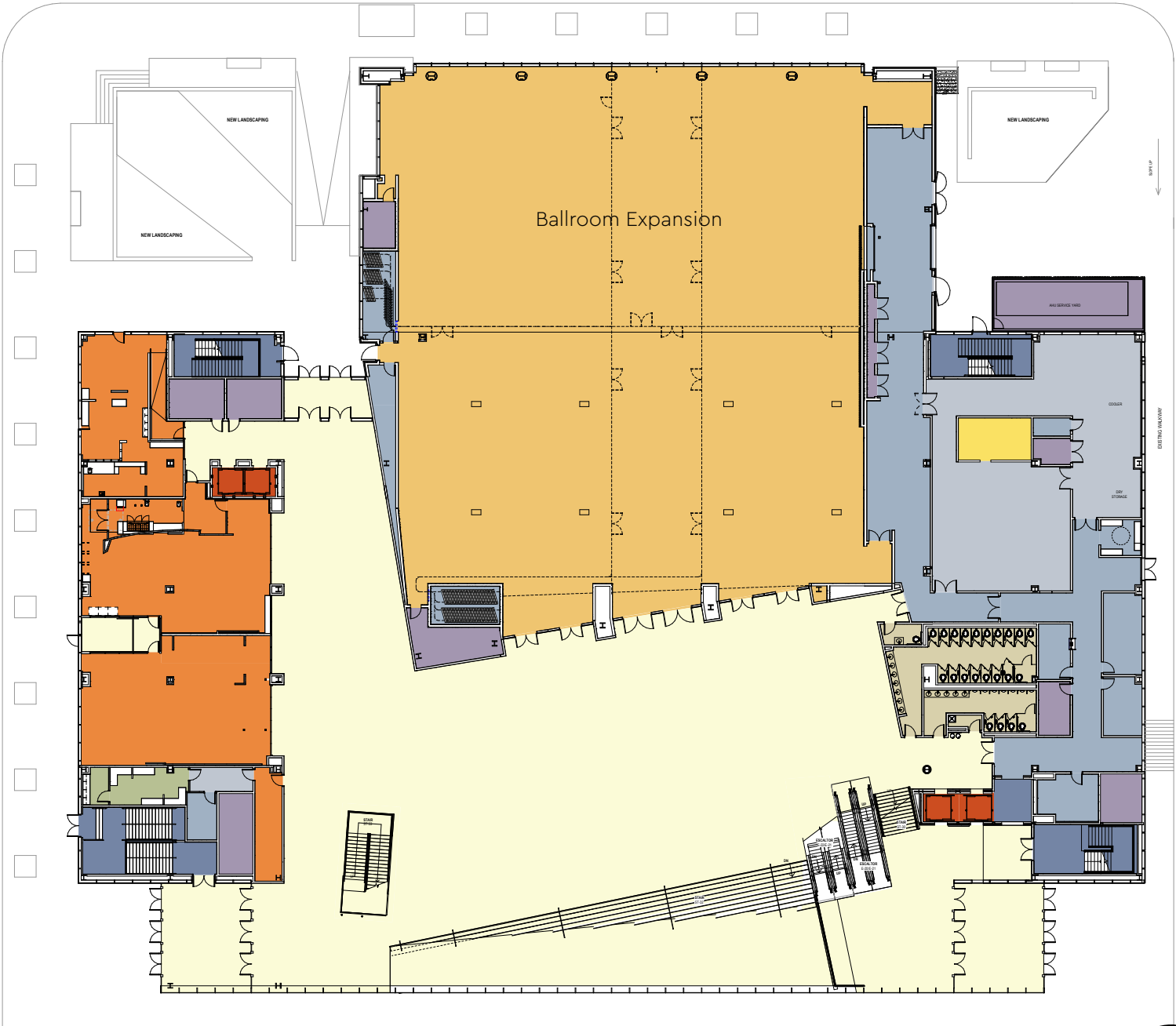
Back of House Circulation

Mechanical

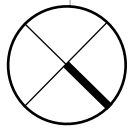
Terrace



Existing Level 1 Floor Plan



Level 1 Floor Plan

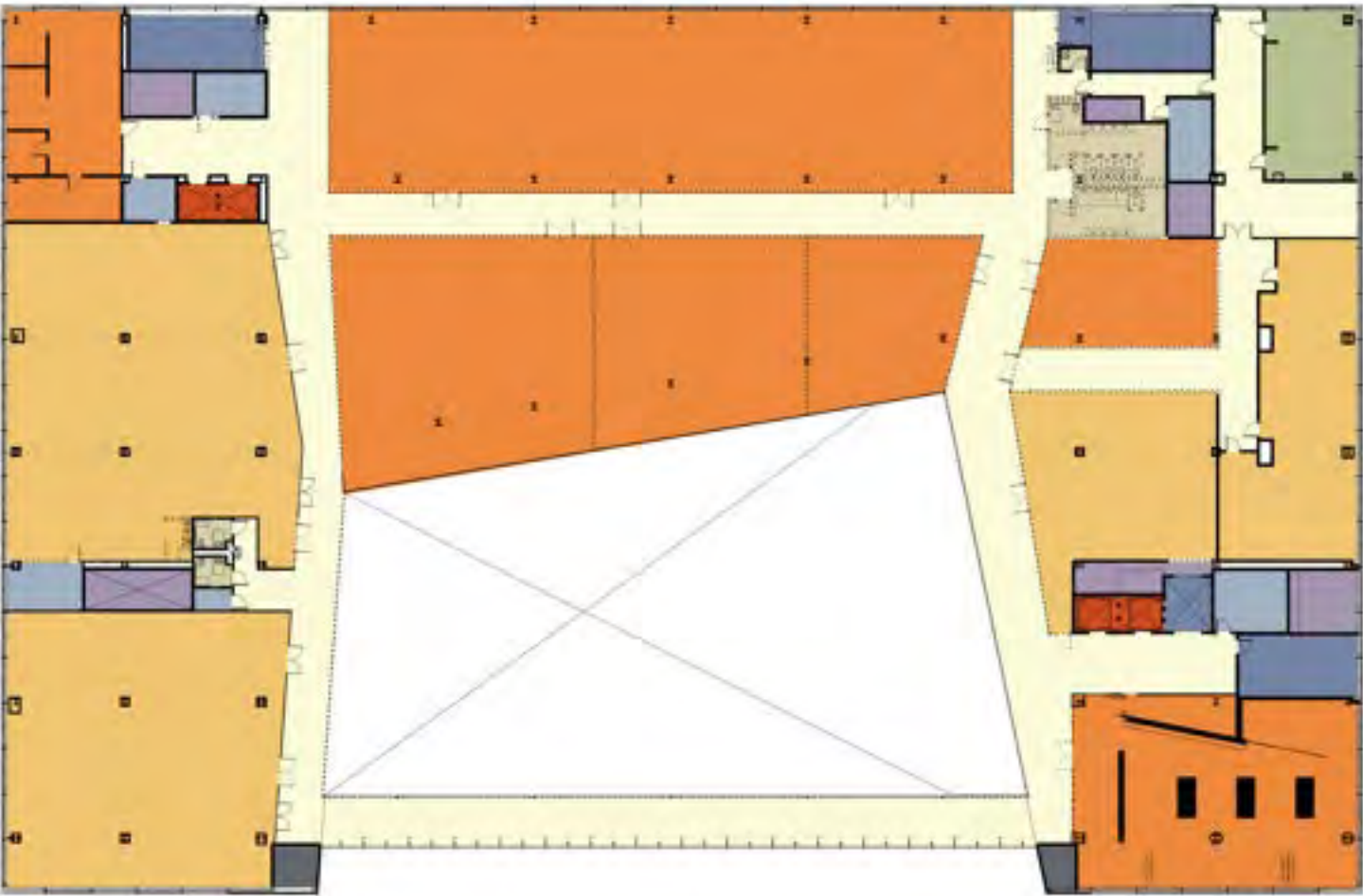


03. Floor Plans

Level 2 Floor Plan

Legend

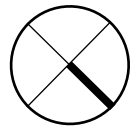
- Public Circulation/Concourse
- Administration
- Ballroom/Meeting Room
- Back of House
- Food & Beverage
- Back of House Circulation
- Retail
- Mechanical
- Public Circulation (Vertical)
- Terrace
- Restroom



Existing Level 2 Floor Plan



Level 2 Floor Plan



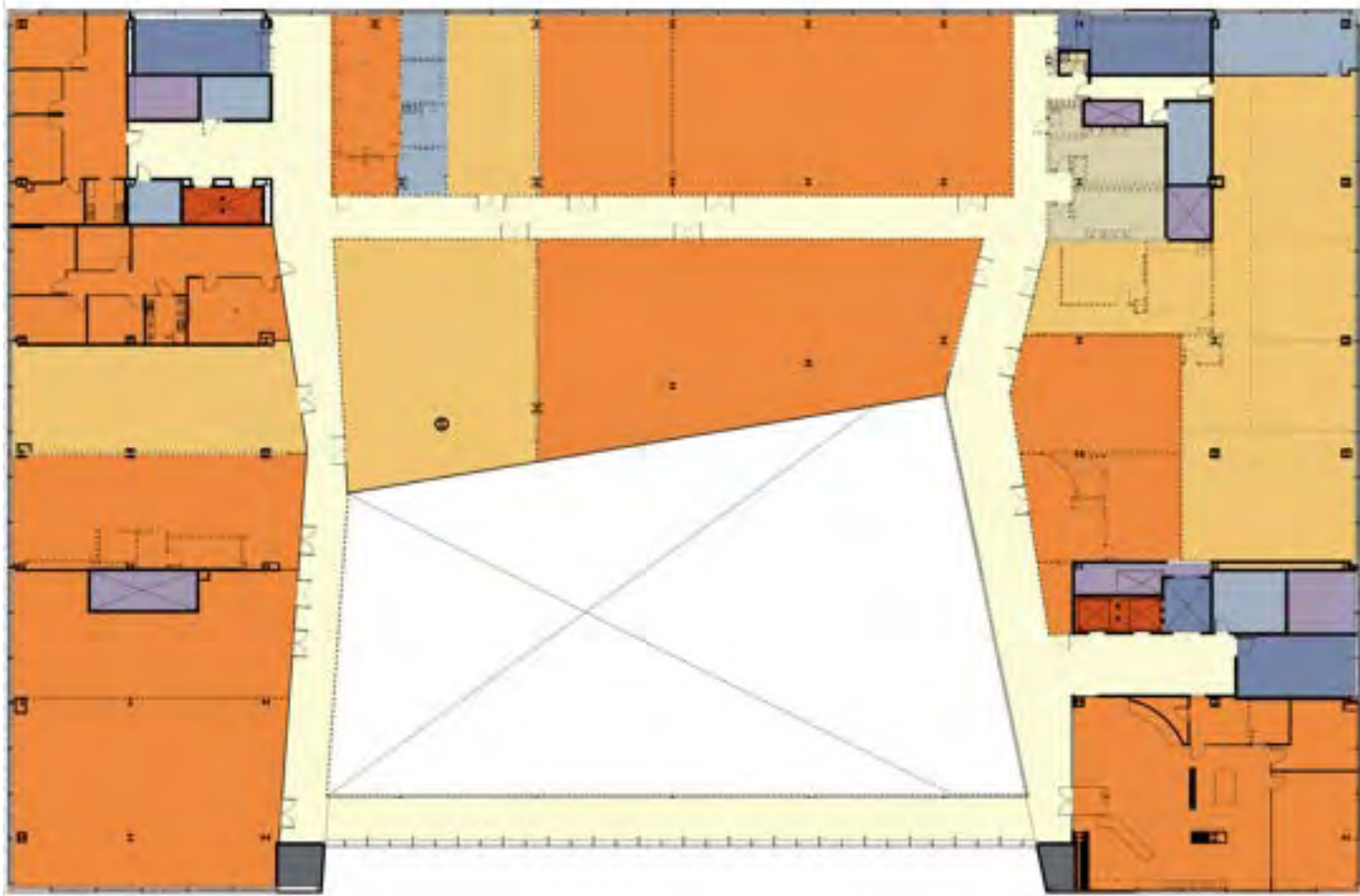
North
TVSDESIGN

03. Floor Plans

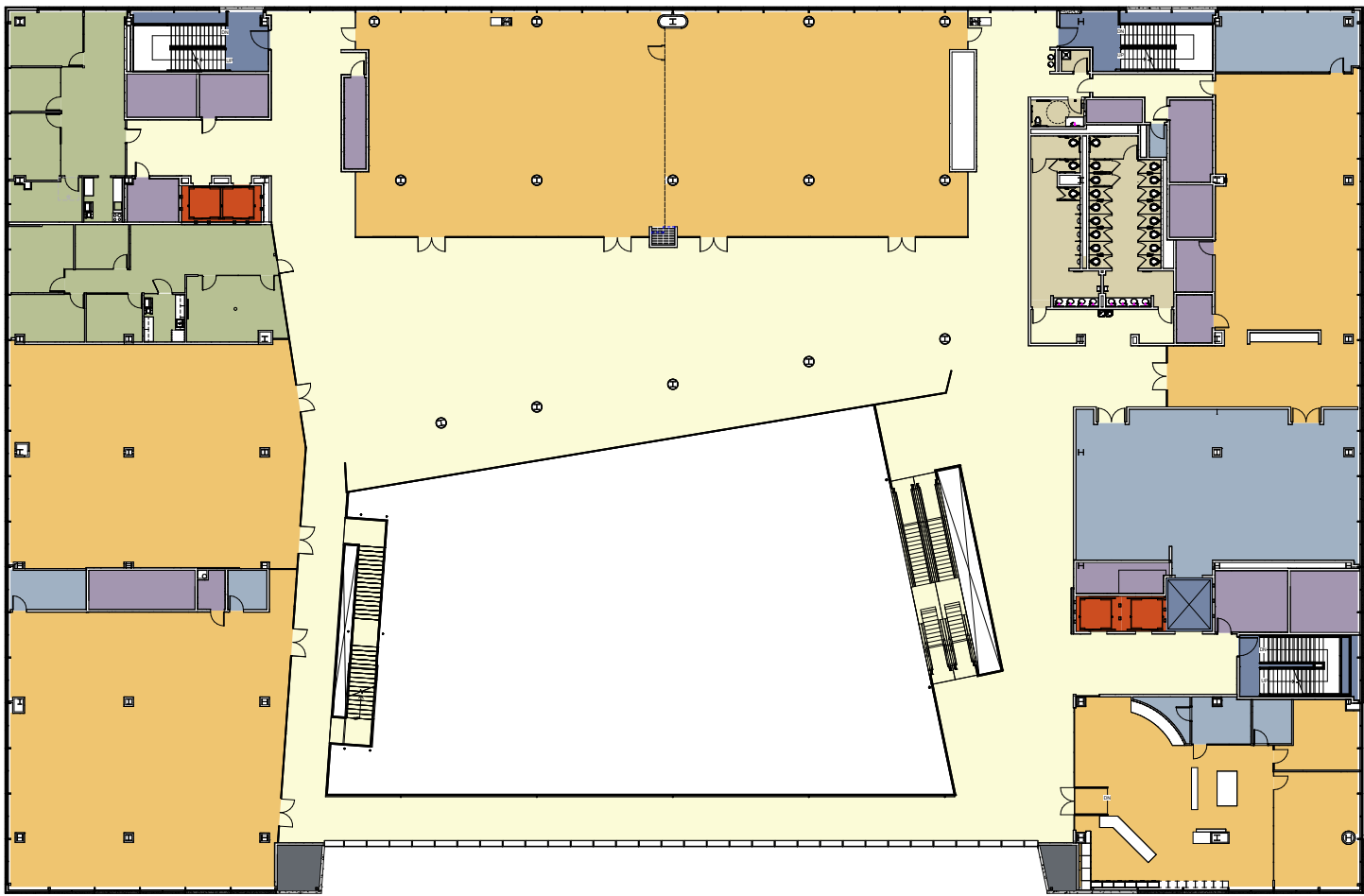
Level 3 Floor Plan

Legend

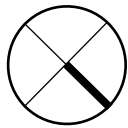
Public Circulation/Concourse	Administration
Ballroom/Meeting Room	Back of House
Food & Beverage	Back of House Circulation
Retail	Mechanical
Public Circulation (Vertical)	Terrace
Restroom	



Existing Level 3 Floor Plan



Level 3 Floor Plan



North
TVSDESIGN

03. Floor Plans

Level 4 Floor Plan

Legend

Public Circulation/Concourse

Ballroom/Meeting Room

Food & Beverage

Retail

Public Circulation (Vertical)

Restroom

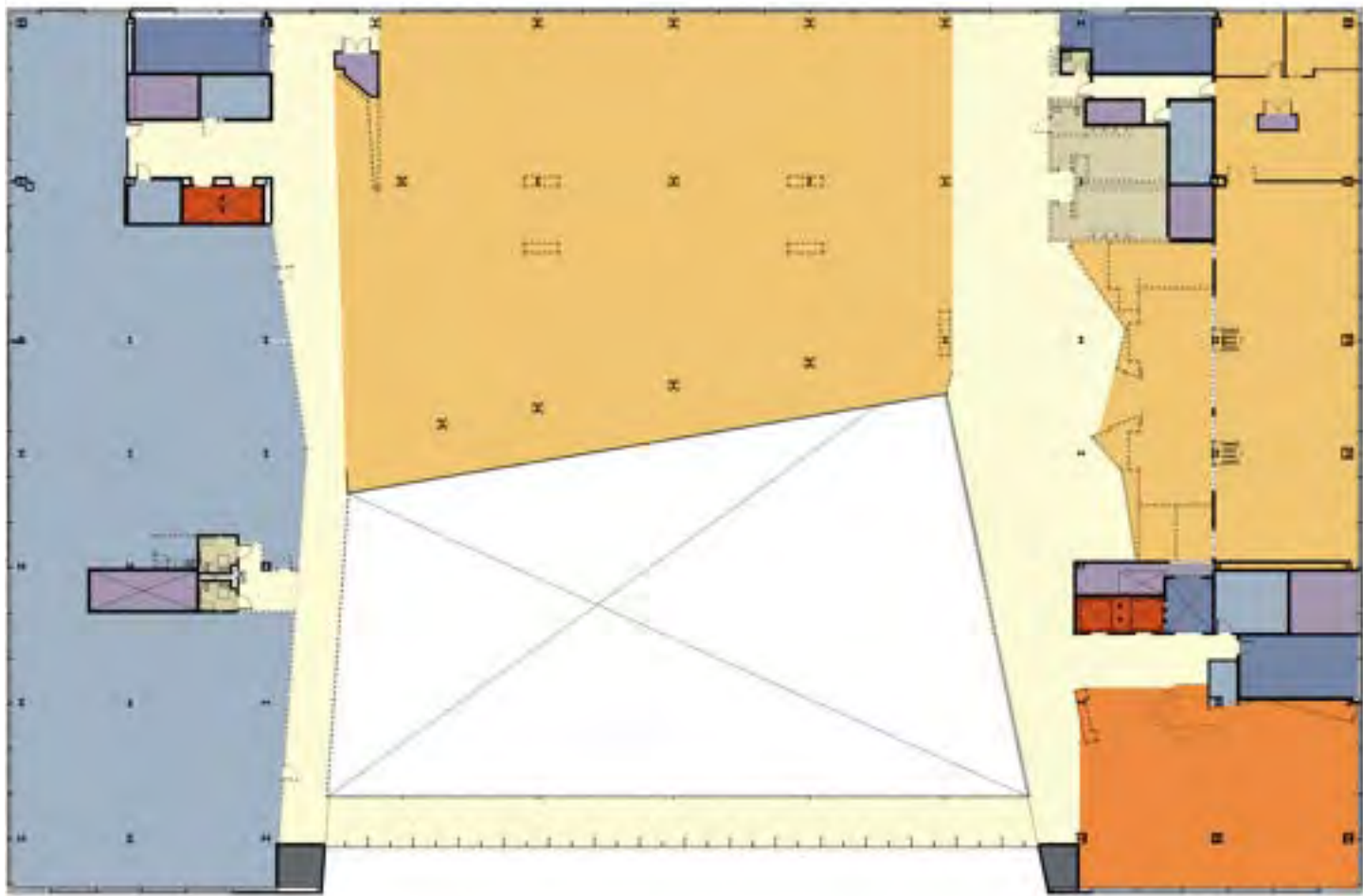
Administration

Back of House

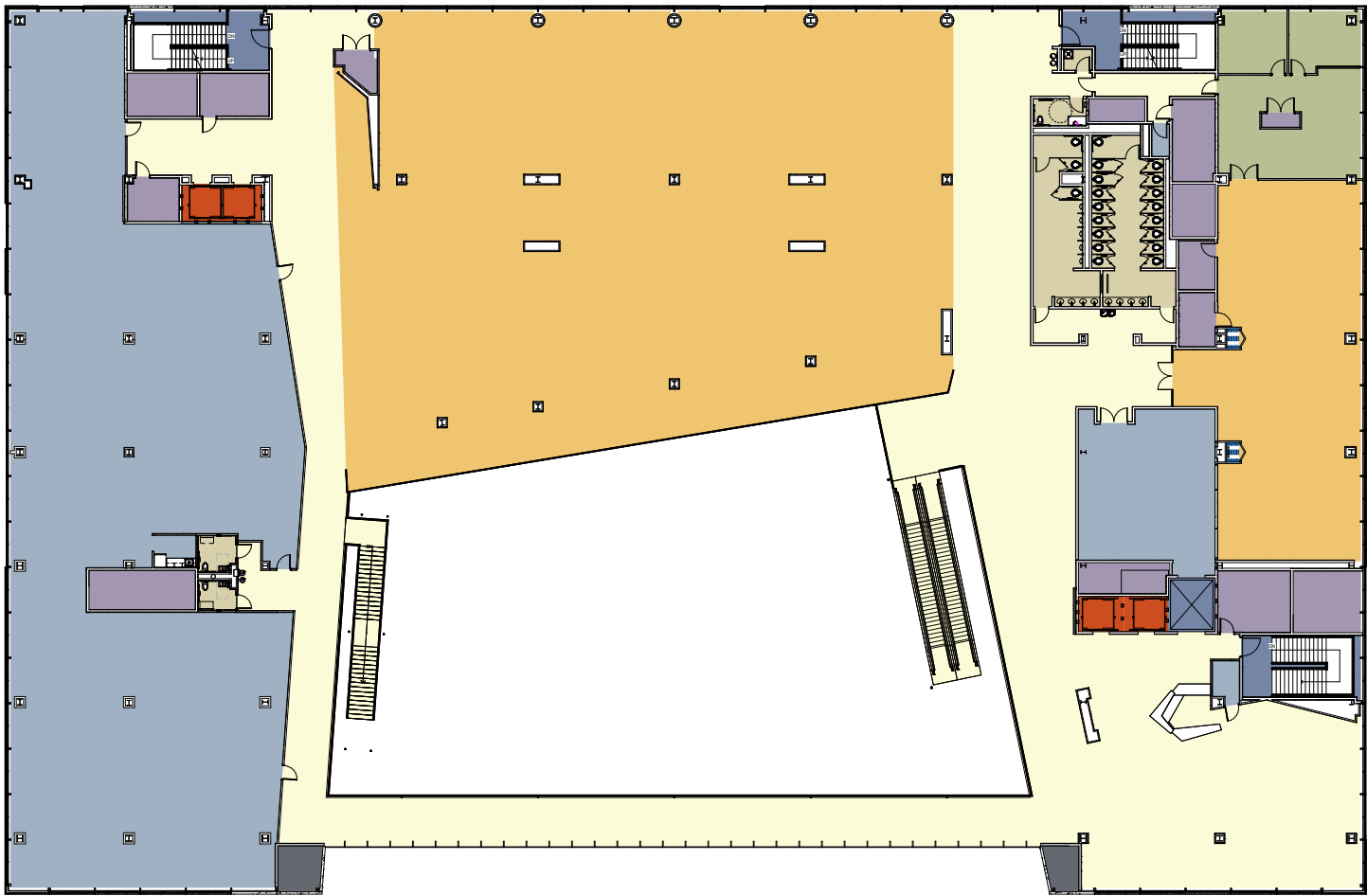
Back of House Circulation

Mechanical

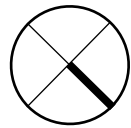
Terrace



Existing Level 4 Floor Plan





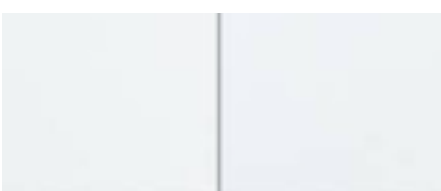
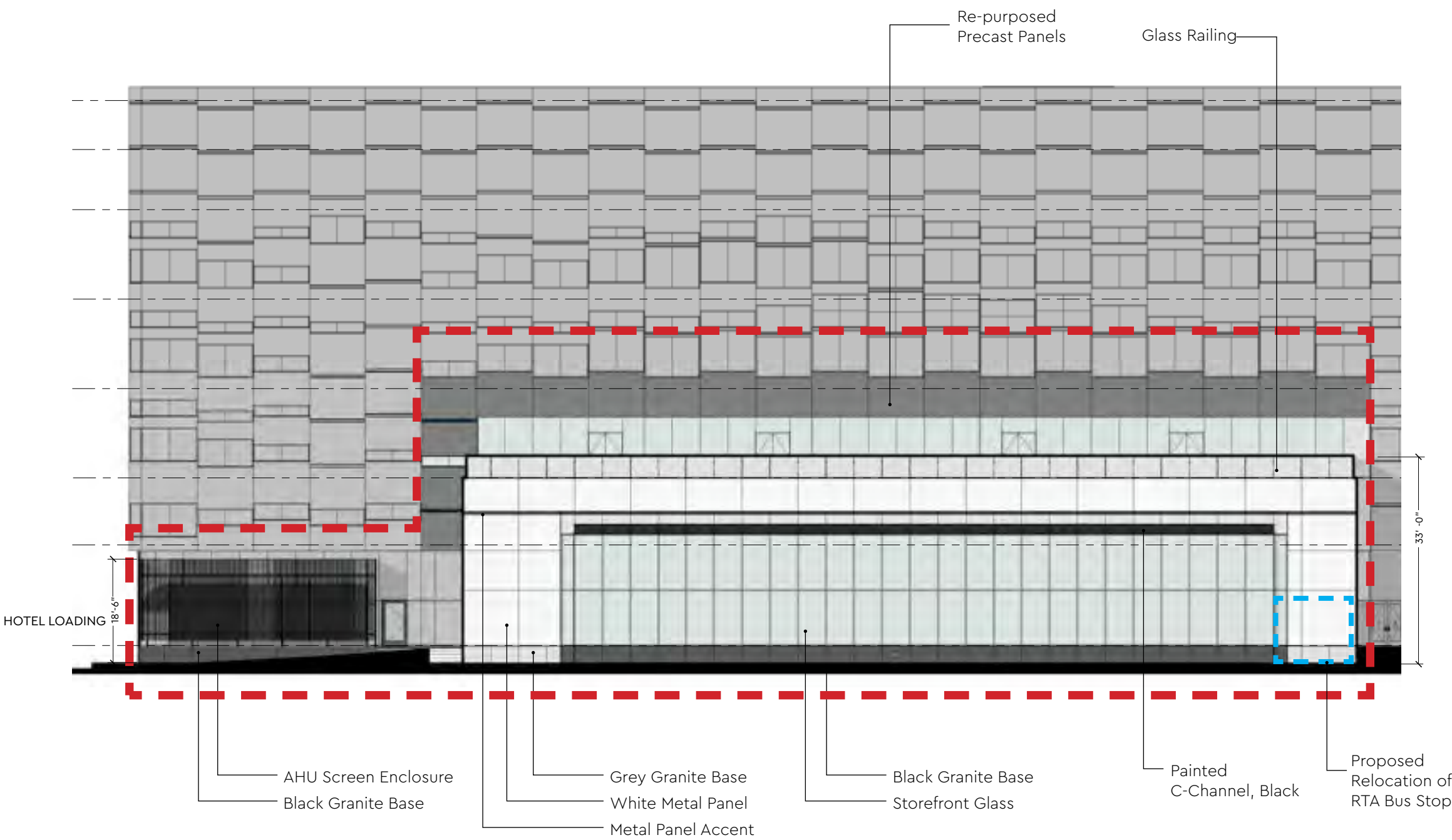
Level 4 Floor Plan



05. Elevations

West Exterior Elevation

-  New Project Scope
-  Existing Building to Remain



White Metal Panel. 10' W, Height varies



Grey Metal Panel, 10' W, Height varies



Metal Panel Accent, 6"H X 10' W



Black Granite Base - To match Existing, 3' H, Width varies



Grey Granite Base, 3' H, Width varies



Back painted Glass - To match Existing. 17' OH, 5' Panels



Black Granite Base - To match Existing, 3' H, Width varies

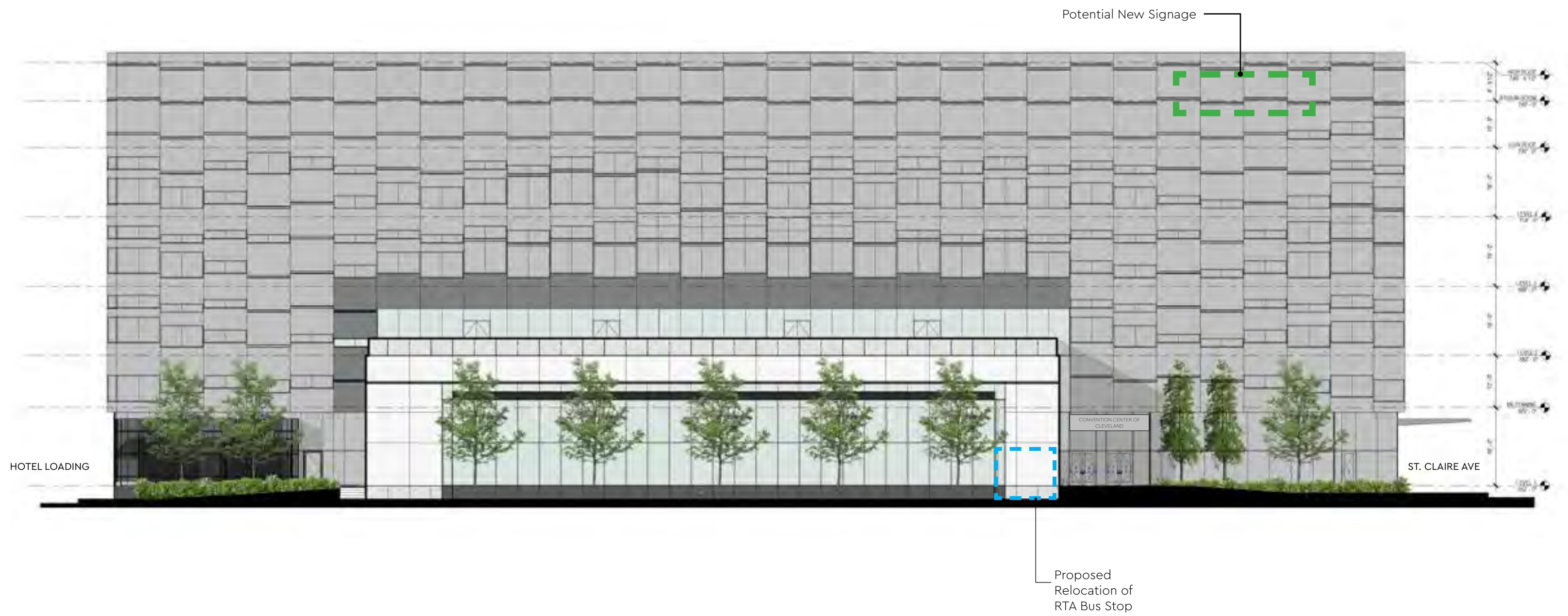


Grey Granite Base, 3' H, Width varies


AHU Screen


05. Elevations

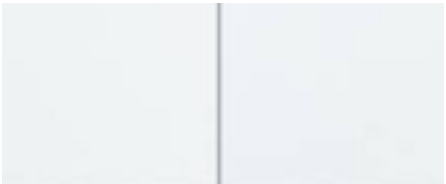
West Exterior Elevation



05. Elevations

 New Project Scope

 Existing Building to Remain



White Metal Panel. 10' W, Height varies



Grey Metal Panel, 10' W, Height varies



Metal Panel Accent, 6"H X 10' W



AHU Screen



Back painted Glass – To match Existing. 17' OH, 5' Panels

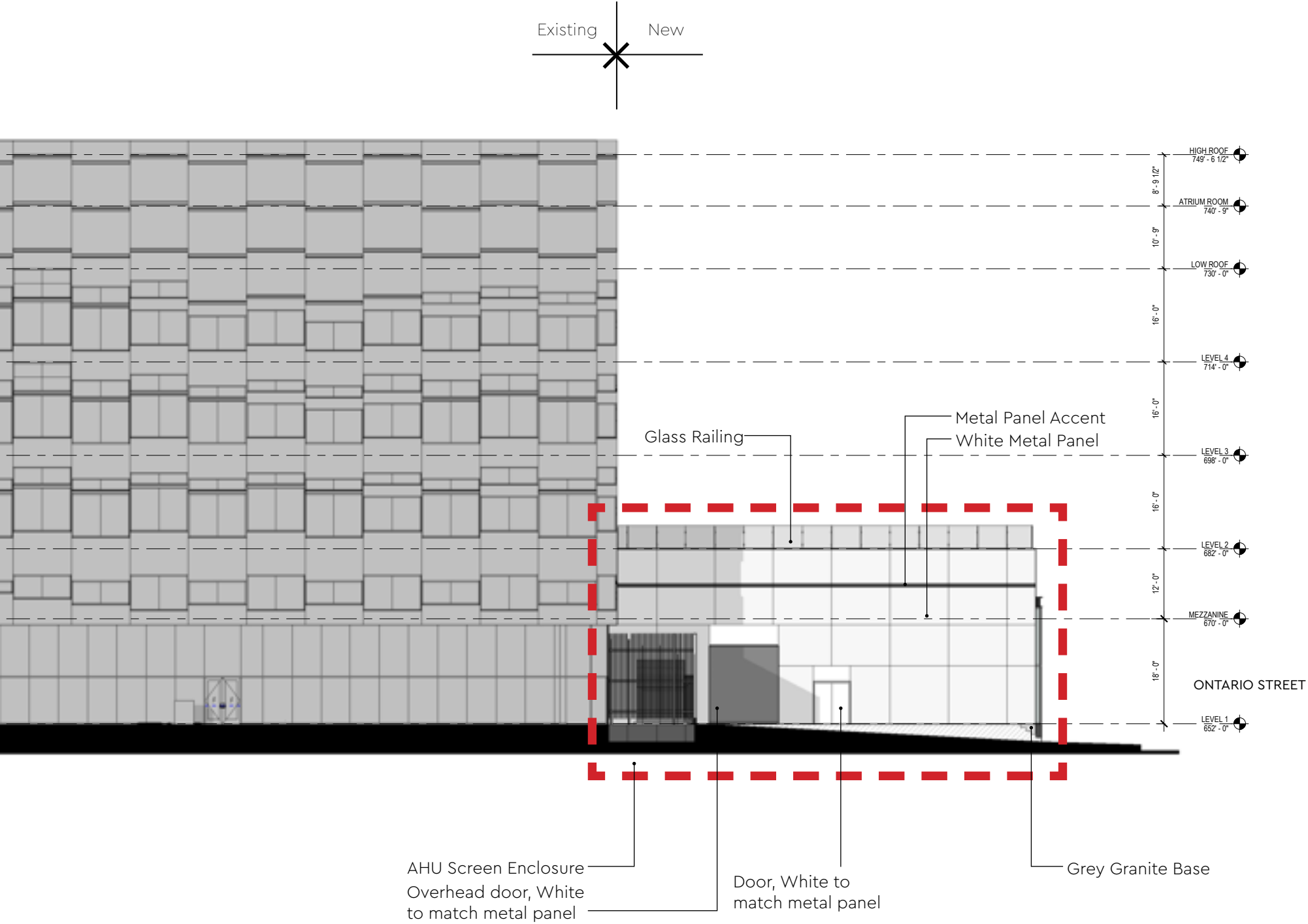


Black Granite Base – To match Existing, 3' H, Width varies



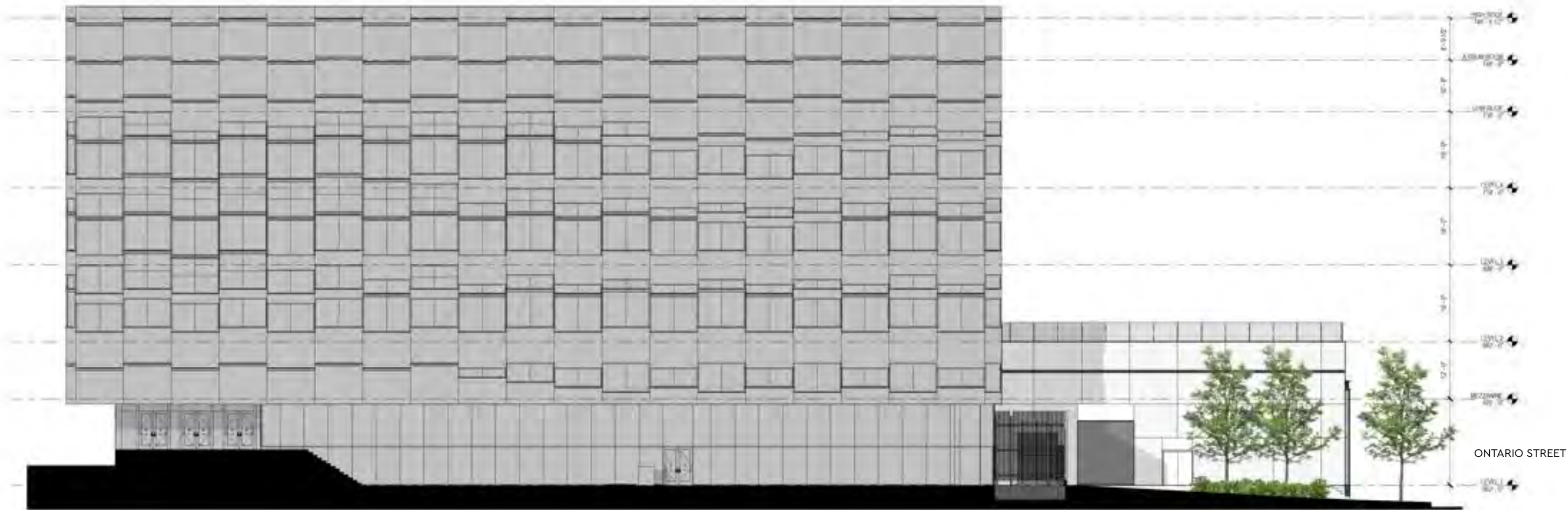
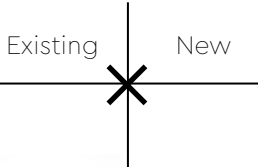
Grey Granite Base, 3' H, Width varies

North Exterior Elevation




05. Elevations


North Exterior Elevation

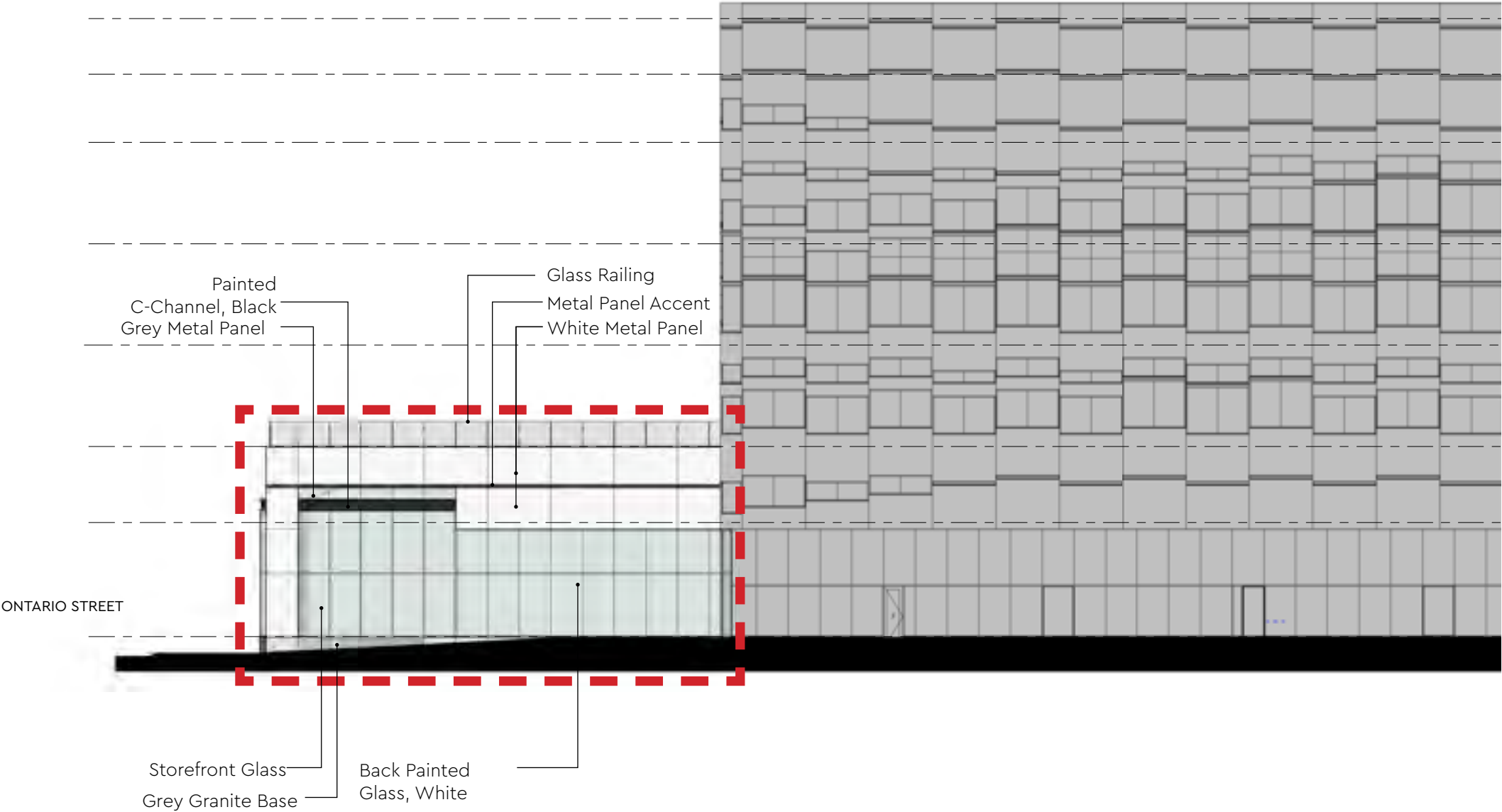
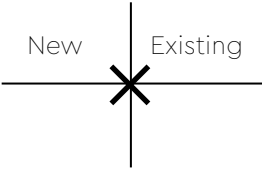


05. Elevations

South Exterior Elevation

 New Project Scope

 Existing Building to Remain



White Metal Panel. 10' W, Height varies



Grey Metal Panel, 10' W, Height varies



Metal Panel Accent, 6"H X 10' W



AHU Screen



Back painted Glass - To match Existing. 17' OH, 5' Panels



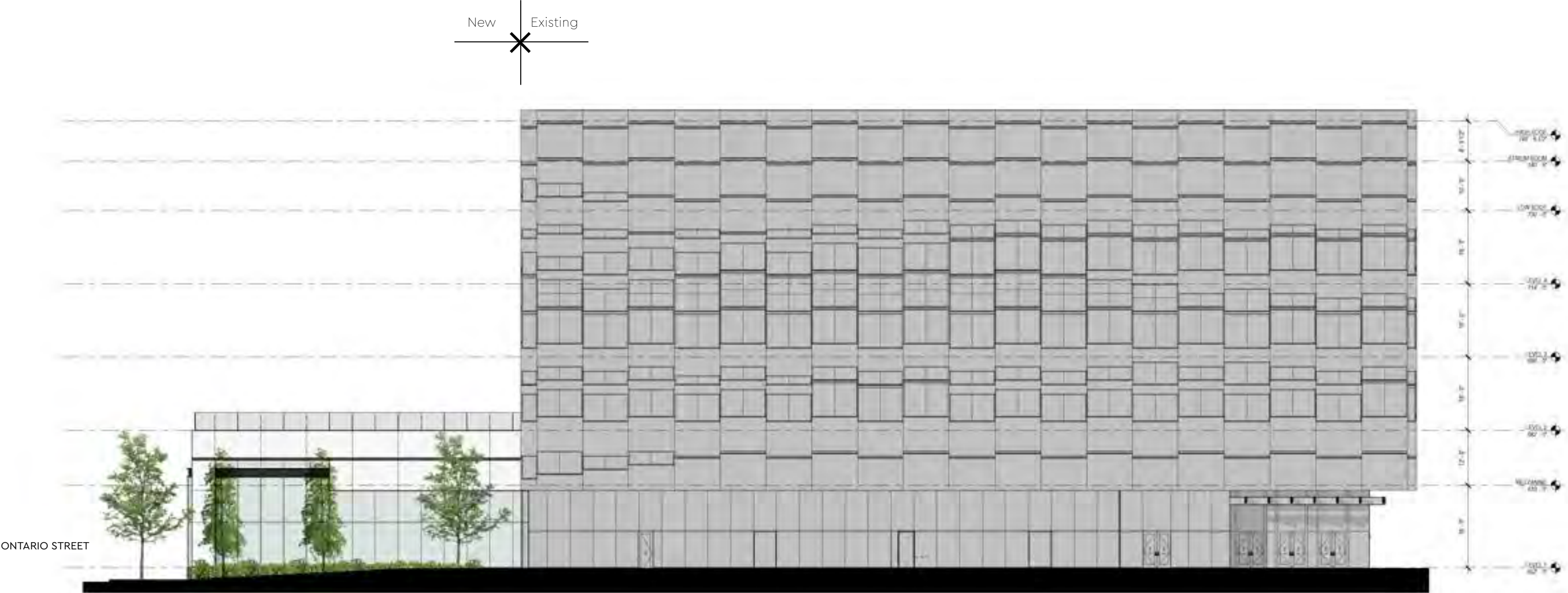
Black Granite Base - To match Existing, 3' H, Width varies



Grey Granite Base, 3' H, Width varies

05. Elevations

South Exterior Elevation



04. Materials

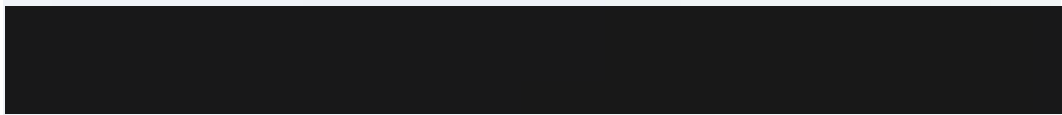
Exterior Materials



White Metal Panel



Grey Metal Panel



Metal Panel Accent



Back painted Glass – To match Existing



Black Granite Base – To match Existing



Grey Granite Base



AHU Screen



06. Renderings

Exterior View – Aerial



06. Renderings

Exterior View – West



06. Renderings

Exterior View – West



06. Renderings

Exterior View – West



06. Renderings

Exterior View – West Mall Drive



06. Renderings

Exterior View – Level 2 Terrace



06. Renderings

Exterior View – Level 2 Terrace



06. Renderings

Exterior View – Level 2 Terrace



06. Renderings

Exterior View – Level 2 Terrace



06. Renderings

Interior View – Atrium



06. Renderings

Interior View – Atrium



06. Renderings

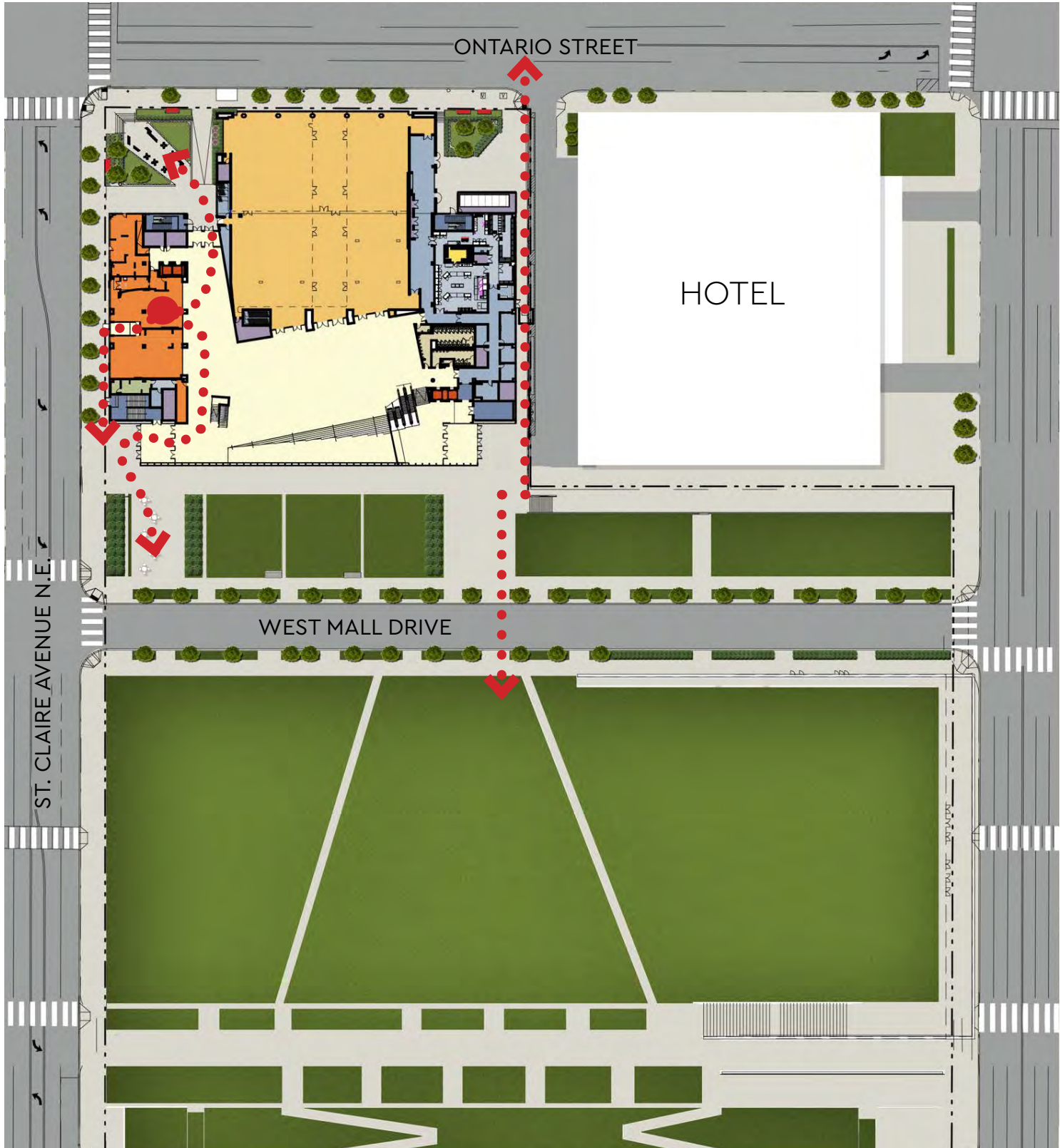
Interior View – Ballroom



07. Mall Activation

Existing Conditions – Mall Activation

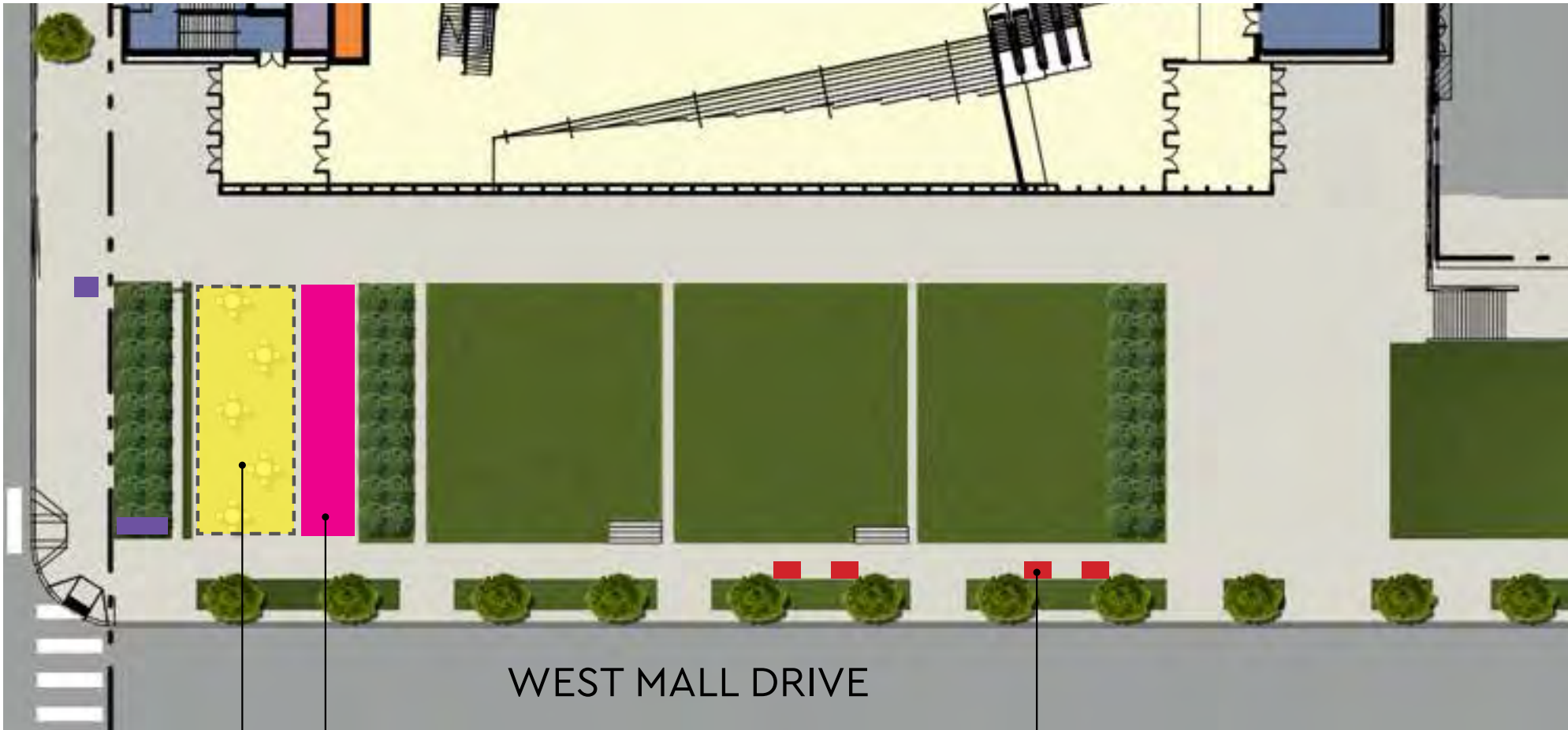
◀...▶ Circulation Path



07. Mall Activation

Site Plan – Mall Activation

- Legend
- Existing Bike Racks
 - Existing Park Bench
 - Existing Wooden Bench
 - Existing 36" Round Tables with Chairs and Umbrella
 - Existing Site Signage



Listen. Solve. Deliver

07. Mall Activation

Existing Conditions – Mall Activation



Cleveland Landmarks Commission

Design Review



January 12, 2023



Downtown | Flats Design Review Advisory Committee Meeting Motion Form

Case Number:

Project Name:

Project Address:

Project Rep.:

Meeting Date:

Project Scope:

Design Review Level:

Recommendation of Motion by Design Review Committee:

See below for Conditions, Comments or Feedback.

Committee Action: (A/R = Abstain or Recuse)

Bialosky (C)	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent	Schwartzberg	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent
Bogart	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent	Soltis	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent
Brown	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent	Yablonsky	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent
Geist (VC)	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent	Zarfoss	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent
Pesarchick	<input type="checkbox"/> Yea <input type="checkbox"/> Nay <input type="checkbox"/> A/R <input type="checkbox"/> Absent		

Non-Voting Members in Attendance:

☒ Allison Hennie ☐ Director Huang

Applicant Signature & Date: _____ Virtual Meeting – No Signature Required

Cleveland Landmarks Commission

Staff Report



January 12, 2023



January 12, 2023

PetBOT (Planning, Engineering, Traffic Engineering, and Bureau of Traffic) is a reviewing body integrated into City Planning's Conceptual / Schematic Design Review Process focused on the public right of way. At times, other departments are needed or requested to join a meeting depending on the scope of the development project.

- PetBOT meetings provide an opportunity to educate design review applicants about the permitting processes involving elements in the streetscape or public right of way.
- Presentations at PetBOT are not the same as Design Review/Commission presentations; there is no approval process or voting that occurs.
- PetBOT does not review aesthetics of the interior or exterior of the building.
- Presentations should last around 5-10 minutes maximum, allowing for discussion with PetBOT.
- Projects commonly reviewed at PetBOT: New construction or renovation projects; Townhome projects; Large-scale development projects; Streetscape Plans

Certificate of Appropriateness



January 12, 2023

Case 22-057: Magnolia – Wade Park Historic District (Concept Review August 11, 2022)

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)

PROPOSED NEW JOINING EXPANSION FOR THE MAGNOLIA CLUBHOUSE

11101 MAGNOLIA DRIVE, CLEVELAND, OHIO 44106



MAGNOLIA CLUBHOUSE MISSION

Magnolia Clubhouse, originally established in 1961 as Hill House on Fairmount 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 café, 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 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, 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. 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.

LANDSCAPING:

Existing landscaping to remain. New landscaping to match existing.

EXTERIOR LIGHTING:

Existing exterior lighting to remain. New recessed lighting in new entry canopy and new decorative wall light fixtures on brick corners of new entry. New interior night lighting to spot light existing entry canopy of east house, in new common space.

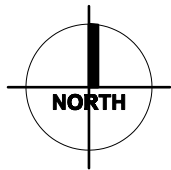
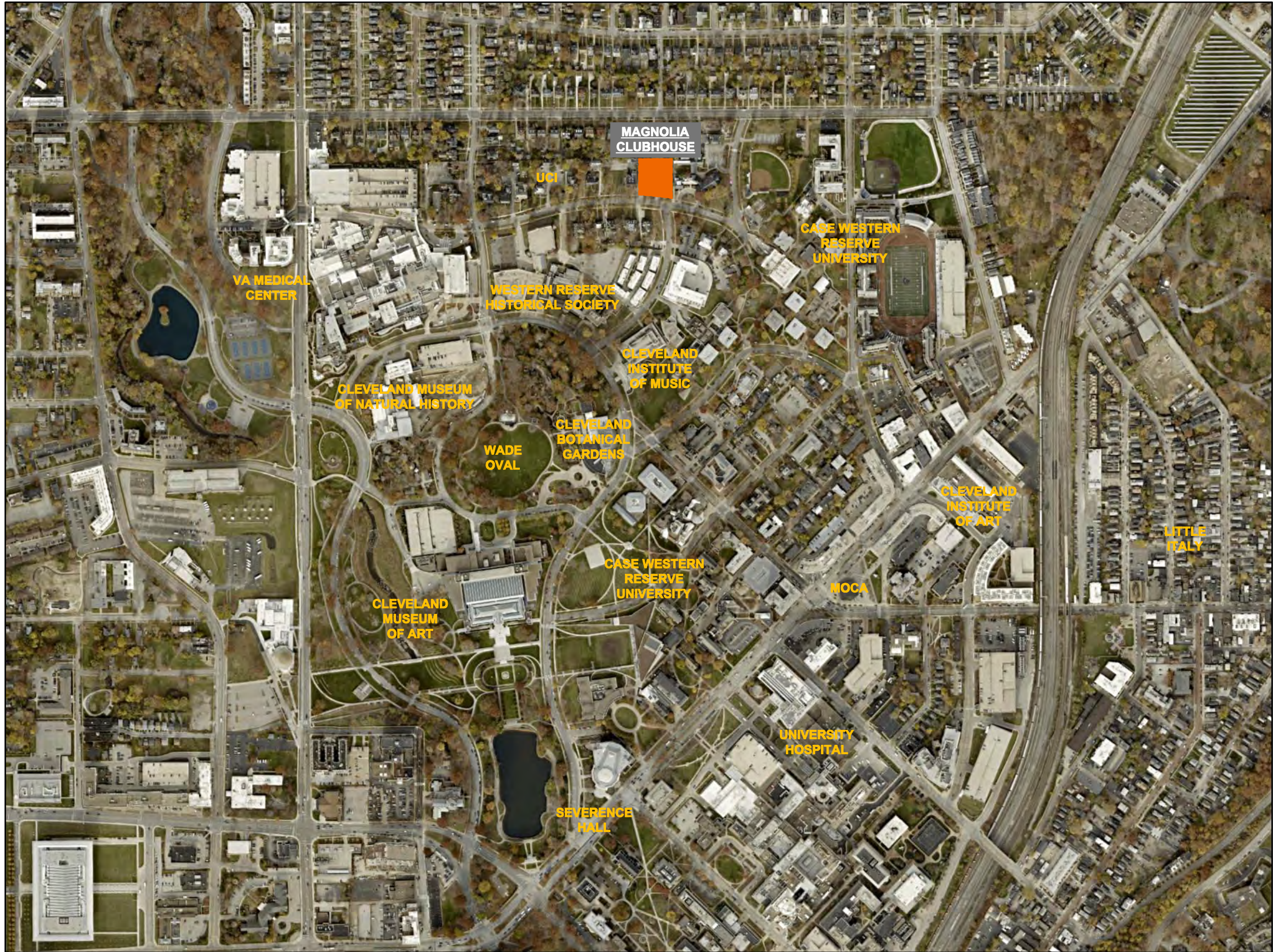
DRAWING INDEX

1	TITLE SHEET
2	PROJECT INFORMATION/DESCRIPTION
3	DISTRICT SITE MAP
4	LOCAL SITE MAP
5	EXISTING CONDITIONS - SITE PLAN
6	EXISTING CONDITIONS - PHOTOS
7	EXISTING CONDITIONS - PHOTOS
8	EXISTING CONDITIONS - PHOTOS
9	NEW SITE PLAN
10	NEW FIRST FLOOR PLAN
11	NEW SECOND FLOOR PLAN
12	NEW THIRD FLOOR PLAN
13	NEW BASEMENT PLAN
14	NEW SOUTH/FRONT ELEVATION
15	RENDERING - NEW SOUTH/FRONT ELEVATION
16	NEW NORTH/REAR ELEVATION
17	NEW EAST AND WEST ELEVATIONS
18	NEW BUILDING SECTION AT COMMON SPACE
19	RENDERING - NEW BUILDING SECTION
20	EXTERIOR FINISH MATERIALS
21	CONCEPTUAL REVIEW QUESTION: LEADED GLASS IN WEST HOUSE STAIR LANDING
22	CONCEPTUAL REVIEW QUESTION: NEW SECOND FLOOR LINK TO EAST HOUSE

PROJECT INFORMATION/DESCRIPTION

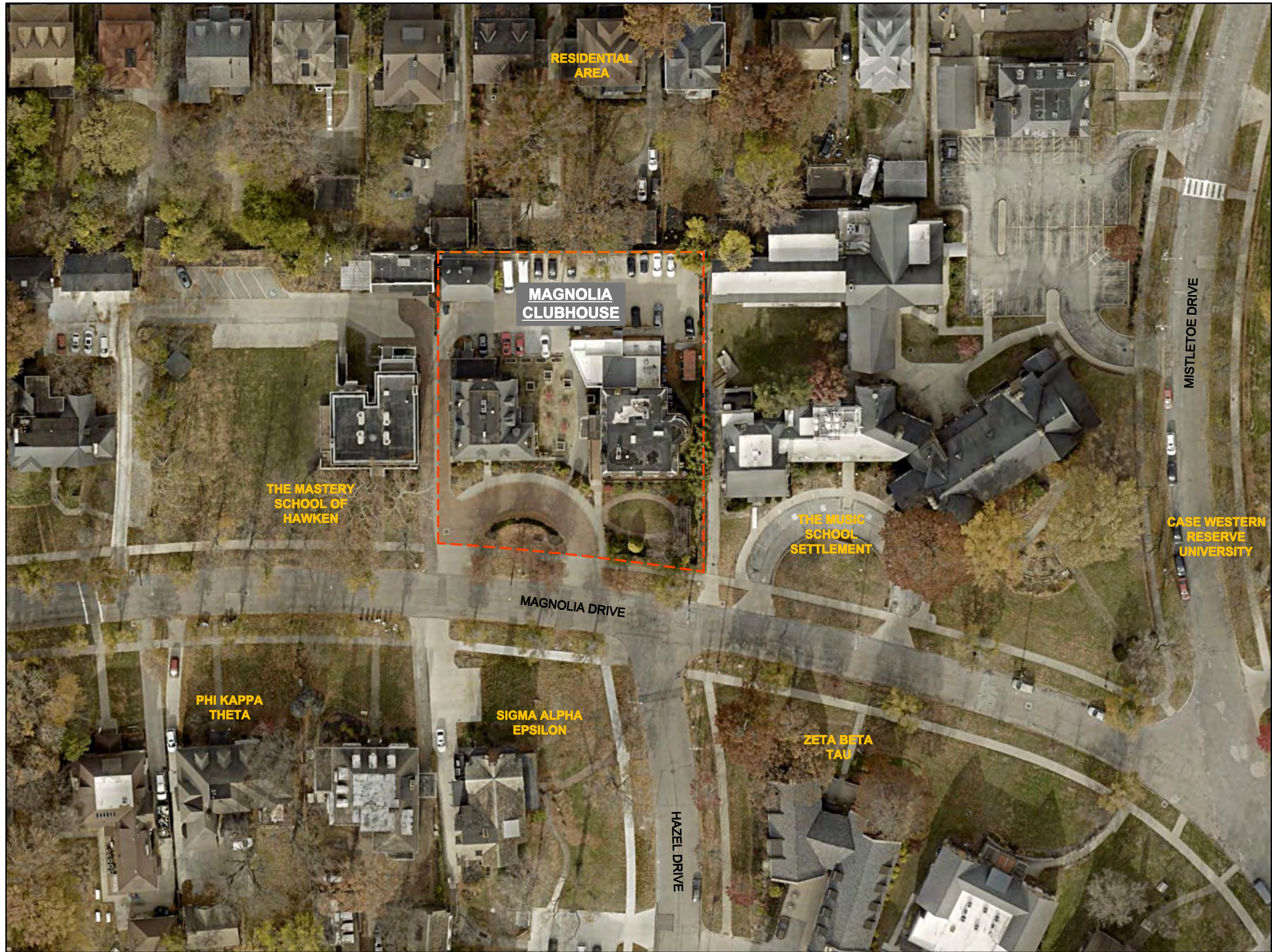
SHEET 2





DISTRICT SITE MAP

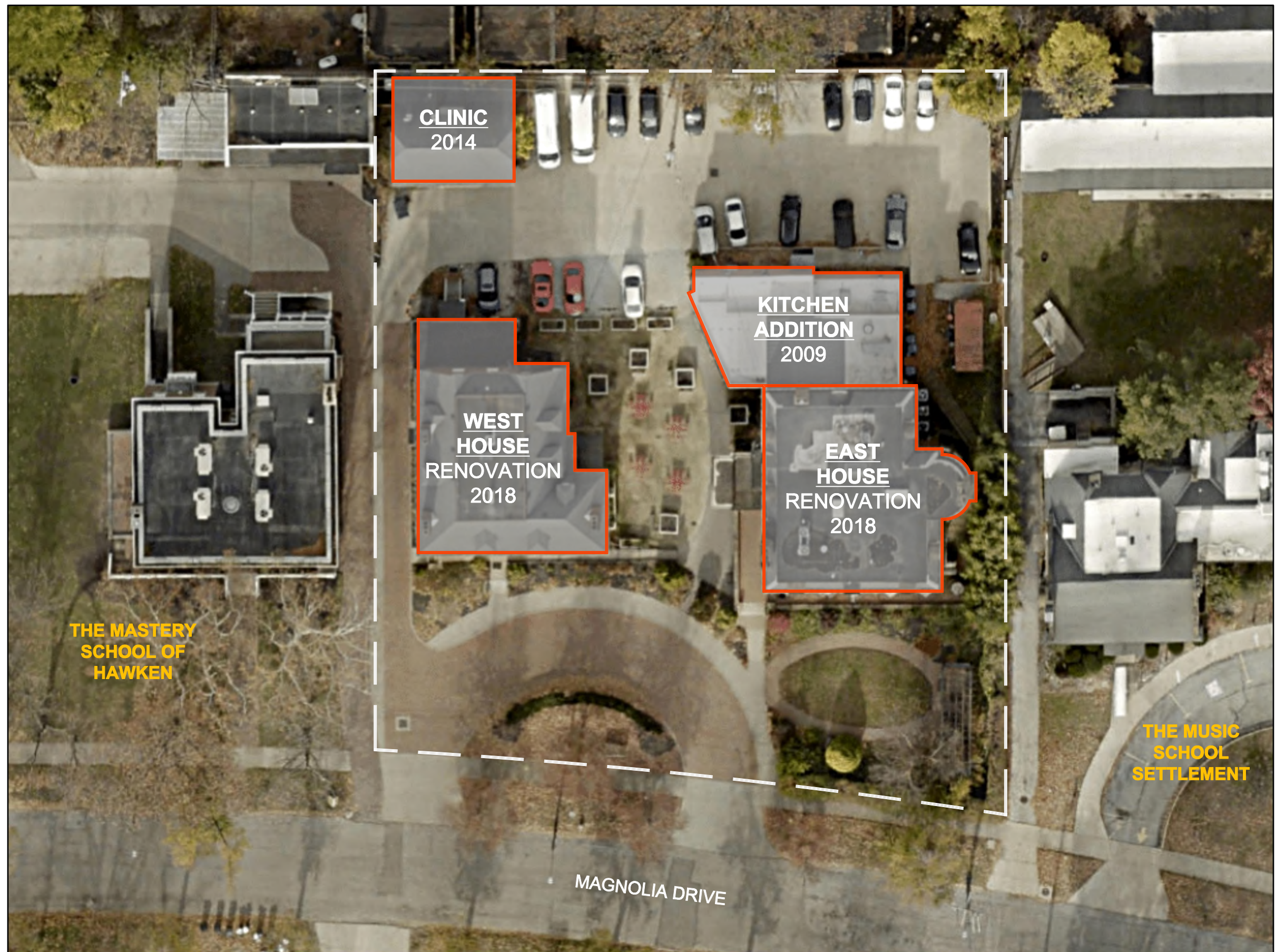
SHEET 3



LOCAL SITE MAP

SHEET 4





EXISTING CONDITIONS - SITE PLAN

SHEET 5





EAST HOUSE - FRONT/SOUTHWEST VIEW



EAST HOUSE - WEST VIEW

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

EXISTING CONDITIONS - EAST HOUSE



EAST HOUSE KITCHEN ADDITION - WEST VIEW



WEST HOUSE - FRONT/SOUTH VIEW

EXISTING CONDITIONS - EAST HOUSE KITCHEN ADDITION AND WEST HOUSE

SHEET 7



WEST HOUSE - EAST VIEW



WEST HOUSE - REAR/NORTH VIEW



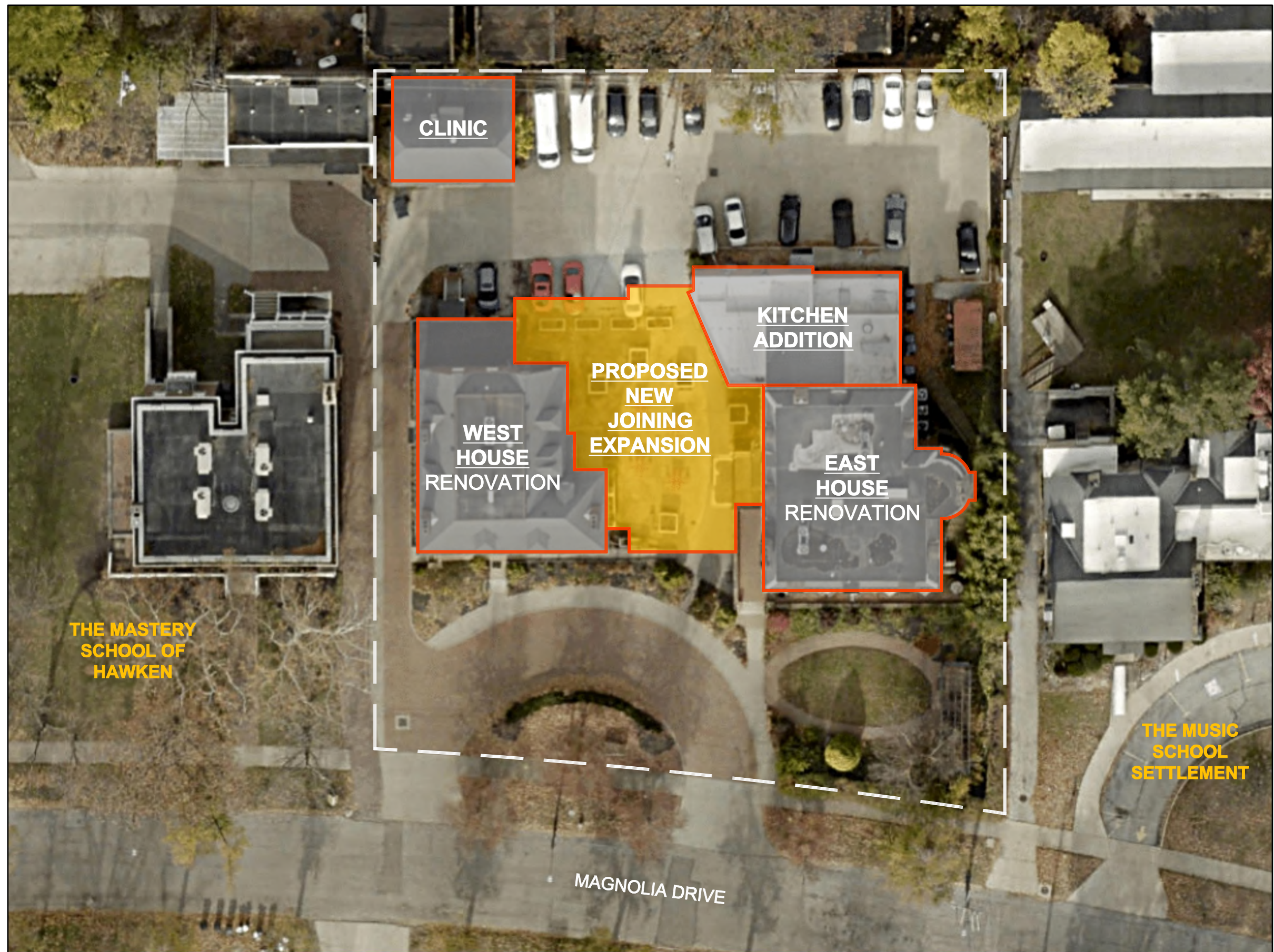
EXISTING CONDITIONS - WEST HOUSE

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

SHEET 8

PRESTON C. BUCHEL | DESIGN + PLANNING + CONSTRUCTION
721 COLLEGE AVENUE, CLEVELAND, OHIO 44113
216.805.7572 | design@prestonbuchel.com

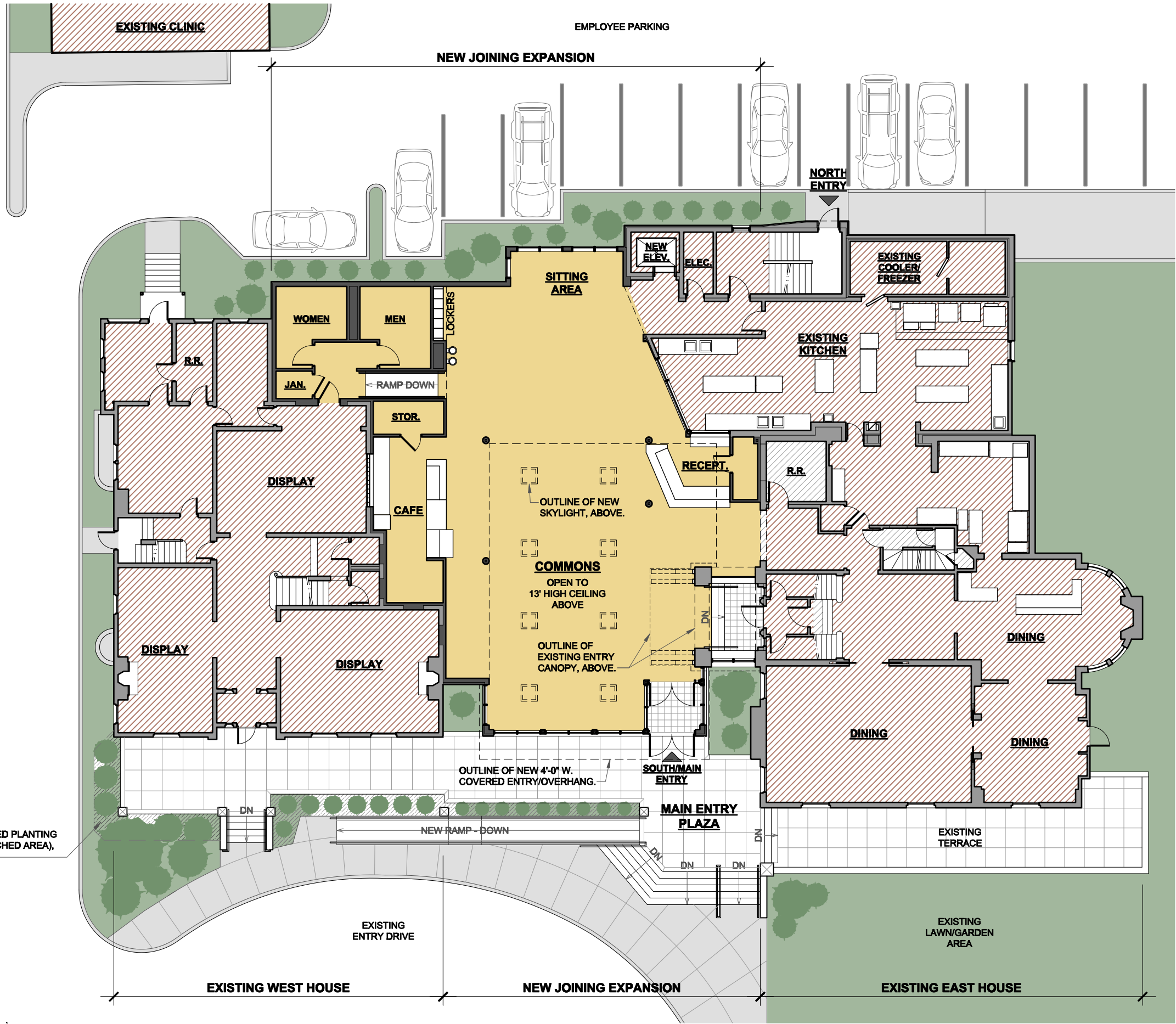
THE KRUEGER GROUP
BUILD WITH A PARTNER
12600 TRISKETT ROAD, CLEVELAND, OH 44111



NEW SITE PLAN

SHEET 9

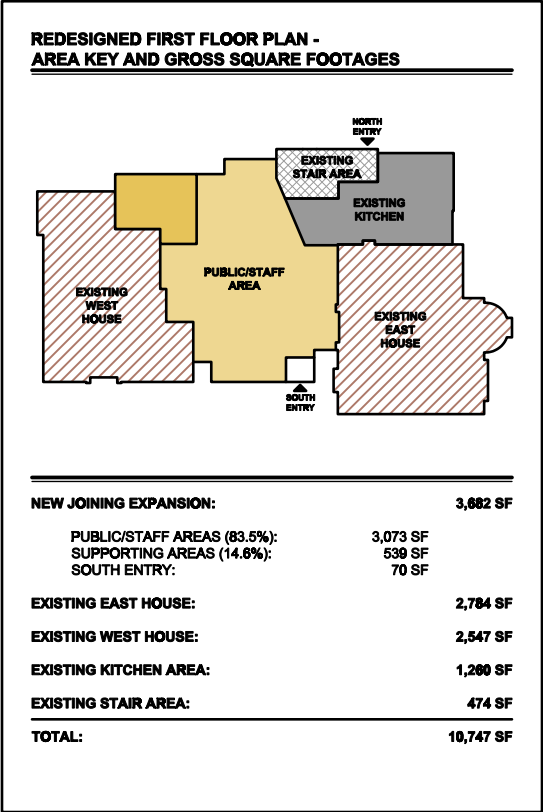




BUILDING INFORMATION

NEW JOINING EXPANSION GROSS SQUARE FOOTAGE COMPARISON		
	NEW ADDITION	TOTAL BUILDING
BASEMENT:	1,345 SF	8,169 SF
FIRST FLOOR:	3,682 SF	10,747 SF
SECOND FLOOR:	2,252 SF	7,286 SF
THIRD FLOOR:	2,237 SF	6,730 SF
TOTAL:	9,516 SF	32,912 SF

FLOOR INFORMATION



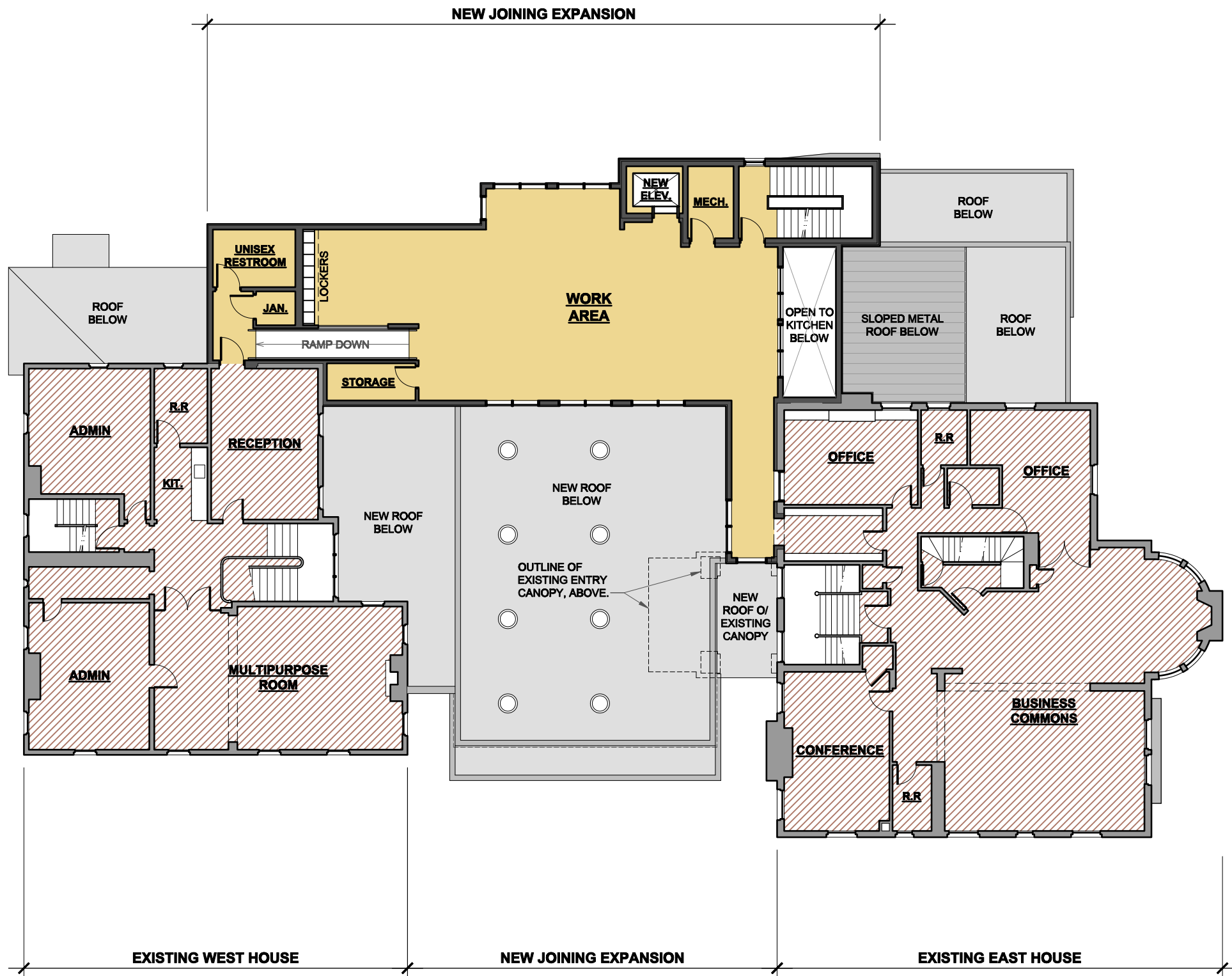
CONSTRUCTION KEY

- EXISTING CONSTRUCTION, TO REMAIN.
- NEW CONSTRUCTION.

NEW FIRST FLOOR PLAN

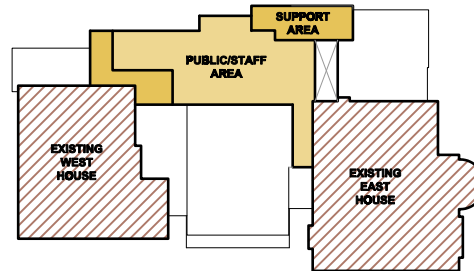
SCALE: 1/16" = 1'-0"

SHEET 10



FLOOR INFORMATION

NEW SECOND FLOOR PLAN - AREA KEY AND GROSS SQUARE FOOTAGES



NEW JOINING EXPANSION:	2,252 SF
PUBLIC/STAFF AREAS (71.6%):	1,613 SF
SUPPORTING AREAS (28.4%):	639 SF
EXISTING EAST HOUSE:	2,784 SF
EXISTING WEST HOUSE:	2,230 SF
TOTAL:	7,266 SF

CONSTRUCTION KEY

- EXISTING CONSTRUCTION, TO REMAIN.
- NEW CONSTRUCTION.

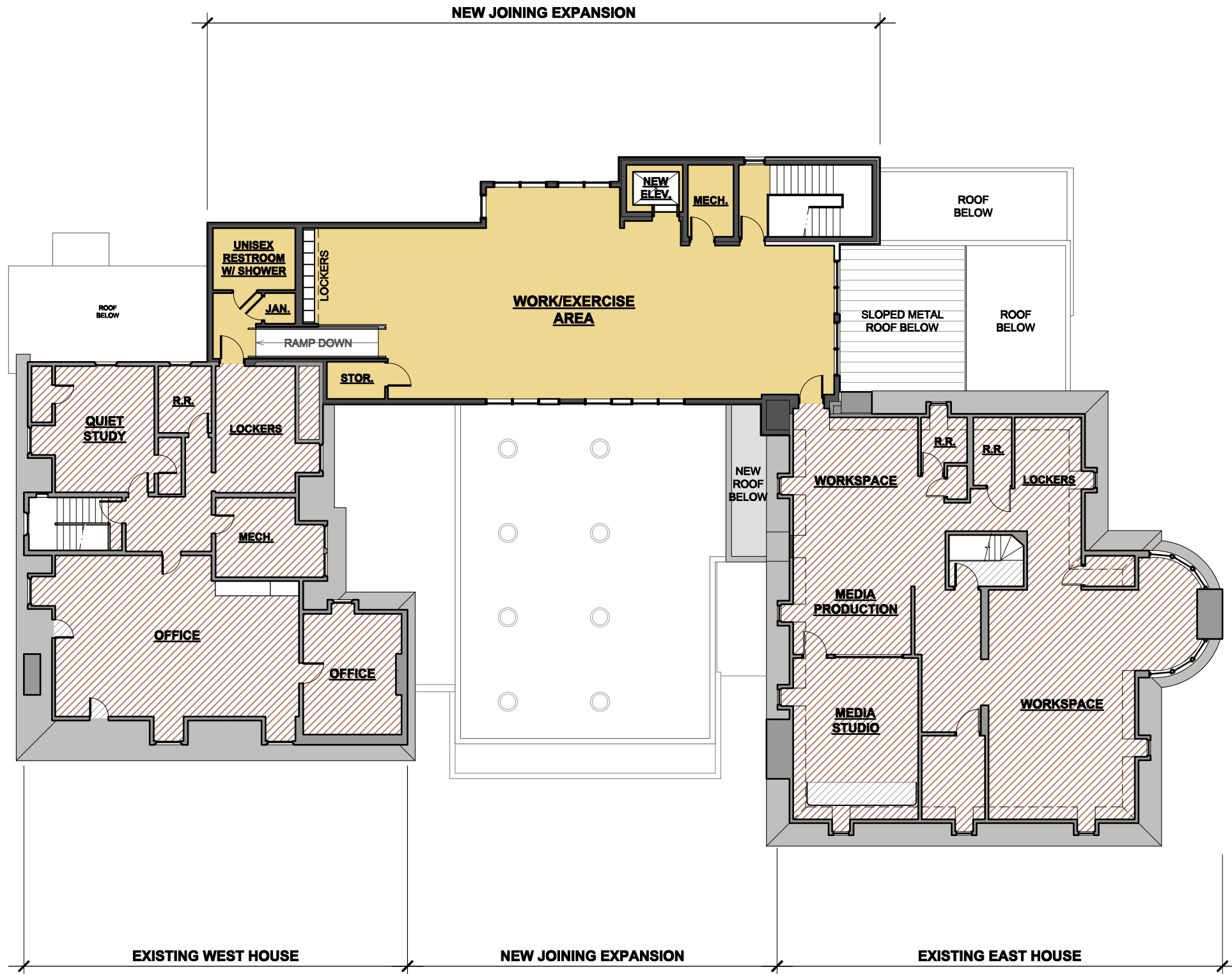


NEW SECOND FLOOR PLAN

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

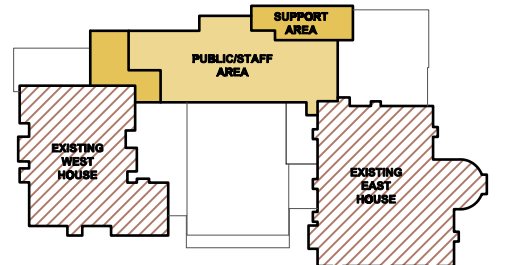
SHEET 11







FLOOR INFORMATION

NEW THIRD FLOOR PLAN AREA KEY AND GROSS SQUARE FOOTAGES



NEW JOINING EXPANSION:	2,237 SF
PUBLIC/STAFF AREAS (85.8%):	1,919 SF
SUPPORTING AREAS (14.2%):	318 SF
EXISTING EAST HOUSE:	2,540 SF
EXISTING WEST HOUSE:	1,953 SF
TOTAL:	6,730 SF

CONSTRUCTION KEY

-  EXISTING CONSTRUCTION, TO REMAIN.
-  NEW CONSTRUCTION.



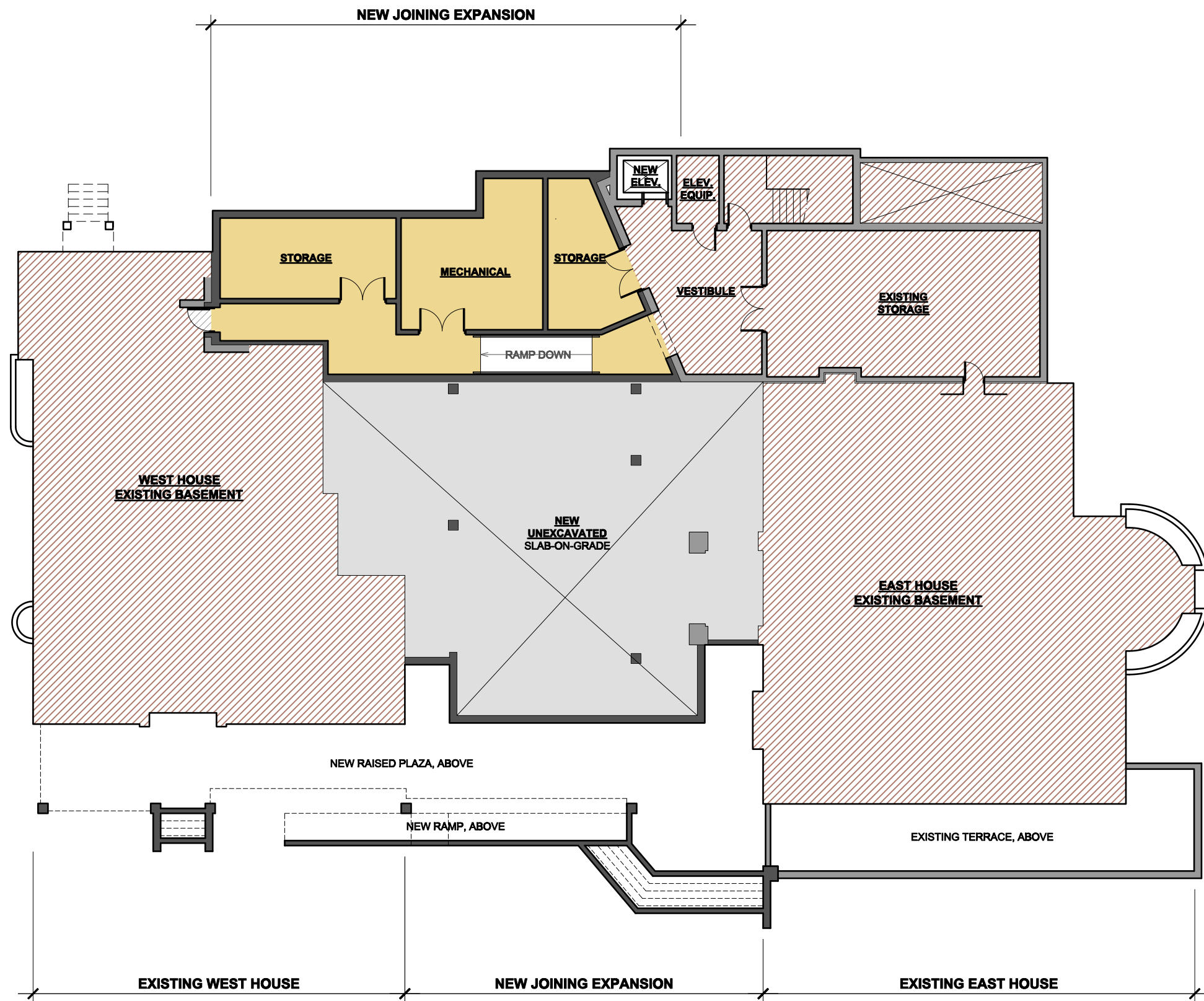
NEWTHIRD FLOOR PLAN

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

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

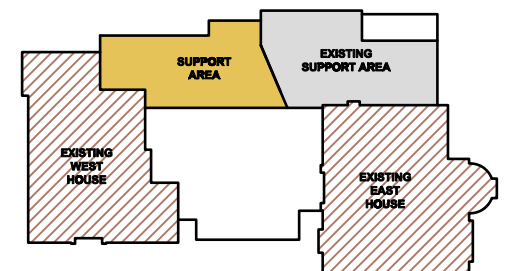
 **THE KRUEGER GROUP**
BUILD WITH A PARTNER
12600 TRISKETT ROAD, CLEVELAND, OH 44111

SHEET 12



FLOOR INFORMATION

NEW BASEMENT PLAN - AREA KEY AND GROSS SQUARE FOOTAGES



NEW JOINING EXPANSION:	1,345 SF
SUPPORTING AREAS (100.0%):	1,345 SF
EXISTING EAST HOUSE:	2,784 SF
EXISTING WEST HOUSE:	2,547 SF
EXISTING SUPPORT AREAS:	1,483 SF
TOTAL:	8,169 SF

CONSTRUCTION KEY

	EXISTING CONSTRUCTION, TO REMAIN.
	NEW CONSTRUCTION.



NEW BASEMENT PLAN

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

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



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

SHEET 13



EXTERIOR MATERIALS KEY



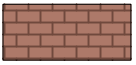
EXISTING BRICK OR NEW BRICK TO MATCH EXISTING.



NEW 8" FIBER-CEMENT LAP SIDING, TO MATCH EXISTING.



NEW ALUMINUM COMPOSITE PANEL SYSTEM.



EXISTING SPLIT-FACE BLOCK OR NEW TO MATCH EXISTING.

NEW SOUTH/FRONT ELEVATION

SCALE: 3/32" = 1'-0"

SHEET 14

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



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



RENDERING - NEW SOUTH/FRONT ELEVATION

SHEET 15

PRESTON C. BUCHEL | DESIGN + PLANNING + CONSTRUCTION
721 COLLEGE AVENUE, CLEVELAND, OHIO 44113
216.805.7572 | design@prestonbuchel.com



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



EXTERIOR MATERIALS KEY



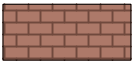
EXISTING BRICK OR NEW BRICK TO MATCH EXISTING.



NEW 8" FIBER-CEMENT LAP SIDING, TO MATCH EXISTING.



NEW ALUMINUM COMPOSITE PANEL SYSTEM.



EXISTING SPLIT-FACE BLOCK OR NEW TO MATCH EXISTING.

NEW NORTH/REAR ELEVATION

SCALE: 3/32" = 1'-0"

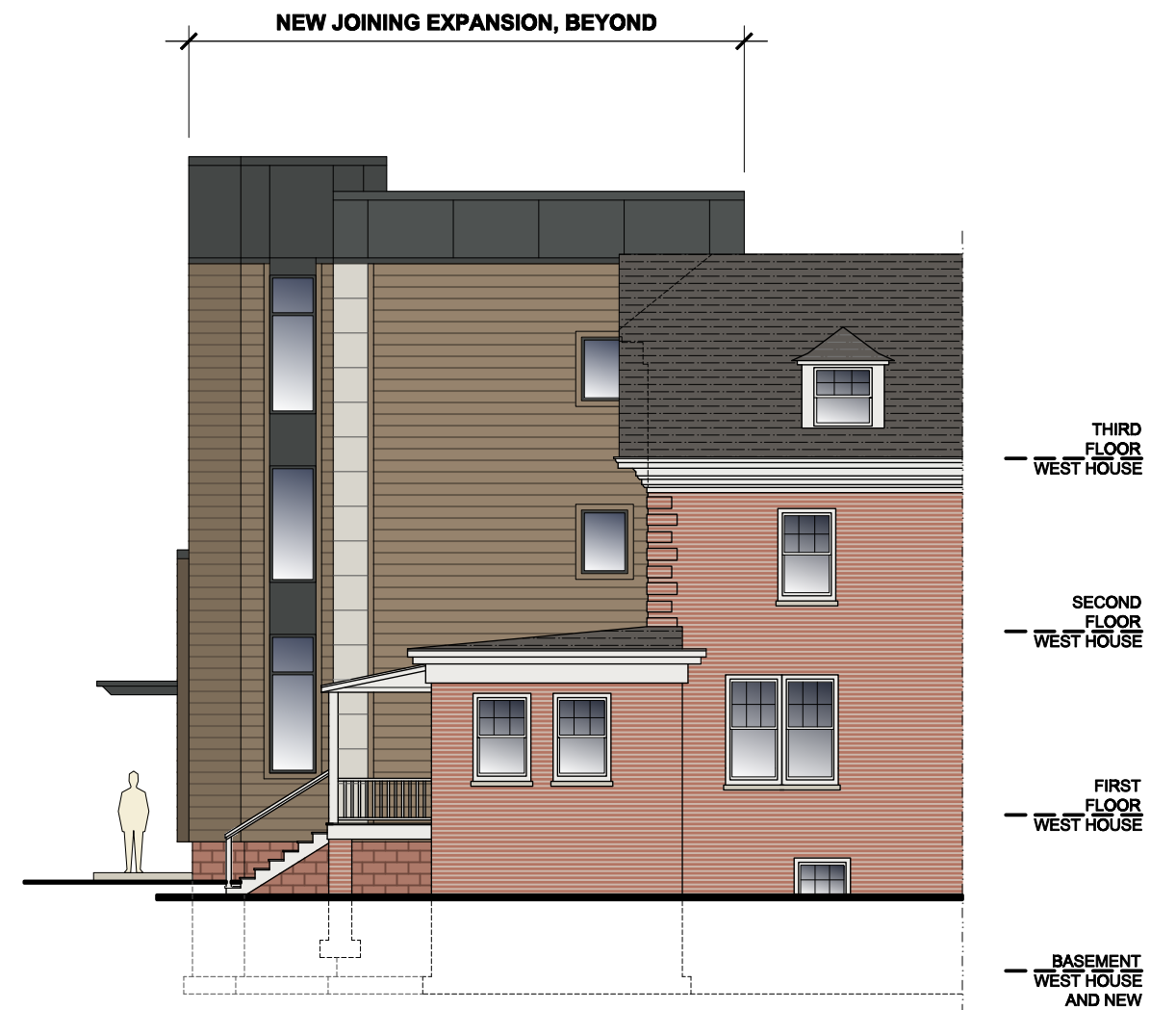
SHEET 16





NEW EAST ELEVATION

SCALE: 3/32" = 1'-0"



NEW WEST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR MATERIALS KEY



EXISTING BRICK OR NEW BRICK TO MATCH EXISTING.



NEW 8" FIBER-CEMENT LAP SIDING, TO MATCH EXISTING.



NEW ALUMINUM COMPOSITE PANEL SYSTEM.



EXISTING SPLIT-FACE BLOCK OR NEW TO MATCH EXISTING.

NEW EAST AND WEST ELEVATIONS

SHEET 17





NEW SECTION THRU NEW COMMON SPACE - LOOKING EAST

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

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

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

SHEET 18



RENDERING - NEW BUILDING SECTION

SHEET 19

PRESTON C. BUCHEL | DESIGN + PLANNING + CONSTRUCTION
721 COLLEGE AVENUE, CLEVELAND, OHIO 44113
216.805.7572 | design@prestonbuchel.com

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

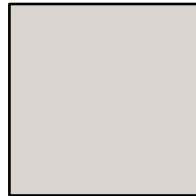


SOUTH/FRONT ELEVATION DETAIL

NEW ALUMINUM FLASHING: COLOR TO MATCH ALPOLIC, "CHARCOAL" OR APPROVED EQUAL.



NEW ALUMINUM PANEL SYSTEM: NEW ALUMINUM COMPOSITE PANEL SYSTEM AT PARAPET AND WINDOWS. PANEL COLOR TO BE ALPOLIC, "CHARCOAL" OR APPROVED EQUAL.



NEW ALUMINUM PANEL SYSTEM: NEW ALUMINUM COMPOSITE PANEL SYSTEM AT OUTSIDE CORNERS ON ADDITION (NORTH SIDE). PANEL COLOR TO BE ALPOLIC, "MIST WHITE" OR APPROVED EQUAL.



NEW LAP SIDING: NEW 8" EXPOSURE FIBER-CEMENT LAP SIDING, W/ "WOOD GRAIN", TO MATCH AND ALIGN WITH EXISTING SIDING. SIDING TO BE PAINTED BENJAMIN-MOORE, HC-76 "DAVENPORT TAN" OR APPROVED EQUAL.



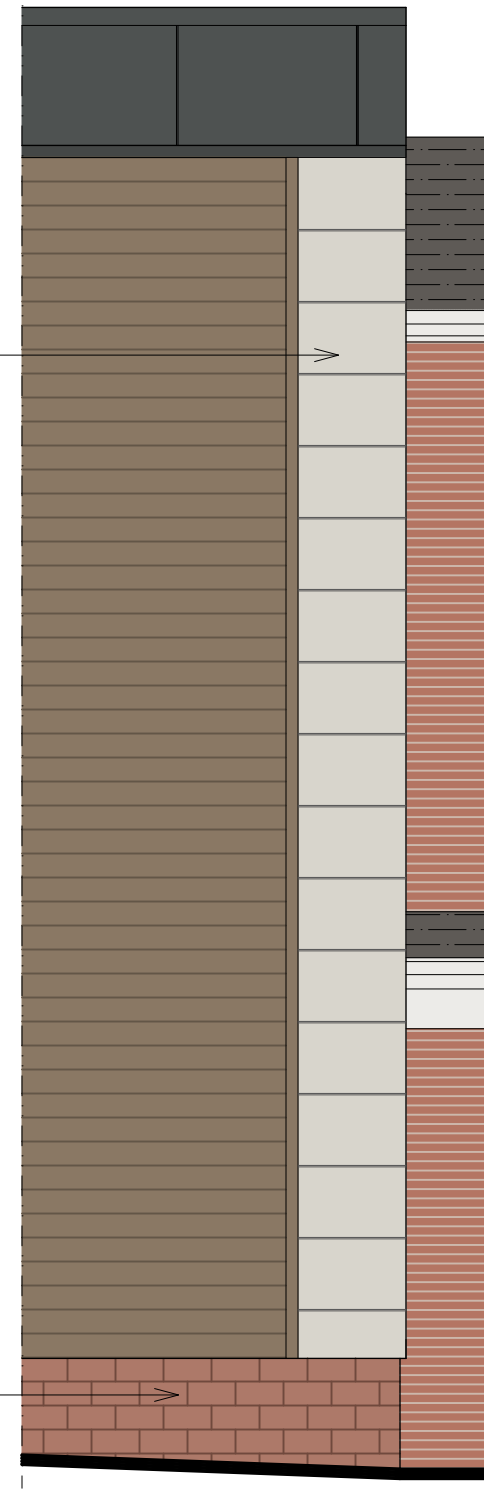
NEW ALUMINUM WINDOW SYSTEM: COLOR TO MATCH ALPOLIC, "CHARCOAL" OR APPROVED EQUAL.



NEW FACE BRICK: NEW FACE BRICK TO MATCH EXISTING WEST HOUSE. BRICK TO BE GLEN-GERY, RED SMOOTH FLASHED OR APPROVED EQUAL.



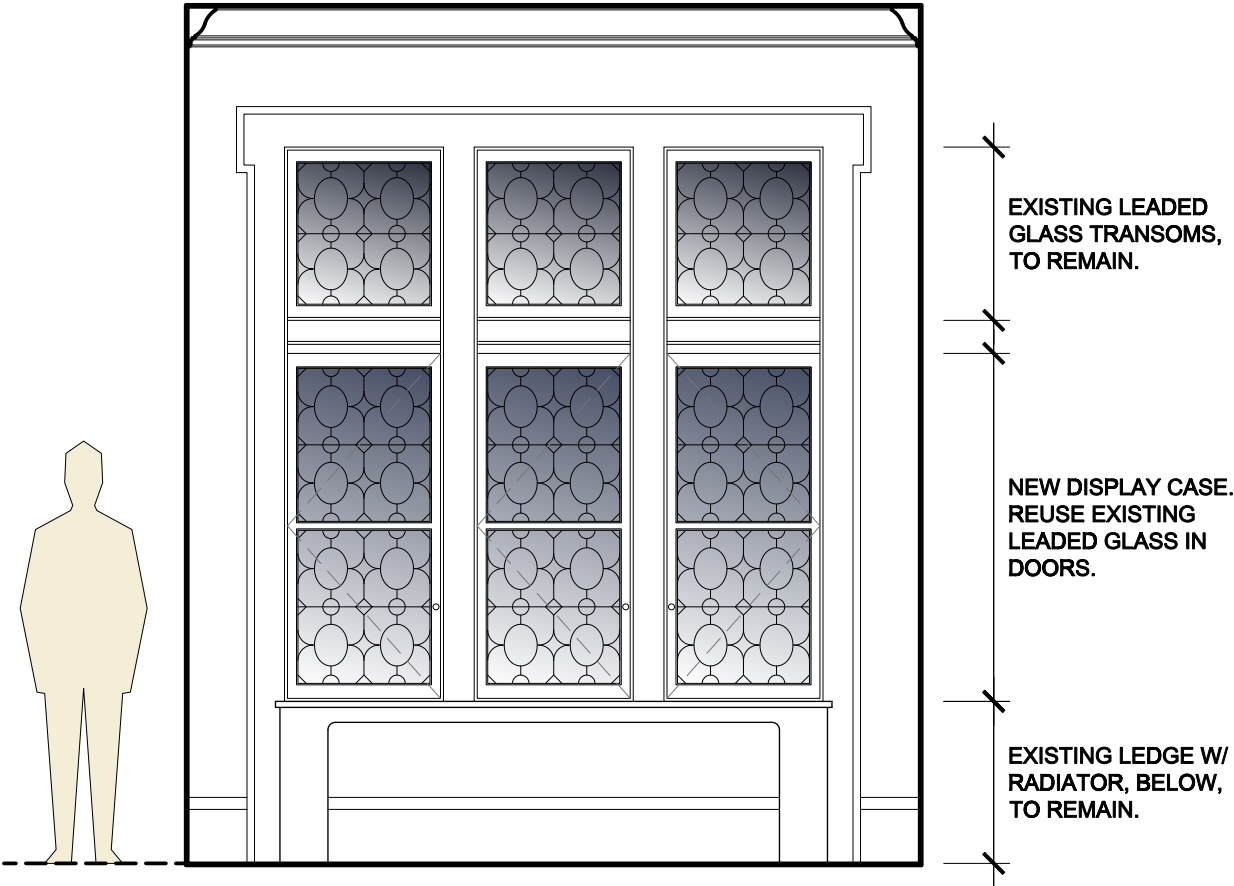
NEW SPLIT-FACE BLOCK: NEW SPLIT-FACE CONCRETE BLOCK AT EXPOSED FOUNDATION (NORTH SIDE) TO MATCH AND ALIGN WITH EXISTING. COLOR TO BE CHARLES SVEC, "ANTIQUE RED" W/ SGS 45 H MAROON MORTAR COLOR.



NORTH/REAR ELEVATION DETAIL



EXISTING STAIR LANDING



NEW STAIR LANDING ELEVATION

SCALE: 3/8" = 1'-0"

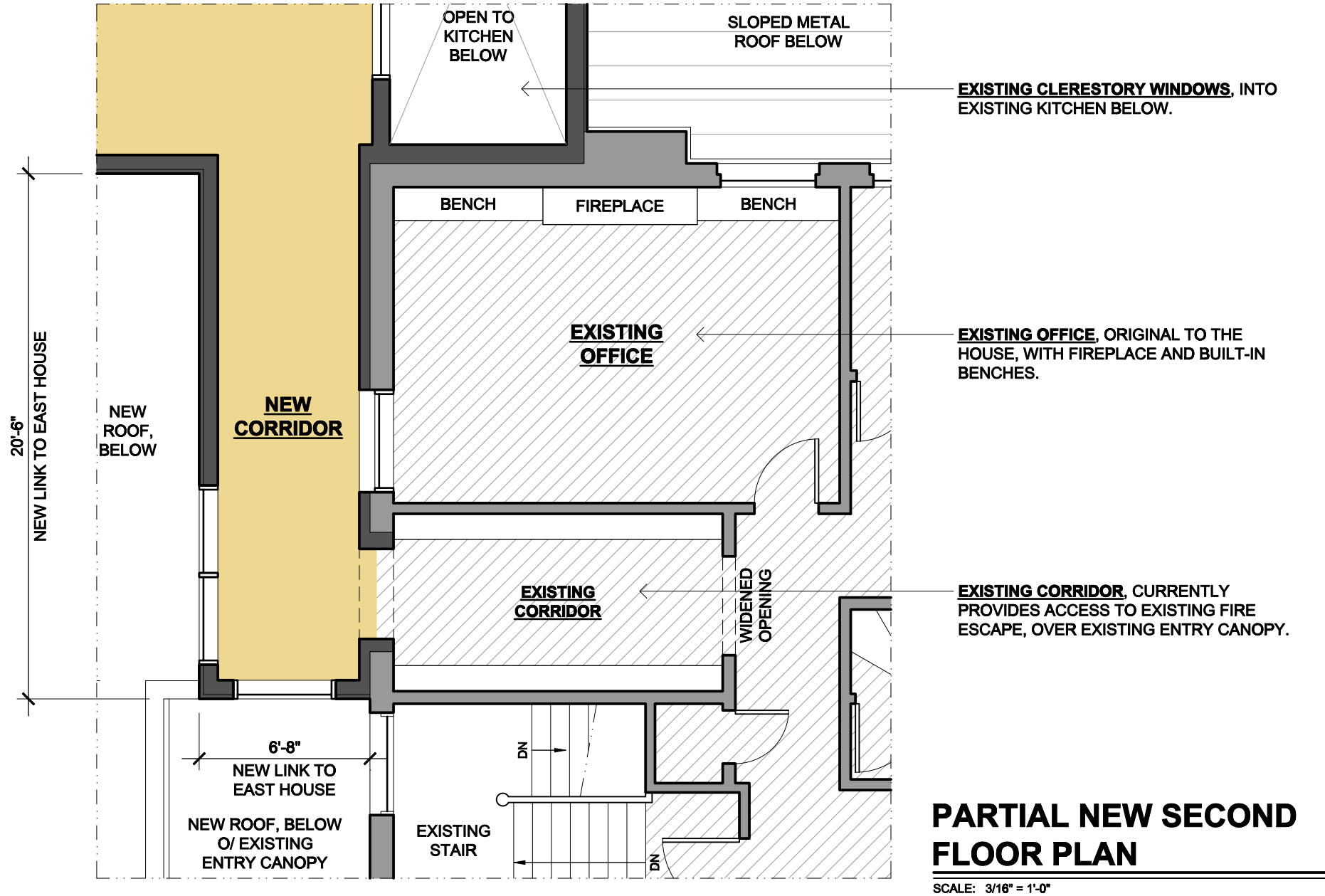
LEADED GLASS ON STAIR LANDING OF WEST HOUSE:
 TO PRESERVE THE LEADED GLASS AND THE CHARACTER OF THE SPACE, WE ARE PROPOSING TO REPLACE LOWER DOUBLE-HUNG WINDOWS WITH A NEW DISPLAY CASE. THE EXISTING LEADED GLASS WILL BE REINSTALLED IN DOORS OF THE NEW DISPLAY CASE. DISPLAY CASE TO HAVE NEW GLASS SHELVES AND LIGHTING. THE EXISTING TRANSOM WINDOWS WILL REMAIN, PROVIDING NATURAL LIGHT TO THE SPACE.



EXISTING OFFICE



EXISTING CORRIDOR



NEW SECOND FLOOR LINK TO EAST HOUSE

THE NEW JOINING EXPANSION PROPOSES REUSING THE EXISTING CORRIDOR, WHICH CURRENTLY PROVIDES ACCESS THE FIRE ESCAPE OVER THE EXISTING ENTRY CANOPY, TO PROVIDE ACCESS BETWEEN THE TWO BUILDINGS.

THIS SOLUTION IS IN RESPONSE TO THE FOLLOWING CONSTRAINTS/GOALS:

- REUSE EXISTING CORRIDOR TO MAKE USE OF EXISTING LAYOUT OF THE EAST HOUSE AND LIMIT CONSTRUCTION NECESSARY TO ACCOMMODATE NEW LINK.
- TO MAINTAIN THE EXISTING OFFICE FOR FUNCTIONAL PURPOSES AND THE INTEGRITY OF THE ROOM, WHICH IS ORIGINAL TO THE HOUSE. ACCESS THRU THE OFFICE SPACE, WOULD ELIMINATE A NEEDED SPACE/FUNCTION AND ALTER THE ORIGINAL CHARACTER OF THE SPACE.
- ACCESS THRU NORTH WALL OF OFFICE IS LIMITED BY THE EXISTING CLERESTORY WINDOW OVER THE KITCHEN, BELOW. ALSO ACCESS THRU THE NORTH WALL WOULD REQUIRE REMOVING THE EXISTING BENCH OR FIREPLACE, WHICH ARE ORIGINAL TO THE HOUSE.

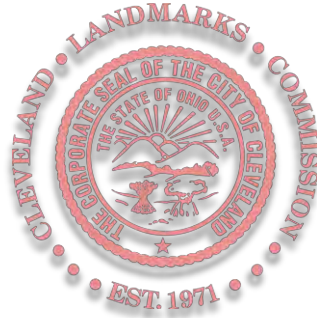


Cleveland Landmarks Commission

Design Review



January 12, 2023



Magnolia-Wade Park-Grantwood Allotments Design Review Committee Certificate of Appropriateness Review

Date: 1-5-2023

File Number: NE22-01

Building / Project Name: Magnolia Clubhouse Addition

Property Address: 11101 Magnolia Drive

Property Owner:

Historic Designation: ☐ National Register ☒ Local Landmarks District ☐ Landmark Building

Presenters: Preston Buchtel

Specifications of work proposed:

Connect two historic buildings with a glass space and an addition to the rear of both buildings; exterior addition is brick to match buildings, Hardiboard siding, metal panels – similar to kitchen addition

2nd floor corridor bump-out is reduced in size and includes more windows

Leaded glass retained on west house with display case in same location

Recommendations of Design Review Committee:

Recommendation to approve as presented.

Notes from the Design Review Committee: display case solution for the leaded glass solution is a positive change; the major concerns from previous designs have been address; the preserved historic entry canopy will only be able to be appreciated from the interior from the glass

Design Review Committee:

Rob Norton	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Ava Schmidt	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Arleesha Wilson	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Jeff Johnson	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Lothario Marchmon	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> 2 In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Lashanna Lawler	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Marc Baniszewski	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Matt Provolt	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> 1 In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse

Non-Voting In Attendance Jessica Beam and Dan Musson, City of Cleveland

Required to present at Cleveland Landmarks Commission? ☒ Yes ☐ No **Date:** 1/12/23

Cleveland Landmarks Commission

Staff Report



January 12, 2023

Certificate of Appropriateness

January 12, 2023



Case 23-002: Grantwood Allotments Historic District

Maiden House – 10938 Drexel Avenue

Window Replacement

Ward 9: Conwell

Project Representatives: TJ Shark, Mandi Fluck (Window World)



Google

FRONT OF THE HOUSE

3RD FLOOR – REPLACING 4 WINDOWS – ROOM LOCATION: 3RD (TO MATCH SPEC SHEET)

2ND FLOOR – REPLACING 3 WINDOWS – ROOM LOCATION: BEDS (TO MATCH SPEC SHEET)



SIDE OF THE HOUSE

3RD FLOOR W/ AIR CONDITIONER IN WINDOW – REPLACING BOTH WINDOWS SIDE BY SIDE – ROOM
LOCATION: 3RD (TO MATCH SPEC SHEET)



RIGHT SIDE OF THE HOUSE

1ST FLOOR – REPLACING 1 WINDOW – ROOM LOCATION: KITCHEN (TO MATCH SPEC SHEET)



LEFT SIDE OF THE HOUSE

2ND FLOOR – REPLACING 2 WINDOWS - ROOM LOCATION: BEDS (TO MATCH SPEC SHEET)



Sales Person:



Customer
Acknowledgement

Quote Date
10/11/2022

Date Ordered
Quote Not Ordered

Dealer Name:

863330 WINDOW WORLD OF NORTHERN
OHIO-005-863330

Bill To:

WINDOW WORLD OF NORTHERN OHIO
8070 SOUTHERN BLVD
BOARDMAN, OH 44512

Ship To:

WINDOW WORLD OF NORTHERN OHIO
5350 TRANSPORTATION BLVD #7
GARFIELD HEIGHTS, OH 44125

Order Notes:

Delivery Notes:

Phone: (216) 447-0448 Fax:

Quote Name:
Maiden, A

Project Name:
Maiden, A

QUOTE #	RUSH	STATUS	PO#
4074269	No	None	261-301420

Line Item #	Qty	Width x Height	UI	Description
1	3	32" X 57.25"	90	



3001-NEW 4000 Series Double Hung 32 x 57.25
Sash Split = Even
Operation / Venting = Double Hung
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = White
SolarZone ThermD S3, Double Strength, Glass Breakage
Warranty
U-Factor = 0.28, CR = 60, SHGC = 0.33, VT = 0.49, CPD
= ASD-A-89-68131-00002
Unit 1 Bottom: None
Unit 1 Top: Contour, Colonial, White, 2V1H
Foam Wrap, Header Expander, Brickmould and Casing =
No Brickmould, Frame Size
Line Item Notes:

Comment / Room:

beds

Line Item #	Qty	Width x Height	UI	Description
2	2	30" X 57.25"	88	



3001-NEW 4000 Series Double Hung 30 x 57.25
Sash Split = Even
Operation / Venting = Double Hung
Composite Reinforcement, Frame Option = Standard
Block Frame
Frame Color = White
SolarZone ThermD S3, Double Strength, Glass Breakage
Warranty
U-Factor = 0.28, CR = 60, SHGC = 0.37, VT = 0.55, CPD
= ASD-A-89-68131-00001
Foam Wrap, Header Expander, Brickmould and Casing =
No Brickmould, Frame Size
Line Item Notes:

Comment / Room:

bed3

QUOTE #	RUSH	STATUS	PO#
4074269	No	None	261-301420

Line Item #	Qty	Width x Height	UI	Description
3	2	28" X 41.5"	70	



3001-NEW 4000 Series Double Hung 28 x 41.5
 Sash Split = Even
 Operation / Venting = Double Hung
 Composite Reinforcement, Frame Option = Standard
 Block Frame
 Frame Color = White
 SolarZone ThermD S3, Double Strength, Glass Breakage
 Warranty
 U-Factor = 0.28, CR = 60, SHGC = 0.33, VT = 0.49, CPD
 = ASO-A-89-68131-00002
 Unit 1 Bottom: None
 Unit 1 Top: Contour, Colonial, White, 2V1H
 Foam Wrap, Header Expander, Brickmould and Casing =
 No Brickmould, Frame Size

Line Item Notes:

Comment / Room:

3rd

Line Item #	Qty	Width x Height	UI	Description
4	2	28" X 53.25"	82	



3001-NEW 4000 Series Double Hung 28 x 53.25
 Sash Split = Even
 Operation / Venting = Double Hung
 Composite Reinforcement, Frame Option = Standard
 Block Frame
 Frame Color = White
 SolarZone ThermD S3, Double Strength, Glass Breakage
 Warranty
 U-Factor = 0.28, CR = 60, SHGC = 0.37, VT = 0.55, CPD
 = ASO-A-89-68131-00001
 Foam Wrap, Header Expander, Brickmould and Casing =
 No Brickmould, Frame Size

Line Item Notes:

Comment / Room:

3rd

Line Item #	Qty	Width x Height	UI	Description
5	2	28" X 41.5"	70	



3001-NEW 4000 Series Double Hung 28 x 41.5
 Sash Split = Even
 Operation / Venting = Double Hung
 Composite Reinforcement, Frame Option = Standard
 Block Frame
 Frame Color = White
 SolarZone ThermD S3, Double Strength, Glass Breakage
 Warranty
 U-Factor = 0.28, CR = 60, SHGC = 0.37, VT = 0.55, CPD
 = ASO-A-89-68131-00001
 Foam Wrap, Header Expander, Brickmould and Casing =
 No Brickmould, Frame Size

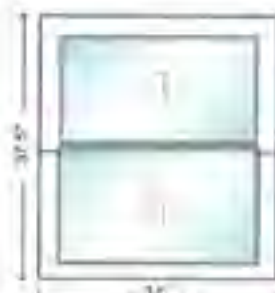
Line Item Notes:

Comment / Room:

3rd

QUOTE #	RUSH	STATUS	PO#
4074269	No	None	261-301420

Line Item #	Qty	Width	Height	UI	Description
6	1	34" X 37.5"		72	



3001-NEW 4000 Series Double Hung 34 x 37.5
 Sash Split = Even
 Operation / Venting = Double Hung
 Composite Reinforcement, Frame Option = Standard
 Block Frame
 Frame Color = White
 SolarZone ThermD S3, Double Strength, Glass Breakage
 Warranty
 U-Factor = 0.28, CR = 60, SHGC = 0.37, VT = 0.55, CPD
 = ASO-A-89-68131-00001
 Foam Wrap, Header Expander, Brickmould and Casing =
 No Brickmould, Frame Size

Line Item Notes:

Comment / Room:

kitchen

Customer Notes:

Total Unit Count: 12

ATTENTION

Please note that all weights provided are estimates and subject to change based on actual order shipment.
 For Informational Purposes, All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

 **WARNING:** Cancer and Reproductive Harm - www.p65Warnings.ca.gov

This order is subject to AMI's Standard Terms and Conditions, which can be found here:
<https://www.associatedmaterials.com/resources/>

Want to see real-time status for window orders? Register here for the Associated Materials Customer Portal -
[Portal.associatedmaterials.com/account/register](https://portal.associatedmaterials.com/account/register)

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable,
 nonreturnable, and nonrefundable.

By _____ Authorized Representative

Cleveland Landmarks Commission

Design Review



January 12, 2023



Magnolia-Wade Park-Grantwood Allotments Design Review Committee Certificate of Appropriateness Review

Date: 1-5-2023

File Number: NE23-02

Building / Project Name: 10938 Drexel Ave Windows

Property Address: 10938 Drexel Ave

Property Owner:

Historic Designation: ☐ National Register ☒ Local Landmarks District ☐ Landmark Building

Presenters: TJ Shark, Window World

Specifications of work proposed:

Replacing original wood windows in the same style as existing to match other replaced windows on the home

Windows with grids will be replaced with grids; windows without grids will be replaced with no grids

Recommendations of Design Review Committee:

Approval was recommended

Notes from Design Review Committee: some windows on the home have already been replaced with new vinyl on the home; new windows are proposed to match the new windows; new windows are generally approved as wood or aluminum-clad wood on the front of homes

Design Review Committee:

Rob Norton	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Ava Schmidt	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Arleesha Wilson	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Jeff Johnson	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> 1 In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Lothario Marchmon	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Lashanna Lawler	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Marc Baniszewski	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Matt Provolt	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> 2 In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse

Non-Voting In Attendance Jessica Beam and Dan Musson, City of Cleveland

Required to present at Cleveland Landmarks Commission? ☒ Yes ☐ No **Date:** 1/12/23

Cleveland Landmarks Commission

Staff Report



January 12, 2023

Certificate of Appropriateness

January 12, 2023



Case 22-092: Hessler Road Historic District (Concept Review November 10, 2022)

1975 Ford Drive

Addition

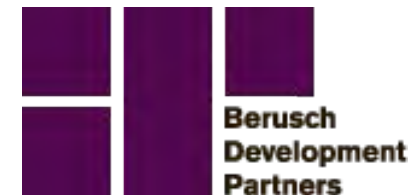
Ward 6: Griffin

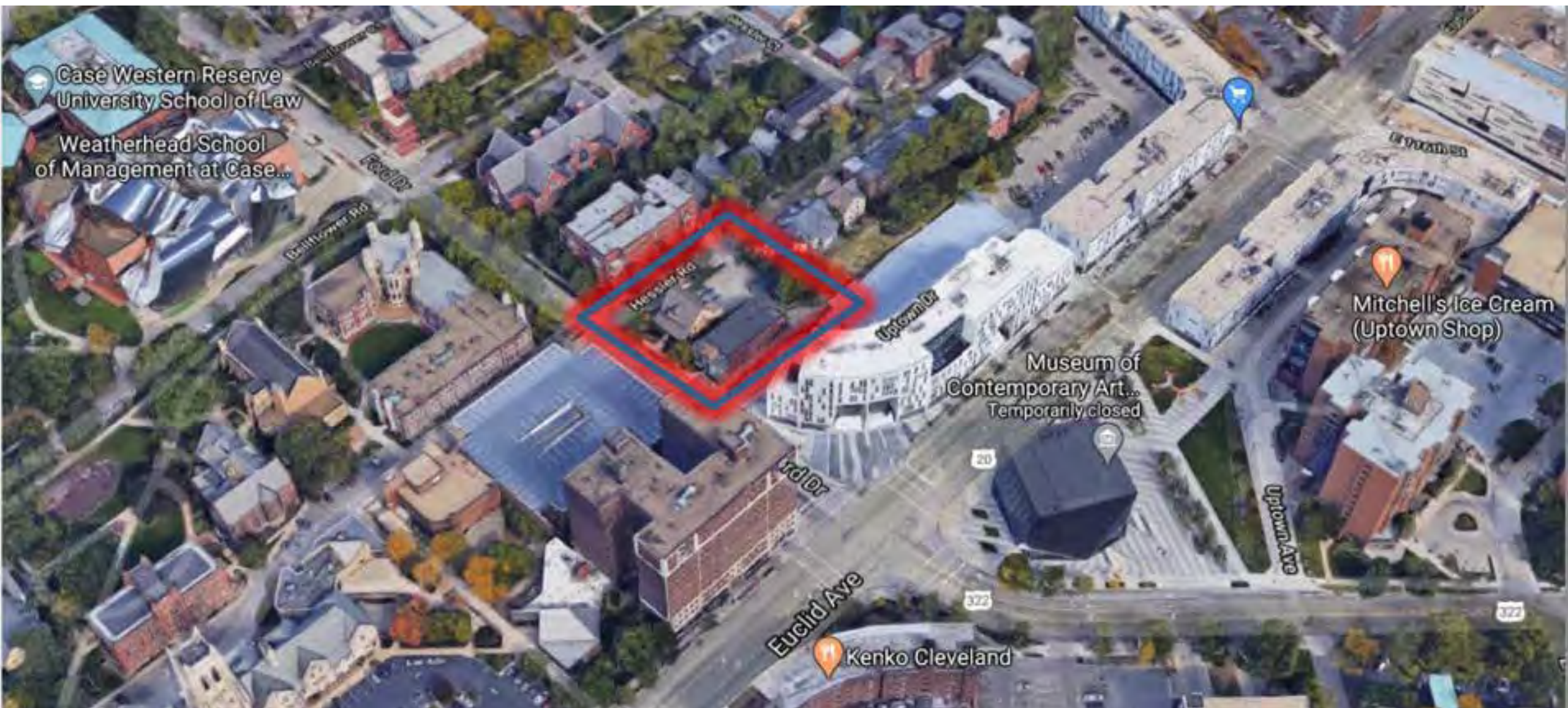
Project Representatives: Russell Berusch, Alexis Boothe (Berusch Development Partners LLC), Kevin Dreyfuss-Wells (RDL Architects)

Ford-Hessler Apartments

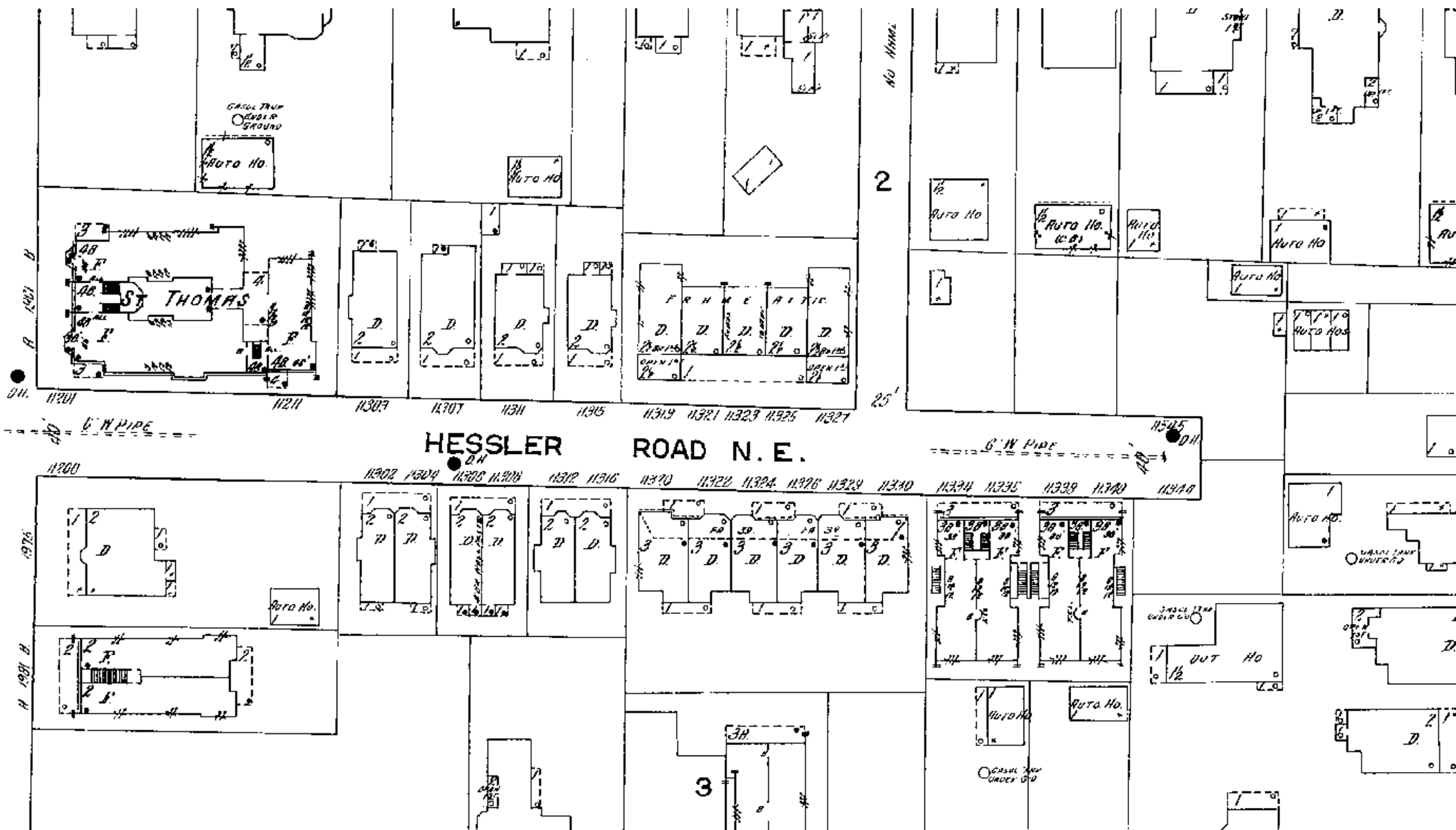
Proposed new 6-unit multifamily building
Landmarks Review Committee

January 12, 2023



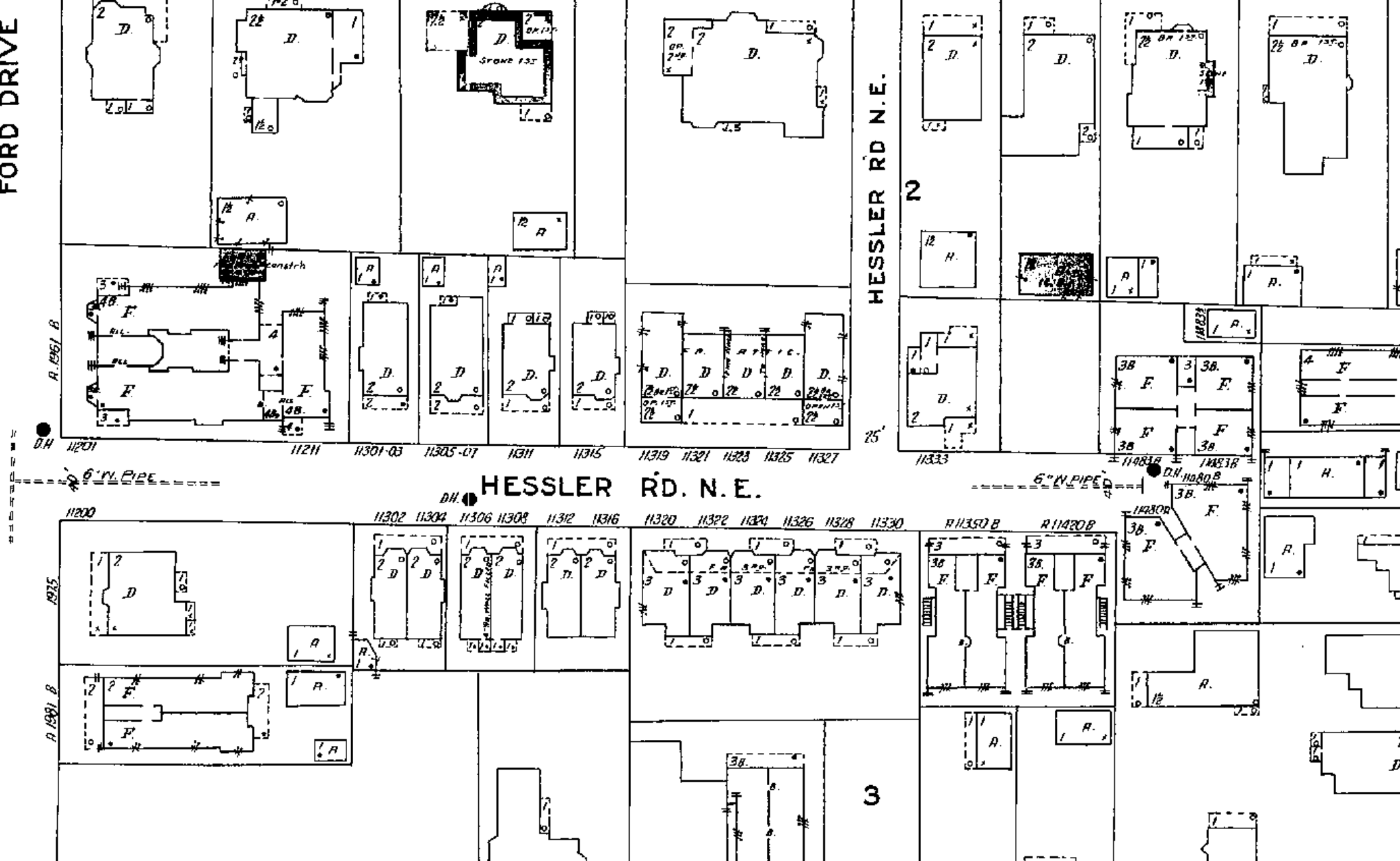


Site Aerial – Existing Context

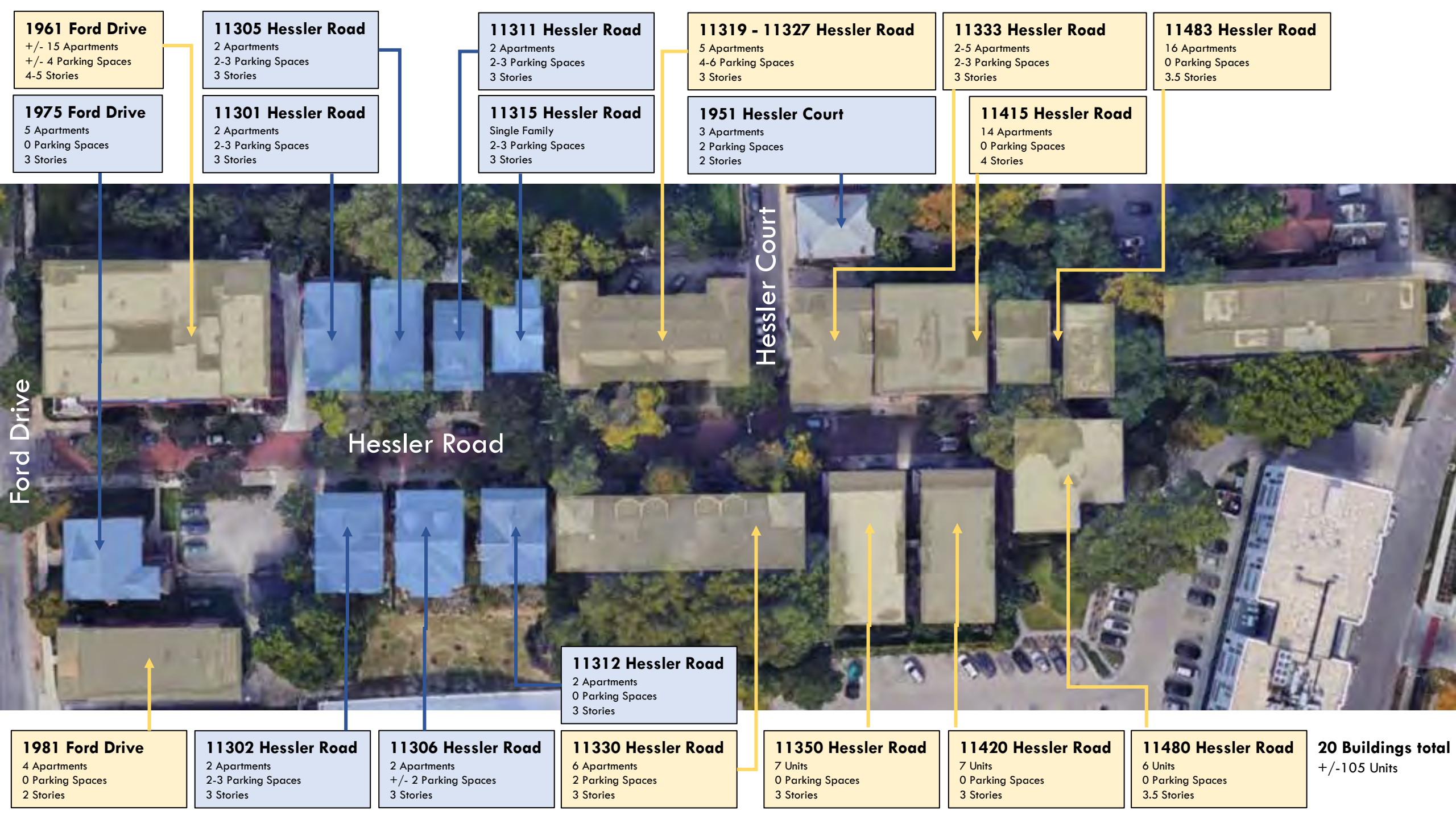


1913 Sanborn Map

24
FORD DRIVE



1925 Sanborn Map



1961 Ford Drive
+/- 15 Apartments
+/- 4 Parking Spaces
4-5 Stories

1975 Ford Drive
5 Apartments
0 Parking Spaces
3 Stories

11305 Hessler Road
2 Apartments
2-3 Parking Spaces
3 Stories

11301 Hessler Road
2 Apartments
2-3 Parking Spaces
3 Stories

11311 Hessler Road
2 Apartments
2-3 Parking Spaces
3 Stories

11315 Hessler Road
Single Family
2-3 Parking Spaces
3 Stories

11319 - 11327 Hessler Road
5 Apartments
4-6 Parking Spaces
3 Stories

1951 Hessler Court
3 Apartments
2 Parking Spaces
2 Stories

11333 Hessler Road
2-5 Apartments
2-3 Parking Spaces
3 Stories

11415 Hessler Road
14 Apartments
0 Parking Spaces
4 Stories

11483 Hessler Road
16 Apartments
0 Parking Spaces
3.5 Stories

Hessler Court

Hessler Road

Ford Drive

11312 Hessler Road
2 Apartments
0 Parking Spaces
3 Stories

1981 Ford Drive
4 Apartments
0 Parking Spaces
2 Stories

11302 Hessler Road
2 Apartments
2-3 Parking Spaces
3 Stories

11306 Hessler Road
2 Apartments
+/- 2 Parking Spaces
3 Stories

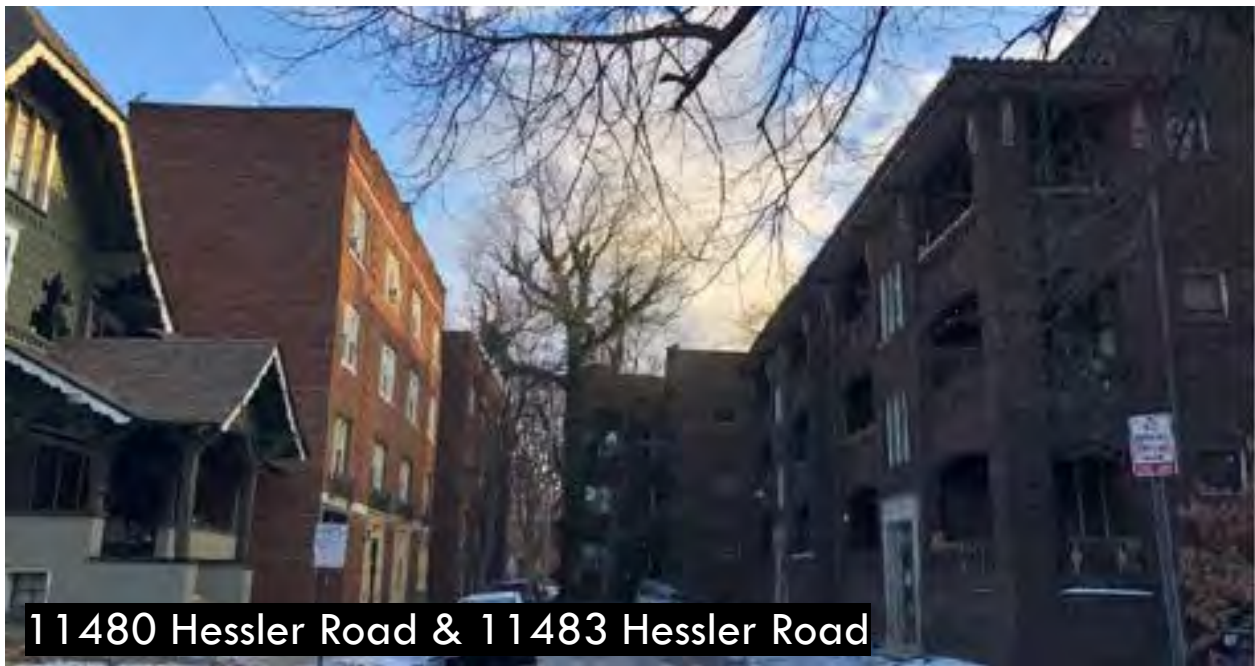
11330 Hessler Road
6 Apartments
+/- 2 Parking Spaces
3 Stories

11350 Hessler Road
7 Units
0 Parking Spaces
3 Stories

11420 Hessler Road
7 Units
0 Parking Spaces
3 Stories

11480 Hessler Road
6 Units
0 Parking Spaces
3.5 Stories

20 Buildings total
+/- 105 Units



Hessler Road – Existing Context



Hessler Road – Existing Context



Existing Site Conditions



Existing Site Conditions



Existing Site Conditions



Previous 2021 Proposal – Rendered Views



Previous 2021 Proposal – Contextual Street Views

New Proposal

Project Summary

Located within the Hessler Road Historic District, this project proposes a new multi-family building on the eastern portion of the 1975 Ford Drive property, directly adjacent to the existing structure. The proposed building scale and proportion responds to the surrounding context and existing 1975 Ford Drive building. The building height is three stories including the roof volume or 35'-0" in height and has a total building floor area of 8,729 GSF. The project includes (6) three-bedroom apartments, two per floor served by a new enclosed stair. The proposed site configuration provides 6 total parking spaces including an accessible parking space. The existing rear porch of 1975 Ford Drive is proposed to be removed and rebuilt to create a common porch and courtyard area between the new and existing buildings. The project is expected to require a limited variance related to screening for the new parking.

Design Comparison

	Previous Design	New Proposal
Apartments	12 Studio units	6 Three-Bedroom units
Parking Spaces	12 required, 5 provided	6 required, 6 provided
Accessibility	Accessible units & parking provided	
Building Height	48'-8"	35'-0"
Building Stories	3 stories plus roof volume	3 stories
Design	12 individual balconies & large patio doors	Proportion & scale of porch, window openings, etc. are similar to 1975 Ford & nearby apartments on Hessler Rd.

Zoning Variances

	Approved for Previous Design	Required for New Proposal*
Parking Quantity	12/20/2021	No
Side Yard Setback	12/20/2021	No
Rear Yard Setback	12/20/2021	No
Parking Screening	12/20/2021	Yes

* Variance requirements based on Architect's preliminary assessment, final determination to be made by City of Cleveland Zoning Administrator

Related issues		
	Reviewing Authorities	Project Approach and Responsibilities
Stormwater Management	Water Pollution Control, NEORS	Complying with applicable requirements to collect on-site stormwater. NEORS stormwater determination letter submitted with application
Trees	Commissioner of Park Maintenance & Properties, City Forester	Providing tree preservation plan per 341.05. Removed trees replaced with substitutes, Forester will review
Accessibility	Cleveland Building Department, referencing ADAAG and ANSI A117.1	Complies, one ANSI Type A accessible unit and one ANSI Type B adaptable unit provided
Parking	Building Department Zoning Administrator, Board of Zoning Appeals	Project provides parking for new units in conformance with zoning requirements. BZA has approved variances for existing building.
Street right-of-way, construction logistics	City of Cleveland PETBot Committee, Traffic and Engineering	Project will comply with applicable requirements for management of construction deliveries, protection of existing Right-of-Way, maintenance of traffic
Design and Historic Appropriateness	Euclid Corridor DRC, Cleveland Landmarks Commission	Seeking Certificate of Appropriateness through CLC advised by ECDRC
Housing Policy	City Administration, including Planning Commission, Economic Development, Community Development. City Council	Project will provide six new 3-bedroom apartments in a “missing-middle” scale building



Berusch Development, previous Hessler Road project – 2017 (Before)

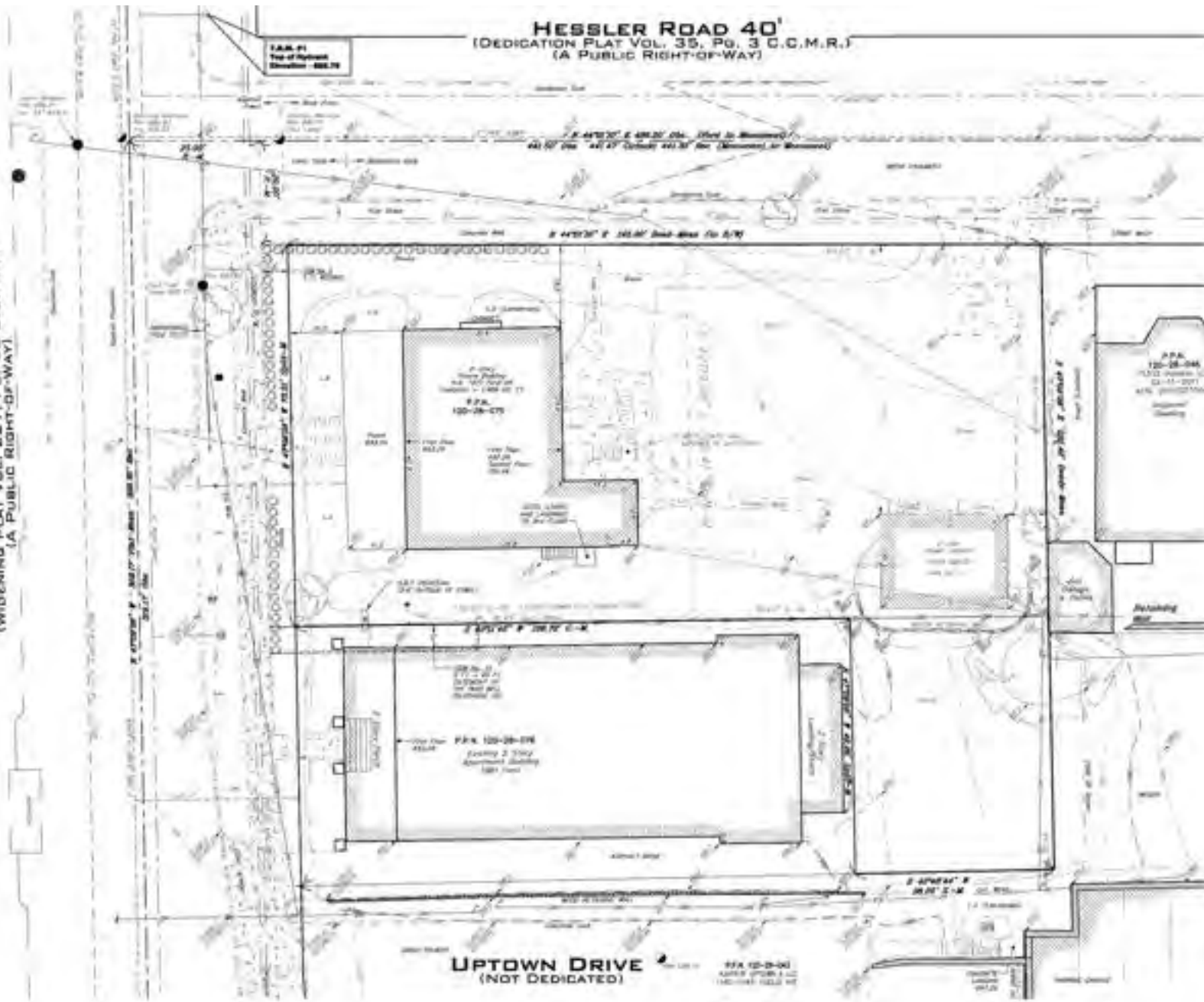


Berusch Development, previous Hessler Road project – 2018 (After)

FORD DRIVE N.E. R/W VARIES
(WIDENING PLAT VOL. 227, PG. 50 C.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)

HESSLER ROAD 40'
(DEDICATION PLAT VOL. 35, PG. 3 C.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)

T.A.M. 21
Top of Right-of-Way
Station: 442.79



LEGEND

<ul style="list-style-type: none"> • Boundary Not Shown • Top of Right-of-Way • 10' Right-of-Way • 20' Right-of-Way • 30' Right-of-Way • 40' Right-of-Way • 50' Right-of-Way • 60' Right-of-Way • 70' Right-of-Way • 80' Right-of-Way • 90' Right-of-Way • 100' Right-of-Way • 110' Right-of-Way • 120' Right-of-Way • 130' Right-of-Way • 140' Right-of-Way • 150' Right-of-Way • 160' Right-of-Way • 170' Right-of-Way • 180' Right-of-Way • 190' Right-of-Way • 200' Right-of-Way • 210' Right-of-Way • 220' Right-of-Way • 230' Right-of-Way • 240' Right-of-Way • 250' Right-of-Way • 260' Right-of-Way • 270' Right-of-Way • 280' Right-of-Way • 290' Right-of-Way • 300' Right-of-Way • 310' Right-of-Way • 320' Right-of-Way • 330' Right-of-Way • 340' Right-of-Way • 350' Right-of-Way • 360' Right-of-Way • 370' Right-of-Way • 380' Right-of-Way • 390' Right-of-Way • 400' Right-of-Way • 410' Right-of-Way • 420' Right-of-Way • 430' Right-of-Way • 440' Right-of-Way • 450' Right-of-Way • 460' Right-of-Way • 470' Right-of-Way • 480' Right-of-Way • 490' Right-of-Way • 500' Right-of-Way • 510' Right-of-Way • 520' Right-of-Way • 530' Right-of-Way • 540' Right-of-Way • 550' Right-of-Way • 560' Right-of-Way • 570' Right-of-Way • 580' Right-of-Way • 590' Right-of-Way • 600' Right-of-Way • 610' Right-of-Way • 620' Right-of-Way • 630' Right-of-Way • 640' Right-of-Way • 650' Right-of-Way • 660' Right-of-Way • 670' Right-of-Way • 680' Right-of-Way • 690' Right-of-Way • 700' Right-of-Way • 710' Right-of-Way • 720' Right-of-Way • 730' Right-of-Way • 740' Right-of-Way • 750' Right-of-Way • 760' Right-of-Way • 770' Right-of-Way • 780' Right-of-Way • 790' Right-of-Way • 800' Right-of-Way • 810' Right-of-Way • 820' Right-of-Way • 830' Right-of-Way • 840' Right-of-Way • 850' Right-of-Way • 860' Right-of-Way • 870' Right-of-Way • 880' Right-of-Way • 890' Right-of-Way • 900' Right-of-Way • 910' Right-of-Way • 920' Right-of-Way • 930' Right-of-Way • 940' Right-of-Way • 950' Right-of-Way • 960' Right-of-Way • 970' Right-of-Way • 980' Right-of-Way • 990' Right-of-Way • 1000' Right-of-Way 	<ul style="list-style-type: none"> • 10' Right-of-Way • 20' Right-of-Way • 30' Right-of-Way • 40' Right-of-Way • 50' Right-of-Way • 60' Right-of-Way • 70' Right-of-Way • 80' Right-of-Way • 90' Right-of-Way • 100' Right-of-Way • 110' Right-of-Way • 120' Right-of-Way • 130' Right-of-Way • 140' Right-of-Way • 150' Right-of-Way • 160' Right-of-Way • 170' Right-of-Way • 180' Right-of-Way • 190' Right-of-Way • 200' Right-of-Way • 210' Right-of-Way • 220' Right-of-Way • 230' Right-of-Way • 240' Right-of-Way • 250' Right-of-Way • 260' Right-of-Way • 270' Right-of-Way • 280' Right-of-Way • 290' Right-of-Way • 300' Right-of-Way • 310' Right-of-Way • 320' Right-of-Way • 330' Right-of-Way • 340' Right-of-Way • 350' Right-of-Way • 360' Right-of-Way • 370' Right-of-Way • 380' Right-of-Way • 390' Right-of-Way • 400' Right-of-Way • 410' Right-of-Way • 420' Right-of-Way • 430' Right-of-Way • 440' Right-of-Way • 450' Right-of-Way • 460' Right-of-Way • 470' Right-of-Way • 480' Right-of-Way • 490' Right-of-Way • 500' Right-of-Way • 510' Right-of-Way • 520' Right-of-Way • 530' Right-of-Way • 540' Right-of-Way • 550' Right-of-Way • 560' Right-of-Way • 570' Right-of-Way • 580' Right-of-Way • 590' Right-of-Way • 600' Right-of-Way • 610' Right-of-Way • 620' Right-of-Way • 630' Right-of-Way • 640' Right-of-Way • 650' Right-of-Way • 660' Right-of-Way • 670' Right-of-Way • 680' Right-of-Way • 690' Right-of-Way • 700' Right-of-Way • 710' Right-of-Way • 720' Right-of-Way • 730' Right-of-Way • 740' Right-of-Way • 750' Right-of-Way • 760' Right-of-Way • 770' Right-of-Way • 780' Right-of-Way • 790' Right-of-Way • 800' Right-of-Way • 810' Right-of-Way • 820' Right-of-Way • 830' Right-of-Way • 840' Right-of-Way • 850' Right-of-Way • 860' Right-of-Way • 870' Right-of-Way • 880' Right-of-Way • 890' Right-of-Way • 900' Right-of-Way • 910' Right-of-Way • 920' Right-of-Way • 930' Right-of-Way • 940' Right-of-Way • 950' Right-of-Way • 960' Right-of-Way • 970' Right-of-Way • 980' Right-of-Way • 990' Right-of-Way • 1000' Right-of-Way
---	--



RIVERSTONE
LAND SURVEYING, ENGINEERING & ARCHITECTURE
10000 10th Avenue, Suite 100
Golden, CO 80601
Phone: 303.440.1000
Fax: 303.440.1001
www.riverstone-survey.com
2022-387

Existing Conditions



POPULUS STUDIO
LANDSCAPE ARCHITECTS
1001 KENNEDY AVENUE, CLEVELAND, OHIO

FORD - HESSLER APARTMENT LANDSCAPE PLAN 11000 HESSLER ROAD, CLEVELAND, OHIO

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMIT
2	10/1/10	ISSUED FOR PERMIT
3	10/1/10	ISSUED FOR PERMIT
4	10/1/10	ISSUED FOR PERMIT
5	10/1/10	ISSUED FOR PERMIT
6	10/1/10	ISSUED FOR PERMIT
7	10/1/10	ISSUED FOR PERMIT
8	10/1/10	ISSUED FOR PERMIT
9	10/1/10	ISSUED FOR PERMIT
10	10/1/10	ISSUED FOR PERMIT

L-1

Proposed Landscape Plan

Proposed Planting Details

TREES



RED-LEAFED DOGWOOD

WILLOW-LEAFED DOGWOOD

DOGWOOD

DOGWOOD

SHRUBS



WILLOW-LEAFED DOGWOOD

DOGWOOD

DOGWOOD



WILLOW-LEAFED DOGWOOD

DOGWOOD

DOGWOOD

DOGWOOD

PERENNIALS



WILLOW-LEAFED DOGWOOD

DOGWOOD

DOGWOOD

DOGWOOD

DOGWOOD

This document is confidential and proprietary to POPULUS STUDIO LLC and shall not be used, copied, or distributed without the prior written consent of POPULUS STUDIO LLC. This is an independent work created by Populus Studio LLC and is not intended to be a final design. All rights reserved. All other rights reserved.



POPULUS STUDIO
LANDSCAPE ARCHITECTS
11111 BROADVIEW BLVD, CLEVELAND, OHIO

FORD - HESSLER APARTMENT
LANDSCAPE MATERIALS
11300 HESSLER ROAD, CLEVELAND, OHIO

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2020	Initial Design
2	11/11/2020	Revisions
3	11/11/2020	Revisions
4	11/11/2020	Revisions
5	11/11/2020	Revisions
6	11/11/2020	Revisions
7	11/11/2020	Revisions
8	11/11/2020	Revisions
9	11/11/2020	Revisions
10	11/11/2020	Revisions

L - 3

T.B.M. 91
Map of Hydromet
Direction - 000.70

UPTOWN DRIVE (NOT DEDICATED)

Legend for Pre-Training:

- A: Stimulus A (Black dot)
- B: Stimulus B (Black dot)
- C: Stimulus C (Black dot)
- D: Stimulus D (Black dot)
- E: Stimulus E (Black dot)

Legend for Training:

- A: Stimulus A (Black dot)
- B: Stimulus B (Black dot)
- C: Stimulus C (Black dot)
- D: Stimulus D (Black dot)
- E: Stimulus E (Black dot)

Pre-Training Timeline:

- Day 1: Stimulus A
- Day 2: Stimulus B
- Day 3: Stimulus C
- Day 4: Stimulus D
- Day 5: Stimulus E
- Day 6: Stimulus A
- Day 7: Stimulus B
- Day 8: Stimulus C
- Day 9: Stimulus D
- Day 10: Stimulus E

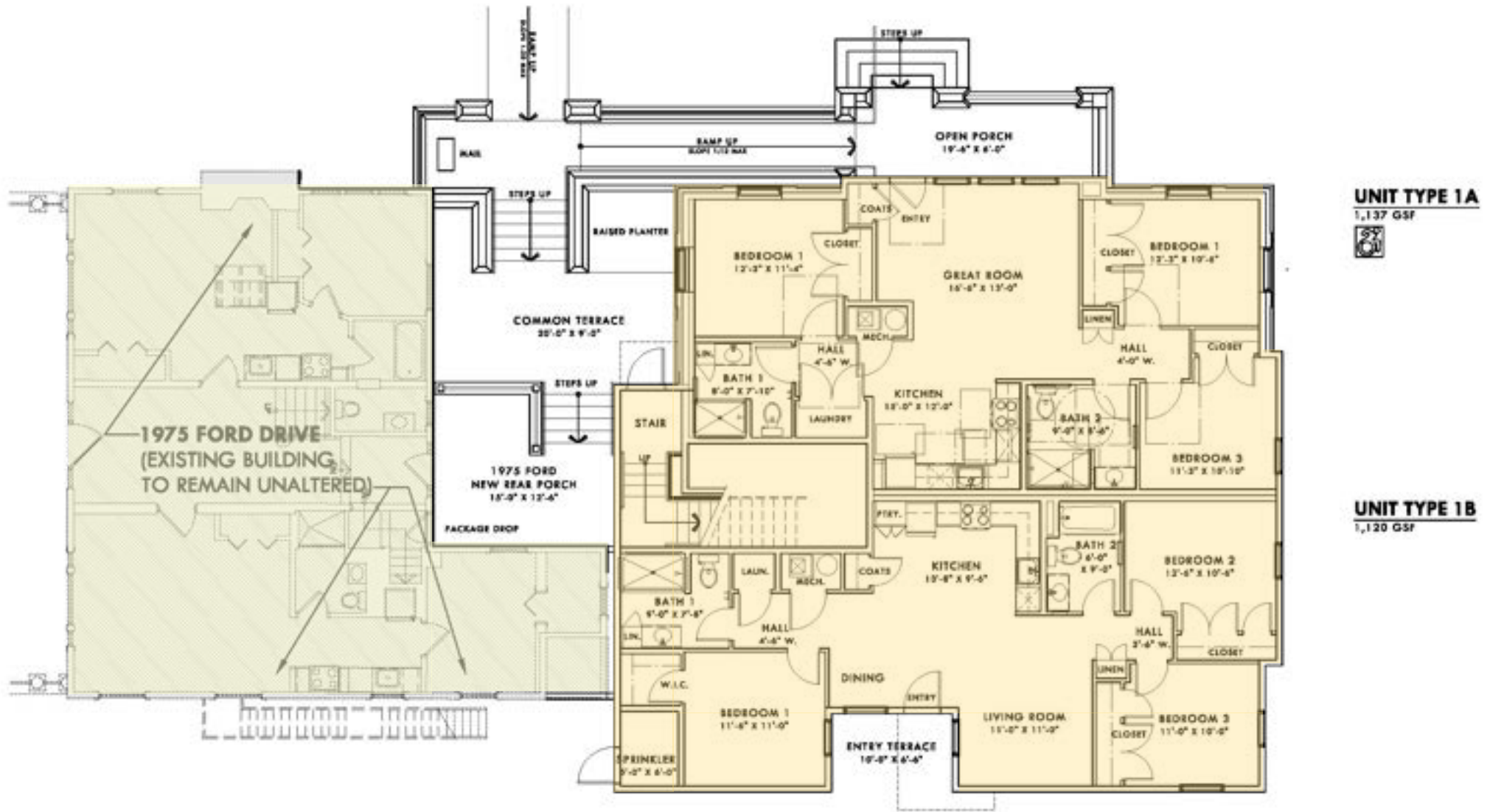
Training Timeline:

- Day 1: Stimulus A
- Day 2: Stimulus B
- Day 3: Stimulus C
- Day 4: Stimulus D
- Day 5: Stimulus E
- Day 6: Stimulus A
- Day 7: Stimulus B
- Day 8: Stimulus C
- Day 9: Stimulus D
- Day 10: Stimulus E

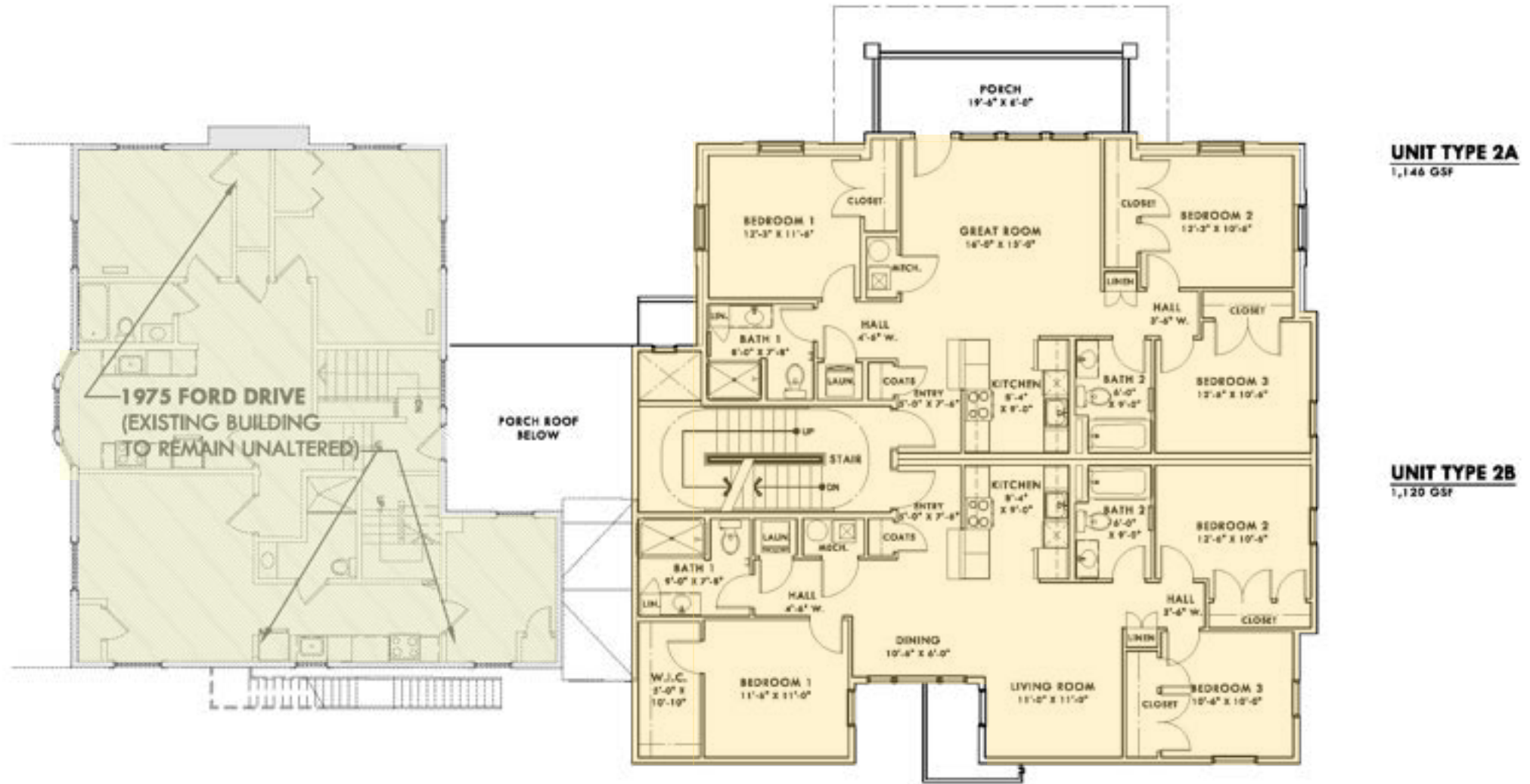
1. *Journal of the American Medical Association*, 273: 1001-1002, 1995.

Latvian Publishers: SIA "Latvian Publishers", 10100 Riga, Latvia
 Phone: +371 67 33 33 33, Fax: +371 67 33 33 33
 E-mail: info@latvianpublishers.lv, Web: www.latvianpublishers.lv

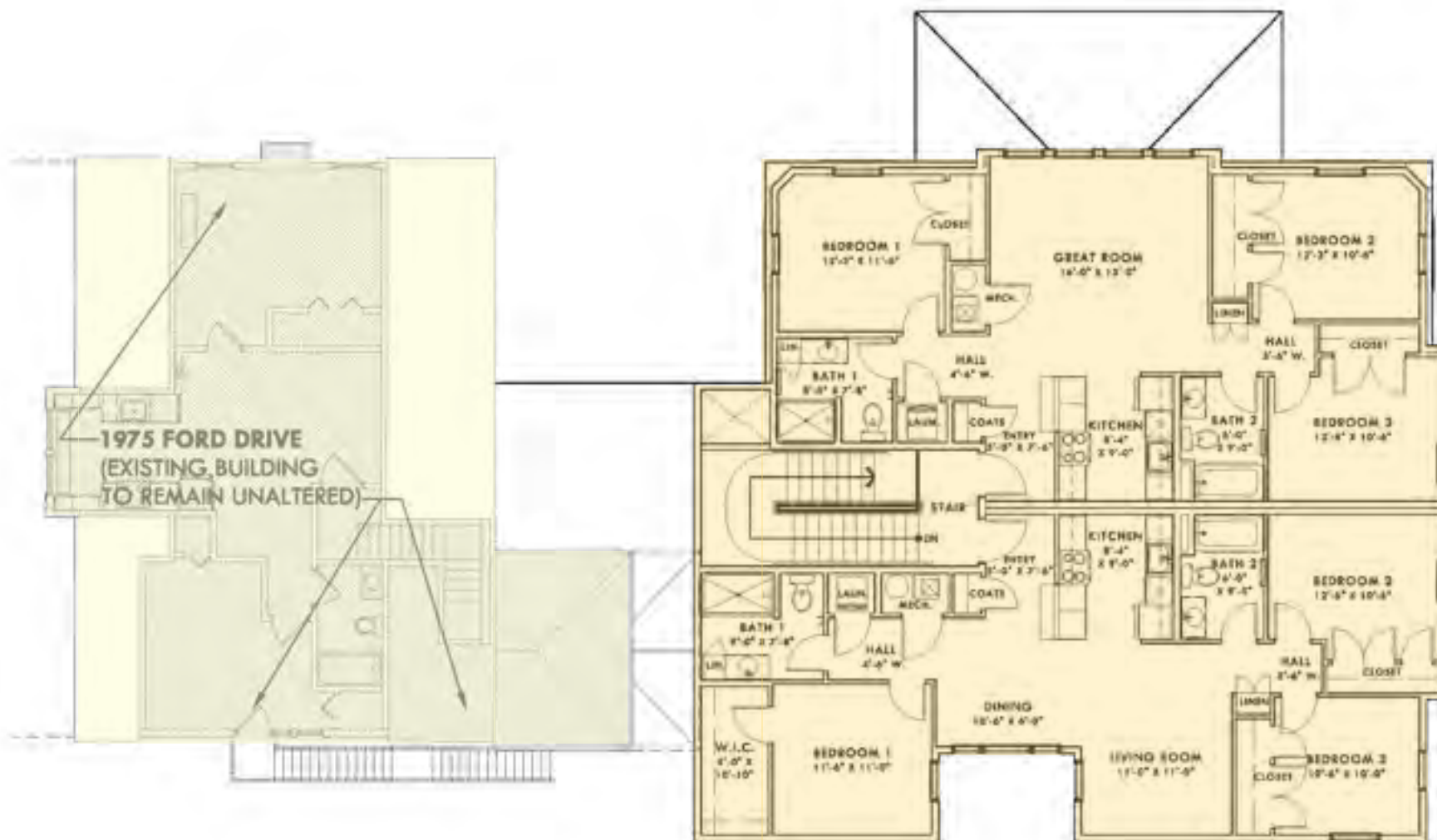
2022-387



Proposed First Floor – Revised Plan



Proposed Second Floor – Revised Plan



Proposed Third Floor – Revised Plan



11302 HESSLER ROAD

PROPOSED NEW BUILDING – 6 UNITS

EXISTING 1975 FORD DRIVE BUILDING

Hessler Road Elevation – November 20, 2022 Submission



Pedestrian View Across 1975 Ford Drive – November 20, 2022 Submission



1961 Ford Drive (Ford & Hessler Intersection)



1981 Ford Drive (Adjacent to Site Location and 1975 Ford Dr)



1961 Ford Drive (Across Street from Site Location)

Existing Balconies on Ford Drive



Street Context Diagrams



Revised Hessler Road Elevation – Presented to ECDRC Dec 15, 2022



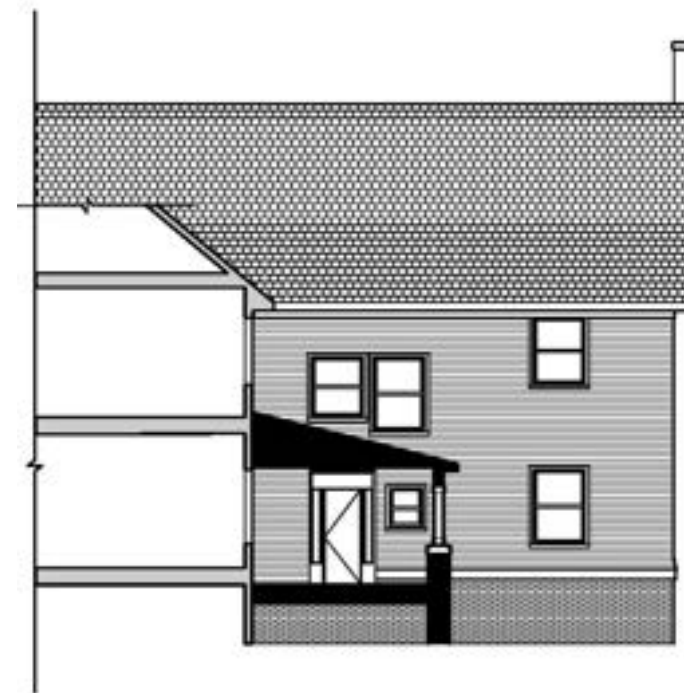
Revised Hessler Road Elevation – ECDRC Comments Dec 15, 2022



Proposed Hessler Road Elevation – Revised Design



Proposed Side & Rear Elevation – Revised Design



Proposed Entry Court Elevation – Revised Design



Existing Street View — Hessler Road looking east





Existing Street View — Hessler Road





Existing Street View — Hessler Road





ALUMINUM COPING

PAC CLAD
COLOR: MUSKET GREY



LAP SIDING

JAMES HARDIE FIBER CEMENT
SMOOTH LAP SIDING.
COLOR: AGED PEWTER



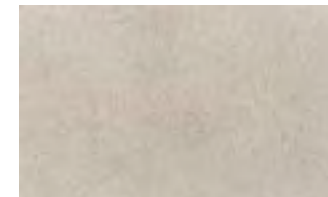
LAP SIDING + EXT. MILLWORK

JAMES HARDIE FIBER CEMENT
SMOOTH PLANK LAP SIDING;
ACCENTS AND TRIM.
COLOR: PEARL GREY



PRIMED LAP SIDING

JAMES HARDIE FIBER CEMENT
PRIMED SMOOTH PLANK LAP SIDING;
ACCENTS AND TRIM.
COLOR: PAINTED IN FIELD
REFER TO PAINT SAMPLES



WATER TABLE COURSE

ROCK CAST PRECAST CONCRETE
SMOOTH FINISH
COLOR: "RIESLING"



BRICK

GLEN-GERY BRICK
FULL SIZE BRICK
COLOR: "GRAANITE RED COLONIAL"



PAINT 1

SHERWIN WILLIAMS
SW 7533
COLOR: "PAVESTONE"
LOCATION: DECK



PAINT 2

SHERWIN WILLIAMS
SW 7632
COLOR: "MODERN GRAY"
LOCATION: DECK



PAINT 3

SHERWIN WILLIAMS
SW 7016
COLOR: "MINDFUL GREY"
LOCATION: WINDOW TRIM

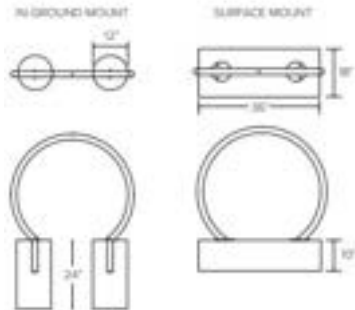


PAINT 4

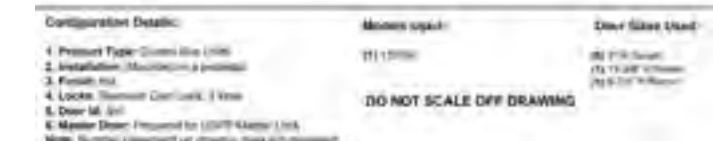
SHERWIN WILLIAMS
SW 2841
COLOR: "WEATHERED SHINGLE"
LOCATION: LAP SIDING

Proposed Material Selection – Revised Design

DERO ROUND RACK
MATERIAL: GALVANIZED STEEL
COLOR: BLACK POWDER COAT



FLORENCE CORPORATION

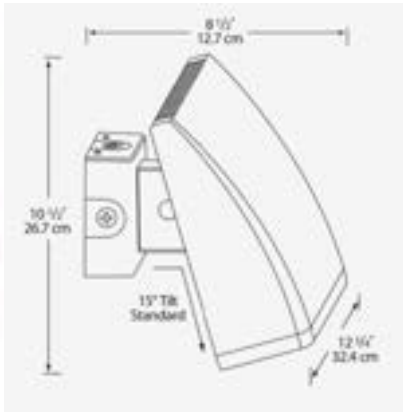


ELEVATION: 101.1 MAILBOXES: 5 PARCELS: 2		
PROJECT NAME: Ford-Hershey		DRAWN BY:
 (800) Corporate Drive • Allentown, PA 18103	DATE: 11-30-2022	P.D. NO:
	SCALE: NONE	QUOTE NO:

Proposed Site Amenities

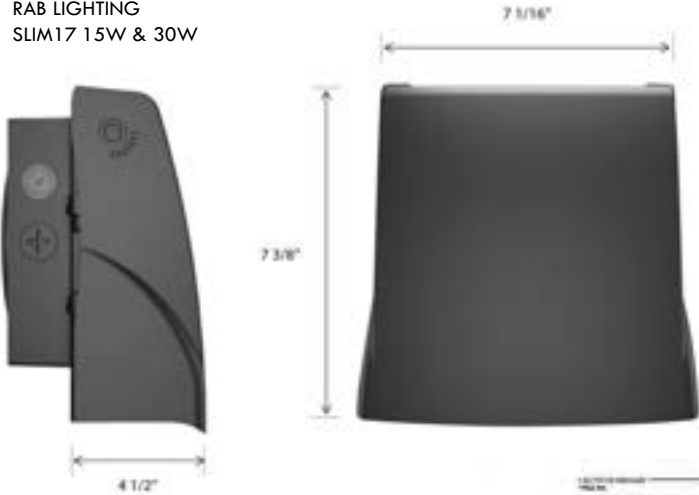
FIXTURE A

RAB LIGHTING
 WPLED80X



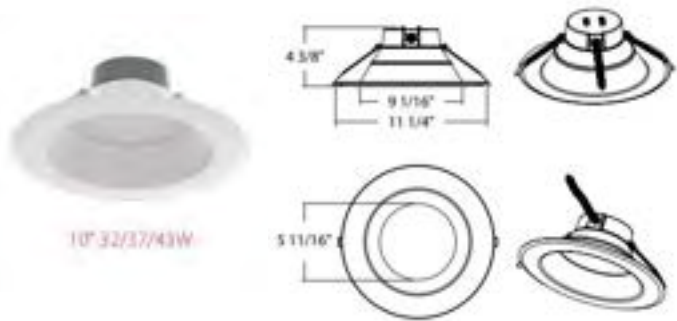
FIXTURE B

RAB LIGHTING
 SLIM17 15W & 30W



FIXTURE C

RAB LIGHTING
 FIELD-ADJUSTABLE COMMERCIAL DOWNLIGHT



FIXTURE D

GENERATION LIGHTING
 UNION LED OUTDOOR POST LIGHT



Product Details

Generation Lighting 82456835-12	Finish	Black
UPC	Material	Aluminum
Online Product ID	Width	5.00"
Weight	Height	6.50"
Height	Extends	6.50"
Diameter	Style	Modern
Style	Title 24 Qualified	Yes
Title 24 Qualified	Wire	Black
Wire	Light Source	LED
Light Source	Mounting	Post Mount
Mounting	Bulbs	Not Included
Bulbs	Color Temp	3000K
Color Temp		

FIXTURE E

GENERATION LIGHTING
 UNION LED OUTDOOR WALL LANTERN

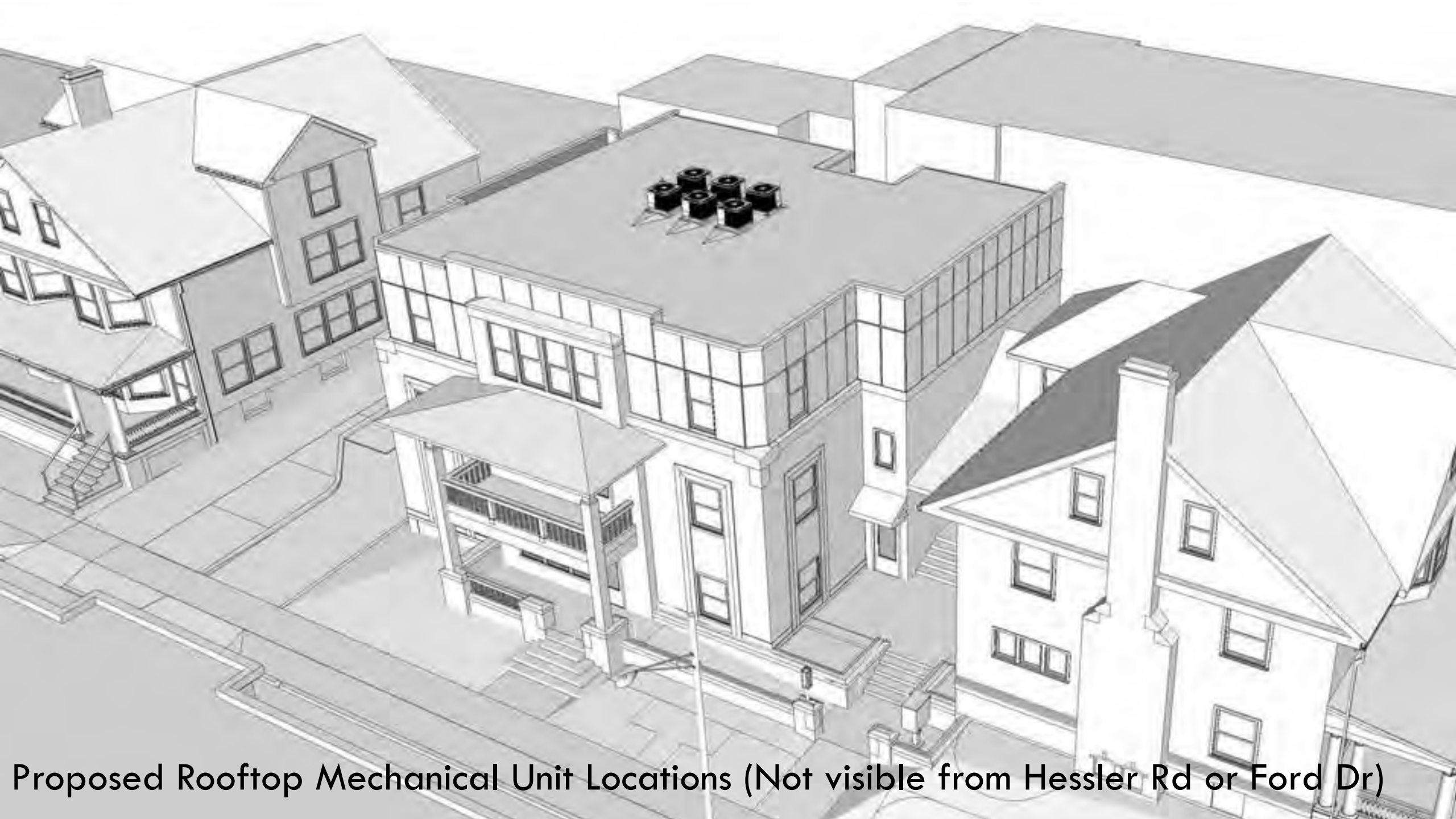


Product Details

Generation Lighting 85456835-12	Max Watts	15W
Finish	Material	Aluminum
UPC	Voltage	120V
Online Product ID	Listing	CSF
Weight	Location	Indoor
Height	Backplate Width	5.00"
Extends	Backplate Height	1.00"
Style	Backplate Depth	1.00"
Title 24 Qualified	Bulb Base	Integrated
Wire	Color Rendering Index	90
Light Source	Dimmable	Yes
Mounting	Bulb Rated Life	10000
Bulbs	Bulb Watts Consumed	15W
Color Temp	Bulb Watts Rated	15W
Lumens	Connection	Hardwired
	Wire Cord Color	Black/White



Proposed Lighting Plan



Proposed Rooftop Mechanical Unit Locations (Not visible from Hessler Rd or Ford Dr)

Appendix A

Stormwater Determination Letter

October 28, 2022

Mr. Joe Drucker, EI, LEED Green Associate
The Riverstone Company
3800 Lakeside Avenue, Suite 100
Cleveland, OH 44114

**Re: Ford-Hessler Apartments – Cleveland, Ohio
Title IV Review Applicability Determination**

Dear Mr. Drucker,

The Title IV Combined Sewer Code of the Northeast Ohio Regional Sewer District's (NEORS) Code of Regulations provides the NEORS with the authority to control combined sewer overflows (CSOs) from the combined sewer system and to control peak flows from local combined sewer systems at the point of connection into sewers owned by the NEORS or a member community. Therefore, the NEORS has the authority to review all requests for connection approval within the combined sewer system.

Based on preliminary information, the referenced project:

- ☐ Will be subject to review by the NEORS under Title IV – Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORS Title IV Combined Sewer Code requirements, detailed in the attached guidance document, **Submittal Requirements for Connections to the Combined Sewer System – Guidelines for Review and Approval**.
- ☒ Will not be subject to review by the NEORS under Title IV – Combined Sewer Code.

If you have any questions, please feel free to contact me at ext. 6466.

Kind Regards,



Jeff Jowett
Community Discharge Permit Program Manager

cc:
Elie Ramy, Cleveland WPC
Adam Davenport, Cleveland Planning Commission

Appendix B

Tree Preservation Plan

Tree Preservation Plan

11300 Hessler Road

Cleveland, Ohio 44106

December 8, 2022



As analyzed by Domenic Liberatore

ISA Certified Arborist

OH 6494A

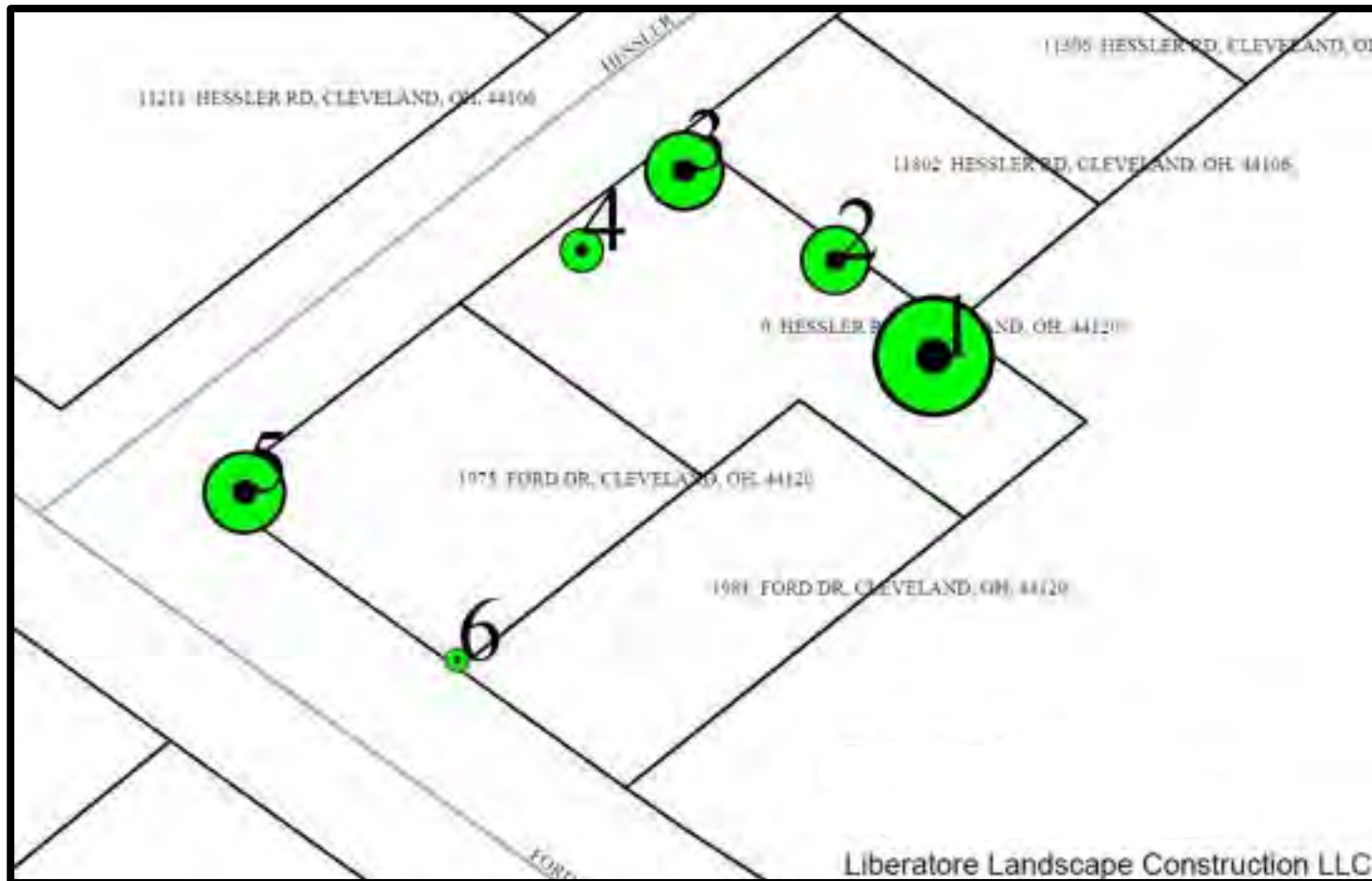
First Name	Last Name	City	State \ Province	Country	Credentials
Domenic J.	Liberatore	South Euclid	OH	UNITED STATES	ISA Certified Arborist® ISA Tree Risk Assessment Qualification



Table of Contents

Maps and Summary Table	3
Preservation of Locust Tree	4
Install protective fencing and signs	4
Images	7
Trees	7
Recommended Construction Sign	10
Additional Reading	12
Avoiding Tree Damage During Construction	12
How Trees Are Damaged During Construction	12
Works Cited	13

Maps and Summary Table



1 mulberry tree on the site was below 6" in diameter and so not included in this plan.

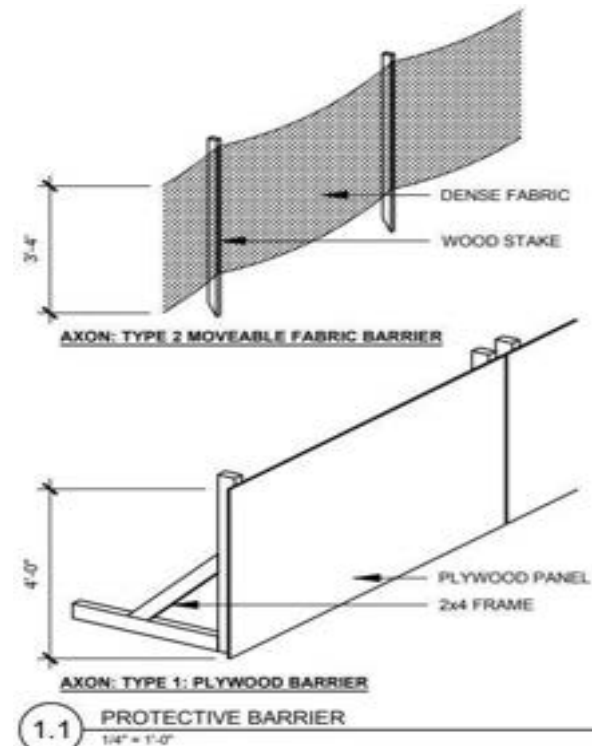
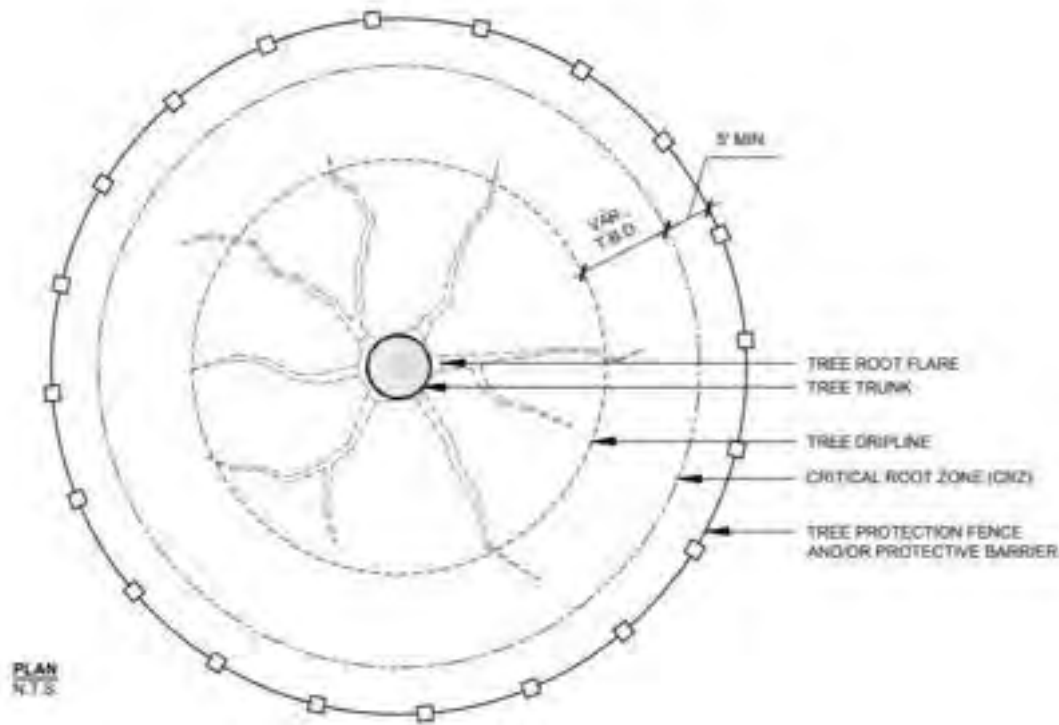
 Indicates Dripline

Key	Species	Diameter	Height	Dripline	Notes	Recommendation
1	Mulberry <i>Morus rubra</i> or <i>M. alba</i>	51"	35'	24'	Too tall to be planted under wire Rotten core, safety hazard Immediate failure hazard	Remove & Replace
2	Mulberry <i>Morus rubra</i> or <i>M. alba</i>	12"	30'	19'	Change of grade during construction	Remove & Replace
3	Elm <i>Ulmus americana</i>	27"	35'	20'	Space is too small for fully mature elm tree. Constrained by pavement on either side	Remove & Replace
4	Callery pear <i>Pyrus calleryana</i>	16"	40'	16.5'	Treelawn filled in by sandstone. Adjacent to construction area. Invasive & can't protect roots.	Remove & Replace
5	Locust	15"	27'	20.3'	Preservation through fence and signage detailed below	Keep
6	Crabapple <i>Malus coronaria</i>	16"	16'	14.5'	Condominant stems, applescab, proposed trenching area	Remove & Replace

Preservation of Locust Tree

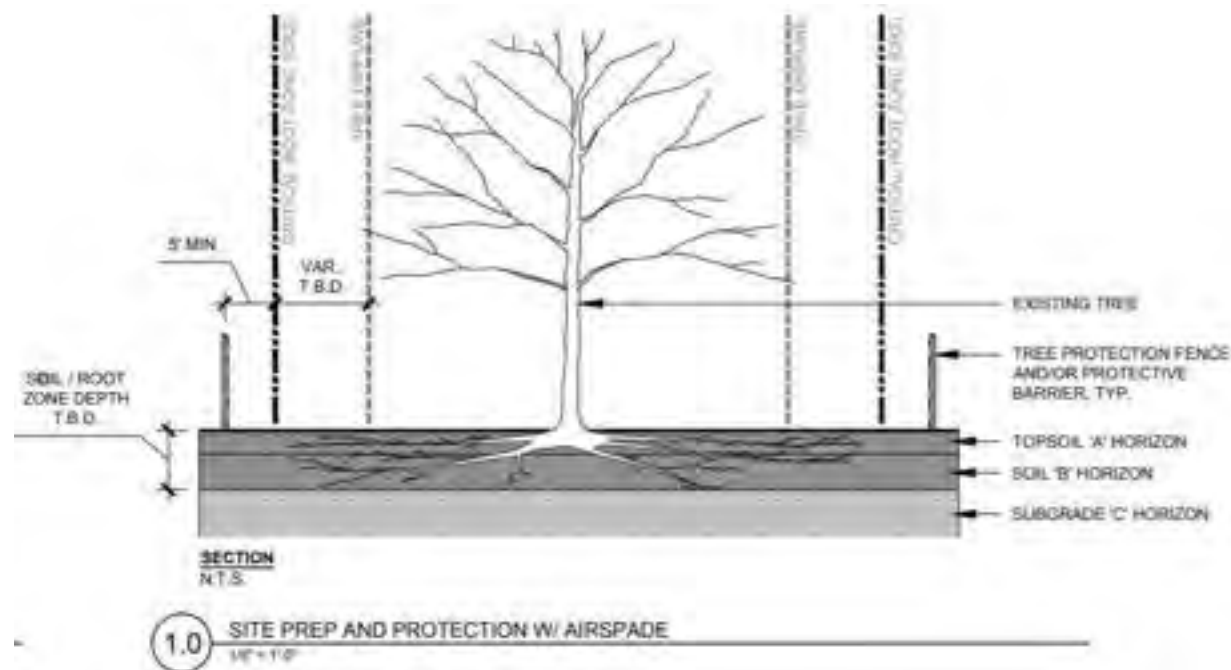
Install protective fencing and signs

1. Establish the tree protection zone 1 foot away from the tree for each inch of tree diameter (International Society of Arboriculture, 2011).



- i. 15" DBH = 15' tree protection zone, hemmed by the street.

- b. Protective barriers should be made of plywood or fabric. They should be surface mounted posts rather than driven into the ground to avoid damaging the roots. Tree protection fence should be 6' in height (Fite, Smiley, Sweet, Tremblay, & Wahler, 2016)
 - i. Segmented barriers should be either entirely movable or if fixed, 1 segment needs to be movable or openable for arborist and construction workers to enter and leave when working.
 - c. All work to be performed within the CRZ should be done only under the supervision of an ISA Certified Arborist. AirSpade or hand dig only within.
2. Remove pruned branches and other debris at end of day



Images

Trees



Tree 1 - larger mulberry in imminent danger of failure



Tree 2 - smaller mulberry that would have its grade changed



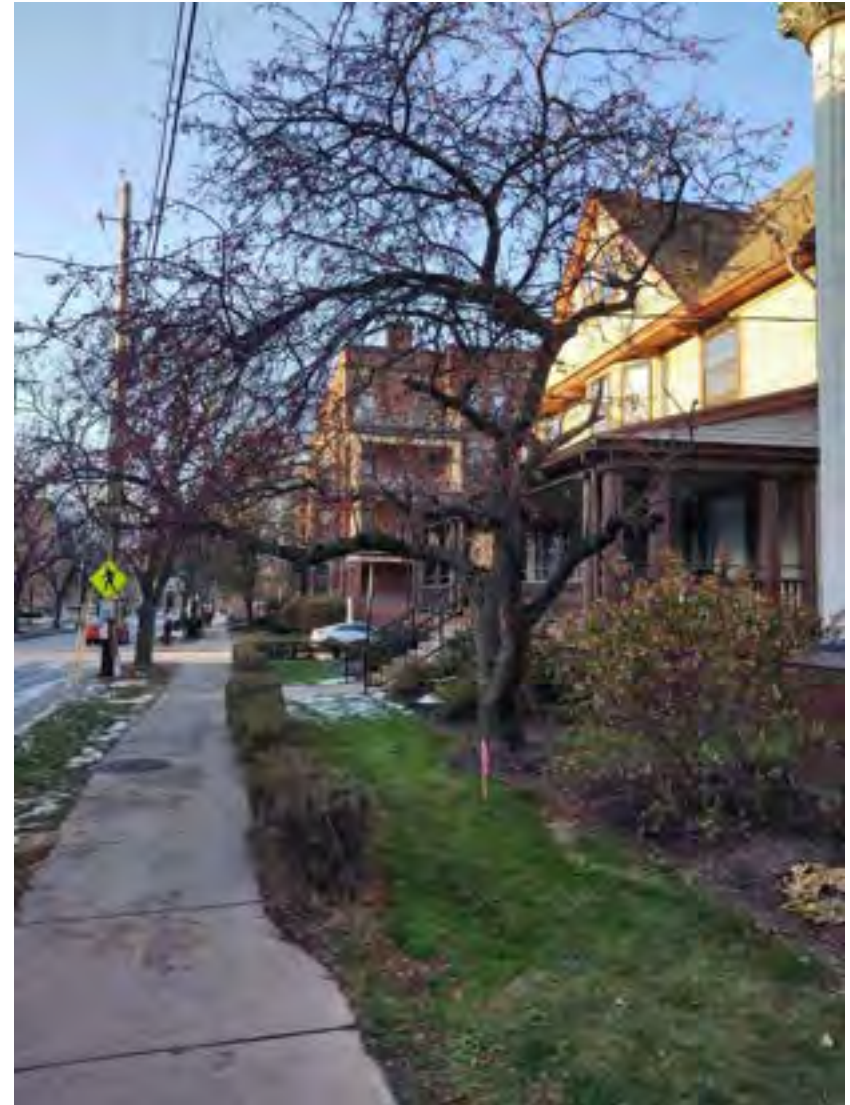
Tree 3 - elm with too little space between driveways



Tree 4 - pear tree that is too close to tight construction area for protection



Tree 5 – locust on tree lawn to be preserved



Tree 6 - crabapple in trenching area

Recommended Construction Sign



Figure B - Front of construction sign

DO NOT STORE

- Waste
- Materials
- Other supplies



inside fenced area

Figure C - Back of construction sign

Additional Reading

Avoiding Tree Damage During Construction

Possible ways in which existing trees may be damaged during a construction project and methods for planning and facilitating the prevention of tree damage.

Homes are often constructed near existing trees to take advantage of their aesthetic and environmental value. Unfortunately, the processes involved with construction can be deadly to nearby trees. Proper planning and care are needed to preserve trees on building sites. An arborist can help you decide which trees can be saved. The arborist can also work with the builder to protect the trees throughout each phase of construction.

How Trees Are Damaged During Construction

Physical Injury to Trunk and Crown - Construction equipment can injure the above-ground portion of a tree by breaking branches, tearing the bark, and wounding the trunk. These injuries are permanent and, if extensive, can be fatal.

Root Cutting -Digging, grading, and trenching associated with construction and underground utility installation can be quite damaging to roots. A tree's root system can extend horizontally a distance 1 to 3 times greater than the height of a tree. It is important to cut as far away from a tree as possible to prevent damage that can compromise tree health and stability. Cutting under a tree's crown can reduce tree vitality. Cutting roots close to the trunk can severely damage a tree and limit its ability to stay upright in storms.

Soil Compaction -An ideal soil for root growth and development contains about 50 percent pore space for water and air movement. Heavy construction equipment can compact soil and dramatically reduce pore space. Compaction inhibits root growth, limits water penetration, and decreases oxygen needed for root survival.

Smothering Roots by Adding Soil -The majority of fine water-and-mineral-absorbing roots are in the upper 6 to 12 inches (15 to 30 cm) of soil where oxygen and moisture levels tend to be best suited for growth. Even a few inches of soil piled over the root system to change the grade can smother fine roots and eventually lead to larger root death.

Exposure to the Elements -Trees in a forest grow as a community, protecting each other from the elements. The trees grow tall with long, straight trunks and high canopies. Removing neighboring trees during construction exposes the remaining trees to increased sunlight and wind which may lead to sunscald or breakage of limbs and stems.

Planning -Your arborist and builder should work together early in the planning phase of construction. Sometimes small changes in the placement or design of your house or driveway can make a great difference in whether a critical tree will survive. Alternative construction methods can be discussed, such as bridging over the roots as a substitute for a conventional walkway, if flexibility in placement is limited. If utilities cannot be re-routed away from trees, less damaging tunneling and trenching installation techniques exist.

Erecting Barriers -Treatment for construction damage is limited, so it is vital that trees be protected from injury. Set up sturdy fencing around each tree that is to remain, as far out from the tree trunk as possible to provide above- and below-ground protection. Place fence approximately one foot (0.3 m) from the trunk for each inch (2.5 cm) of trunk diameter. Instruct construction personnel to keep fencing intact and the fenced area clear of building materials, waste, and excess soil. No digging, trenching, or other soil disturbance should be allowed in the fenced area.

Limiting Access -If possible, allow only one access route on and off the property. All contractors must be instructed where they are permitted to drive and park their vehicles. Often this same access drive can later serve as the route for utility wires, water lines, or the driveway. Specify storage areas for equipment, soil, and construction materials. Limit areas for burning (if permitted), cement wash-out pits, and construction work zones. These areas should be located away from protected trees.

Specifications-All measures intended to protect your trees must be written into the construction specifications and should detail exactly what can and cannot be done to and around the trees. It is a good idea to post signs as a reminder. Fines and penalties for violations should be built into the specifications. The severity of the fines should be proportional to the potential damage to the trees and should increase for multiple infractions.

Works Cited

- Fite, K., Smiley, T., Sweet, R., Tremblay, T., & Wahler, J. (2016, September). AirSpade Pneumatic Soil Excavation. *Technical Applications Bulletin*. (T. Fitzpatrick, Ed.) Chicopee, MA, United States: Guardair Corporation; Bartlett Tree Research Laboratories; Stephen Stimson Associates Landscape Architects.
- International Society of Arboriculture. (2011). Avoiding Tree Damage During Construction. *Consumer Information Program*. Champaign, IL.
- International Society of Arboriculture. (2011). Treatment of Trees Damaged by Construction. *Consumer Information Program*. Champaign, IL.

Cleveland Landmarks Commission

Design Review



January 12, 2023

Euclid Corridor Design Review Case Detail Report*Project Information***Euclid Corridor CASE # EC 2022-034**

Project Name: **Ford-Hessler Apartments**
Address: **1975 Ford Drive, Eastern Portion of Lot**
Company: **RDL Architects**
Architect/Contractor: **Kevin Dreyfuss-Wells / RDL Architects**
General Description:
Notes:

ACTIONS/APPROVALS/DISAPPROVALS

Action	
Action Date:	
Committee:	Staff
Action Type:	Initial Plan Submission
Notes:	

Action	
Action Date:	
Committee:	Local Design Review Committee
Action Type:	Approved with Conditions
Conditions:	<p>The action by this committee is a recommendation for approval of issuance for a Certificate of Appropriateness with recommendations or considerations:</p> <ol style="list-style-type: none">1) Reconsider third floor material - for brick on front and lap siding on sides and rear2) Cap of front wall be panelized or looked at3) Porch refined and consider additional colors
Notes:	

Cleveland Landmarks Commission

Public Comment



January 12, 2023

Cleveland Landmarks Commission

Staff Report



January 12, 2023

Joint Planning, E&C, TE, BOT (PETBOT) meeting Minutes

Meeting Date: 12/6/22

New Agenda Items:

1. Ford-Hessler (Hennie)

- Brick street – Corner of Ford Drive and Hessler
- Garage is being removed
- Will need Street opening / Obstruction permit for any right of way construction and obstruction of streets
- Residents have had concerns over project
- Tree permit for trees in ROW that are being removed via Urban Forestry (UF)
- Possibly closing down a lane on Ford Drive – part of obstruction permit
- Construction logistics have not been finalized at this time – please get with Traffic Engineering (TE) and Bureau of Traffic (BOT) for specific questions.
- Sidewalks need to be in compliance at time of COO – possible HCR at corner of Ford and Hessler
- Landmarks wishes for sandstone to be replaced in kind. Broken sandstone treelawn is how it was originally installed.
- Applicant would like to know future work on Hessler and timing of the work
 - Hessler Court is being replaced in kind. We do not have a specific date, but it should start in 2023.
- Bicycle parking within the structure? Calley to give guidance to applicant.
- Fence near 11302 Hessler – applicant stated property owner would rather not have fence – needs to have screening per Planning
- Building use? Residential multi-family

Cleveland Landmarks Commission

Concept Plan



January 12, 2023

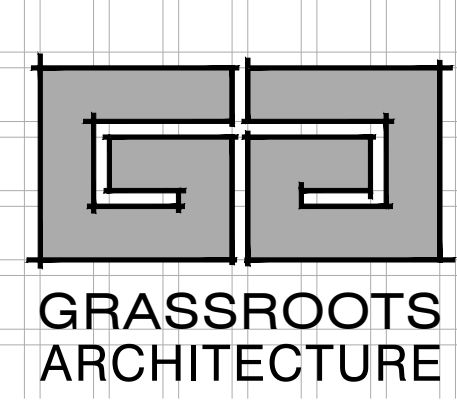
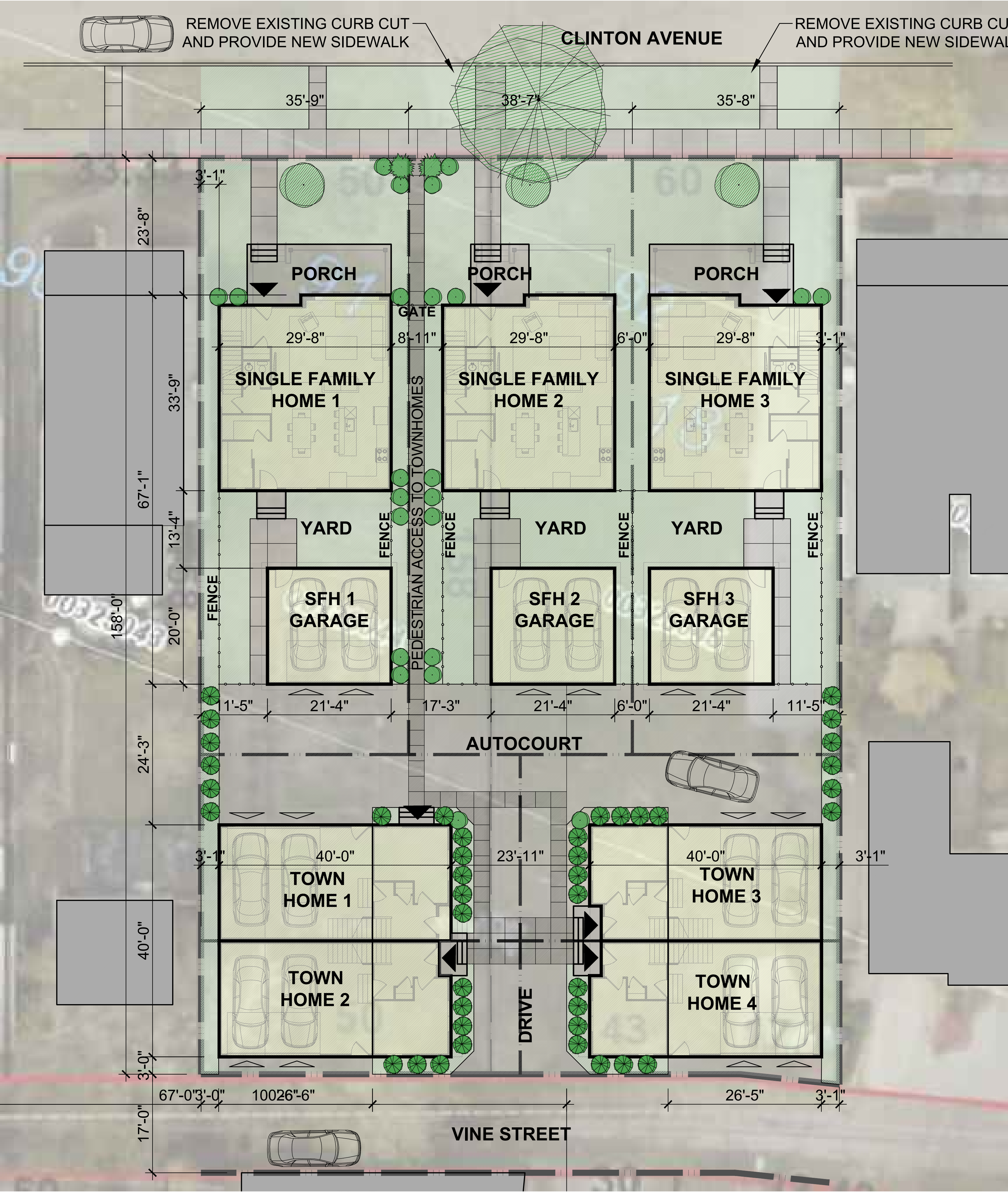


**Case 23-003: Ohio City Historic District
Clinton Townhomes – 4303 Clinton Avenue**

New Construction of Homes/Townhomes

Ward 3: McCormack

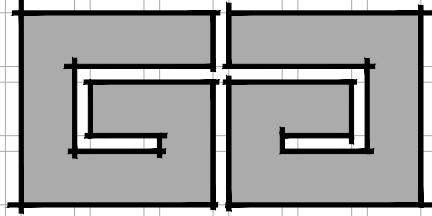
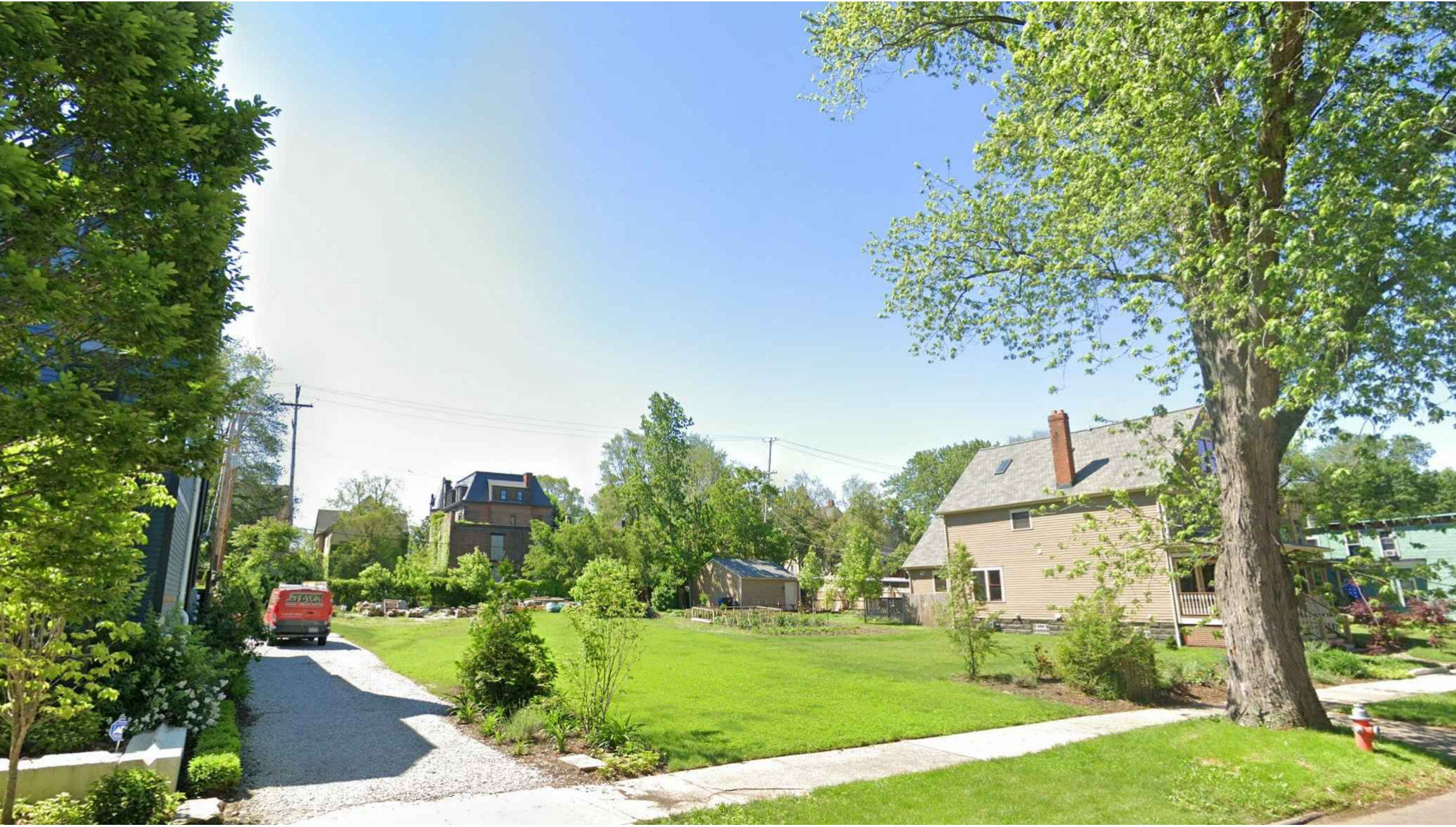
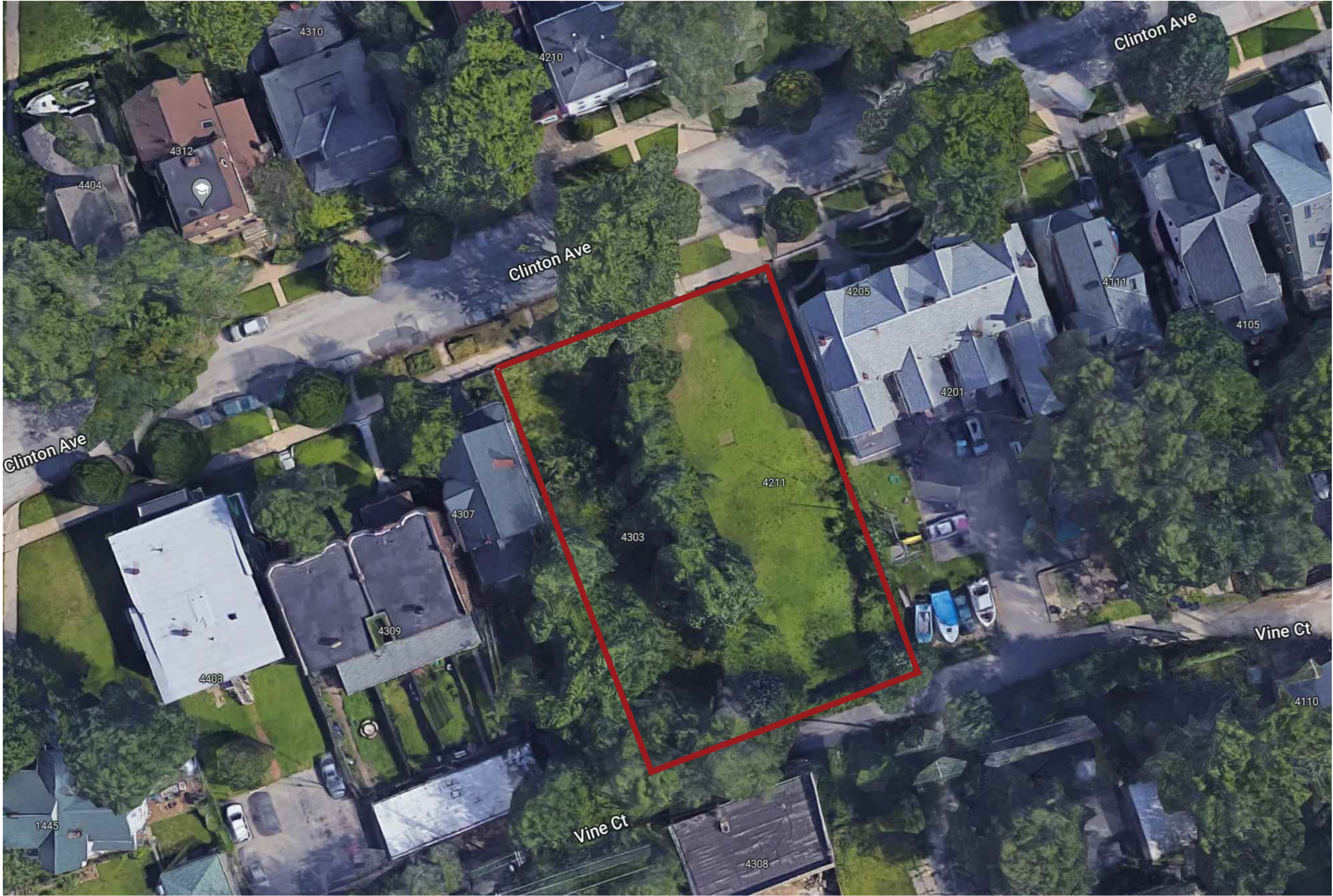
Project Representatives: Ryan Grass (Grassroots Architecture), Andrew Kalnitsky (Gold Key Builders LLC)



CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

- PROJECT #22013
- 2022-10-10 - CONCEPTUAL UPDATE
 - 2022-10-12 - CONCEPTUAL UPDATE
 - 2022-10-18 - CONCEPTUAL UPDATE
 - 2022-11-12 - CONCEPTUAL UPDATE
 - 2022-11-28 - CONCEPTUAL UPDATE
 - 2022-12-28 - CONCEPTUAL UPDATE

SITE
PLAN



GRASSROOTS
ARCHITECTURE

CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

2022-10-10 - CONCEPTUAL UPDATE

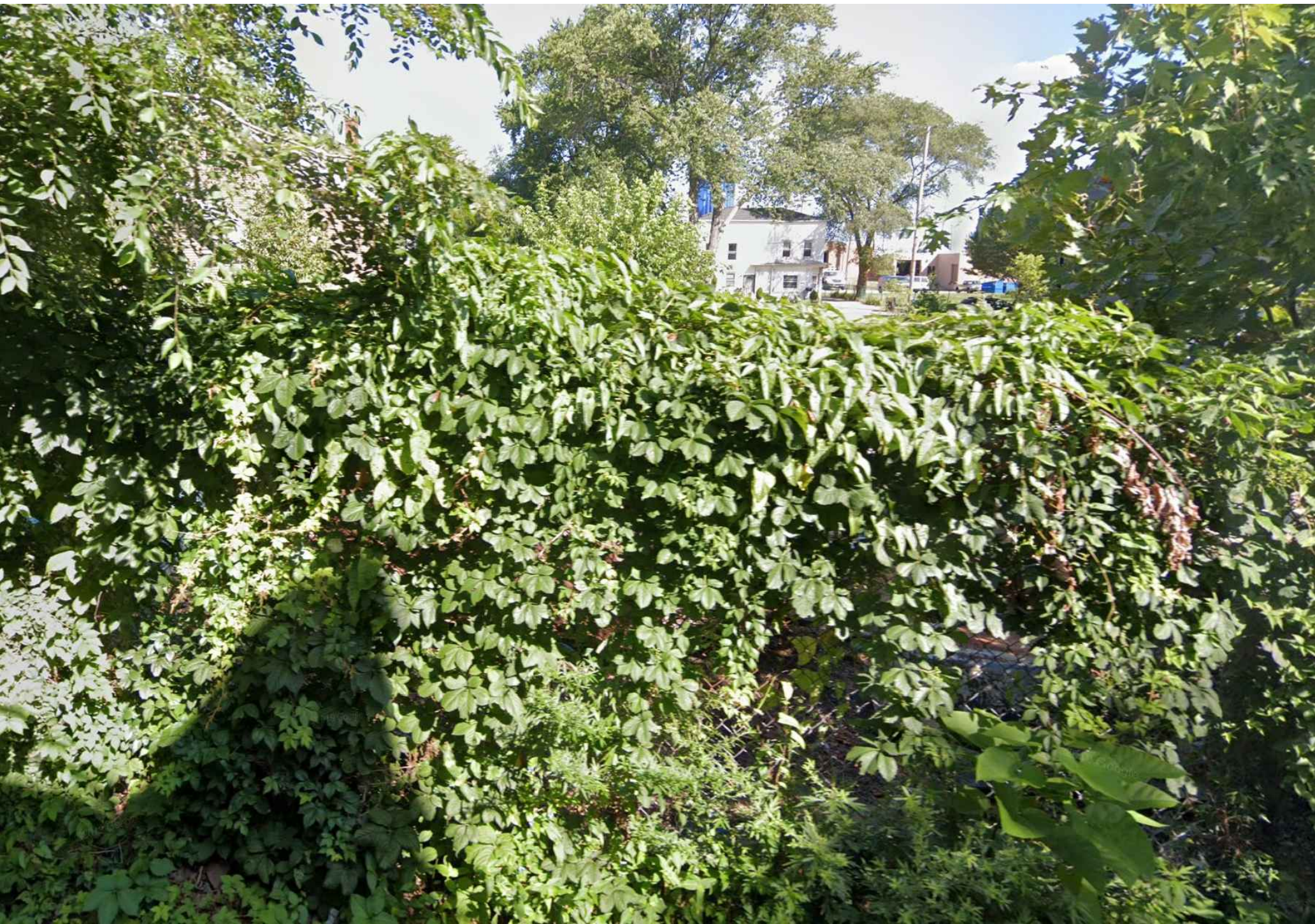
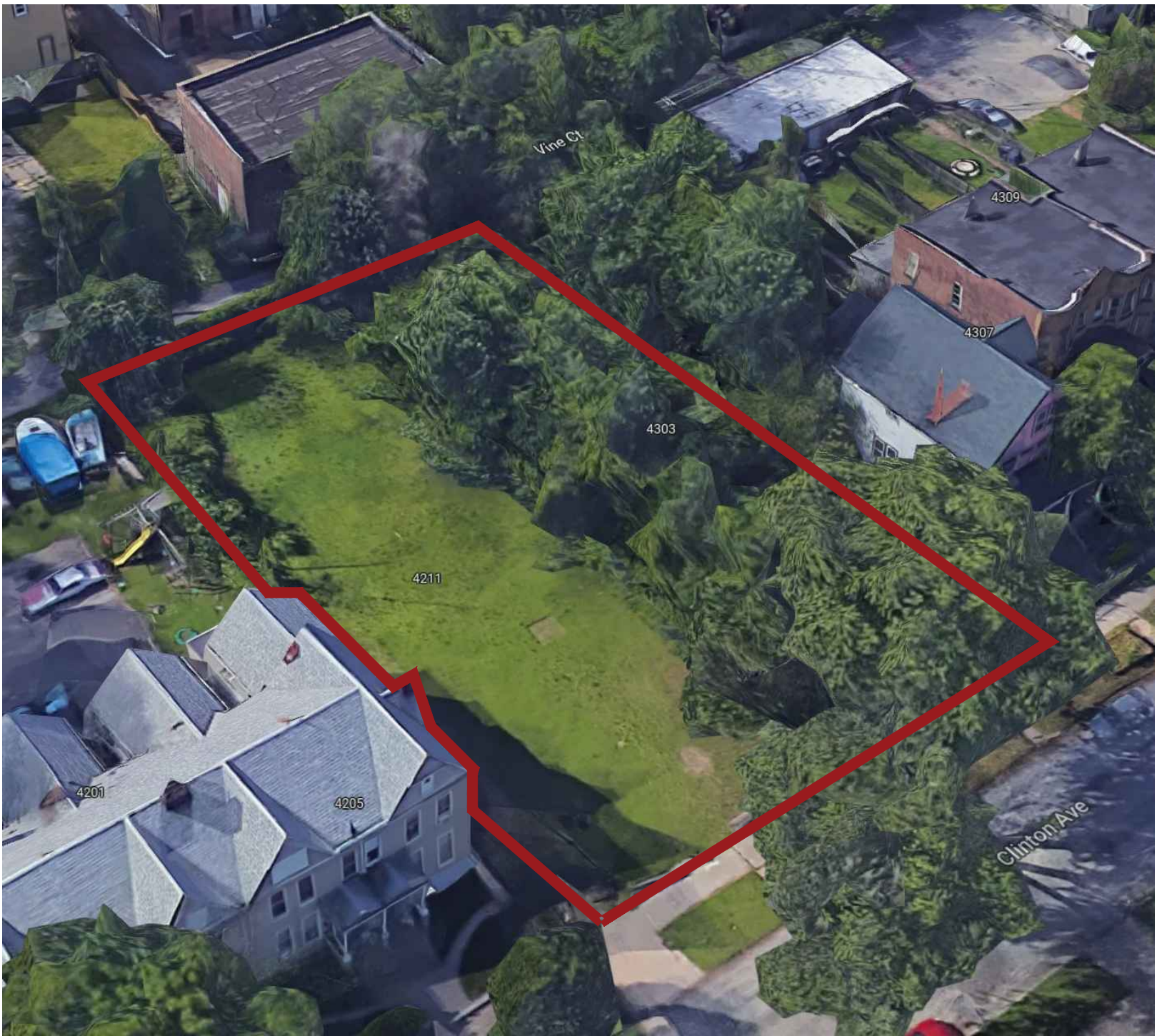
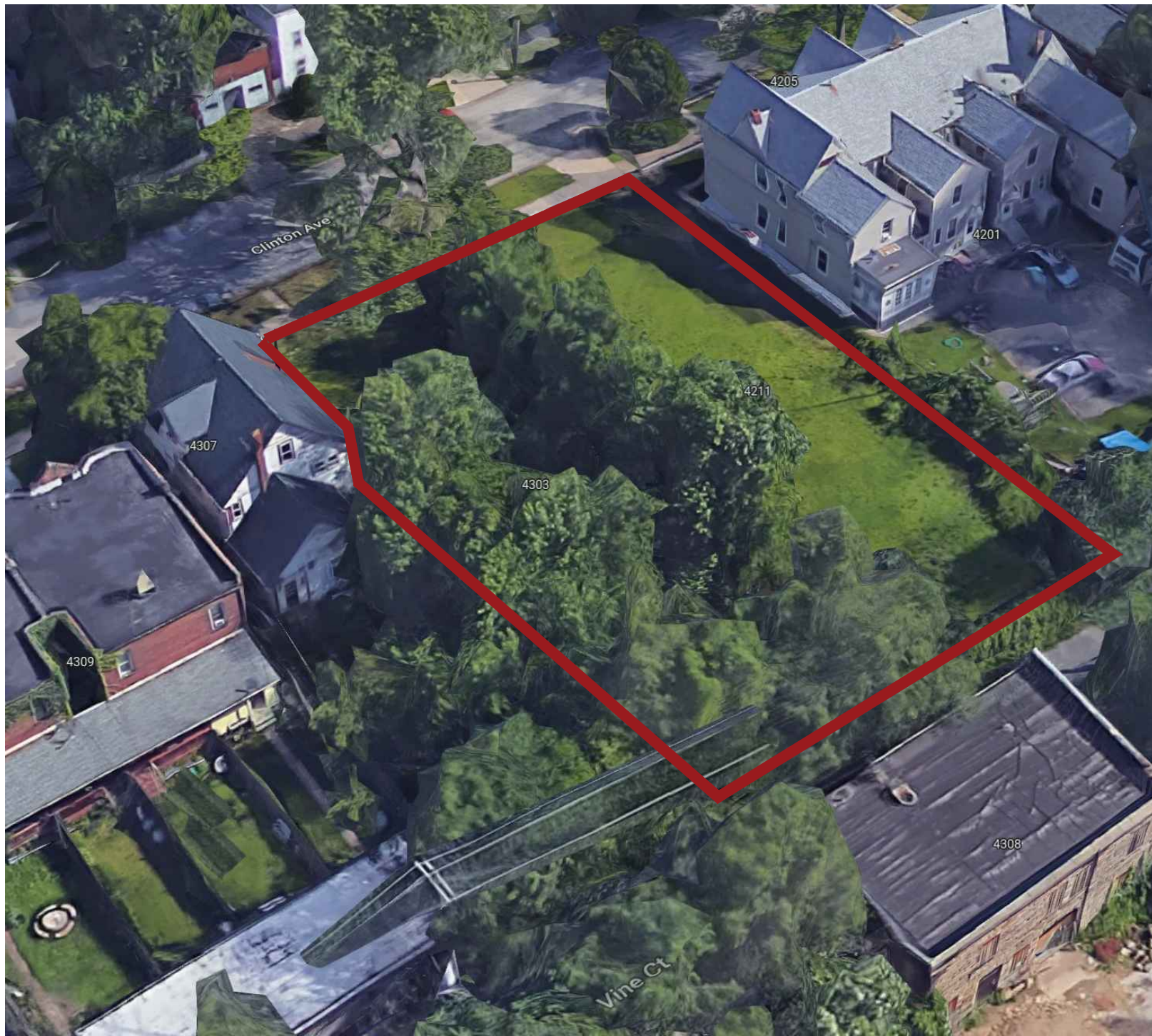
2022-10-12 - CONCEPTUAL UPDATE

2022-10-18 - CONCEPTUAL UPDATE

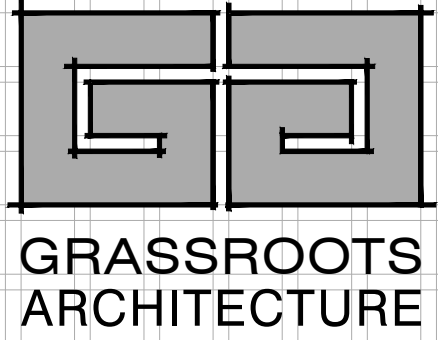
2022-11-12 - CONCEPTUAL UPDATE

2022-11-28 - CONCEPTUAL UPDATE

2022-12-28 - CONCEPTUAL UPDATE



EXISTING
SITE
IMAGERY



CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

2022-10-10 - CONCEPTUAL UPDATE

2022-10-12 - CONCEPTUAL UPDATE

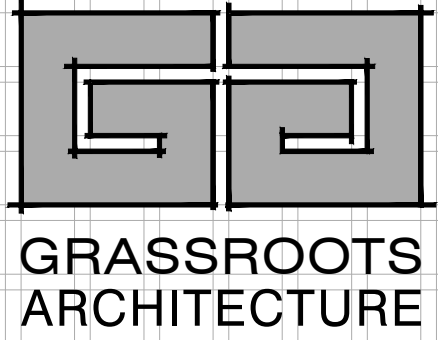
2022-10-18 - CONCEPTUAL UPDATE

2022-11-12 - CONCEPTUAL UPDATE

2022-11-28 - CONCEPTUAL UPDATE

2022-12-28 - CONCEPTUAL UPDATE

CONTEXT
IMAGERY
CLINTON AVE



CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

2022-10.10 - CONCEPTUAL UPDATE

2022-10.12 - CONCEPTUAL UPDATE

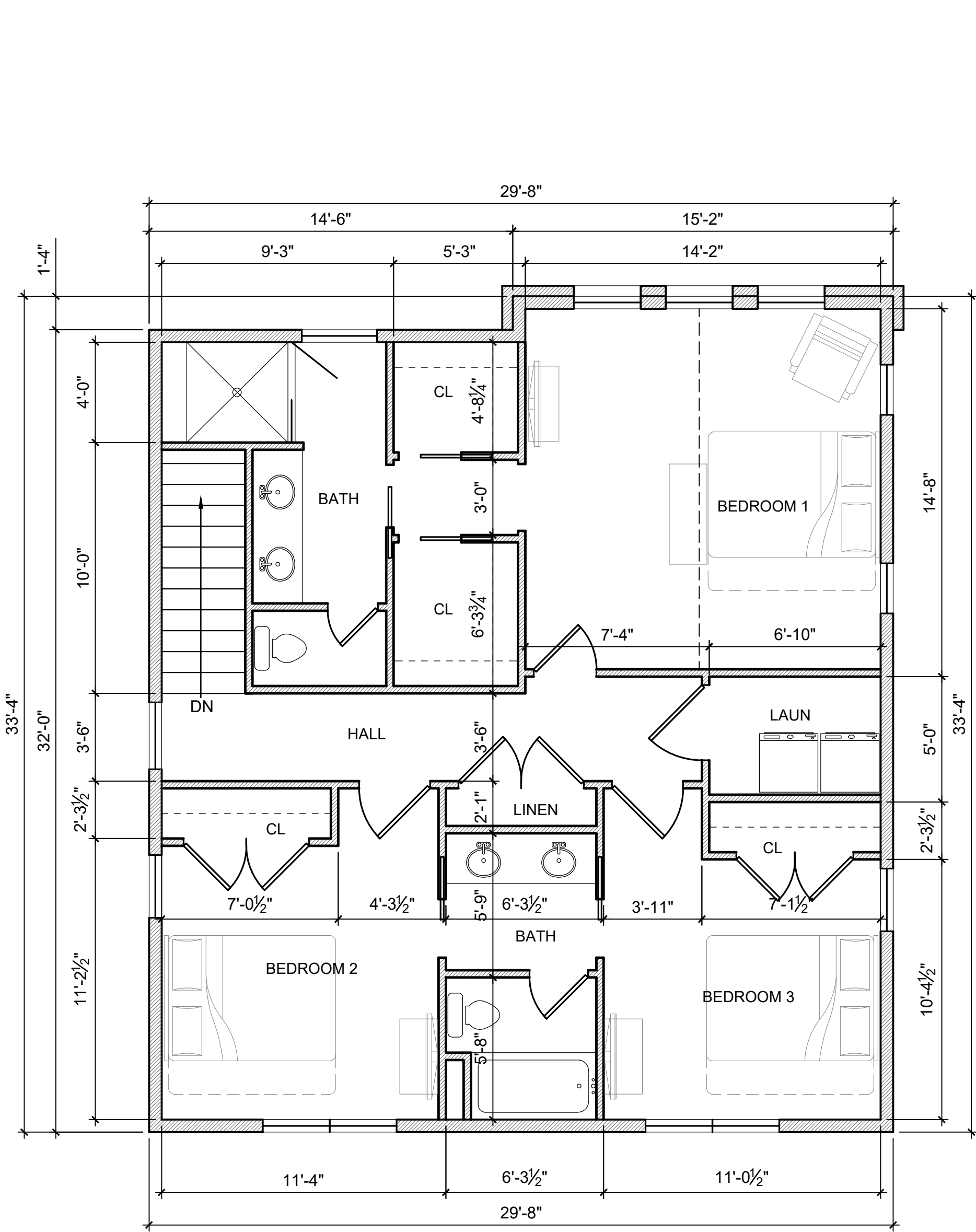
2022-10.18 - CONCEPTUAL UPDATE

2022-11.12 - CONCEPTUAL UPDATE

2022-11.28 - CONCEPTUAL UPDATE

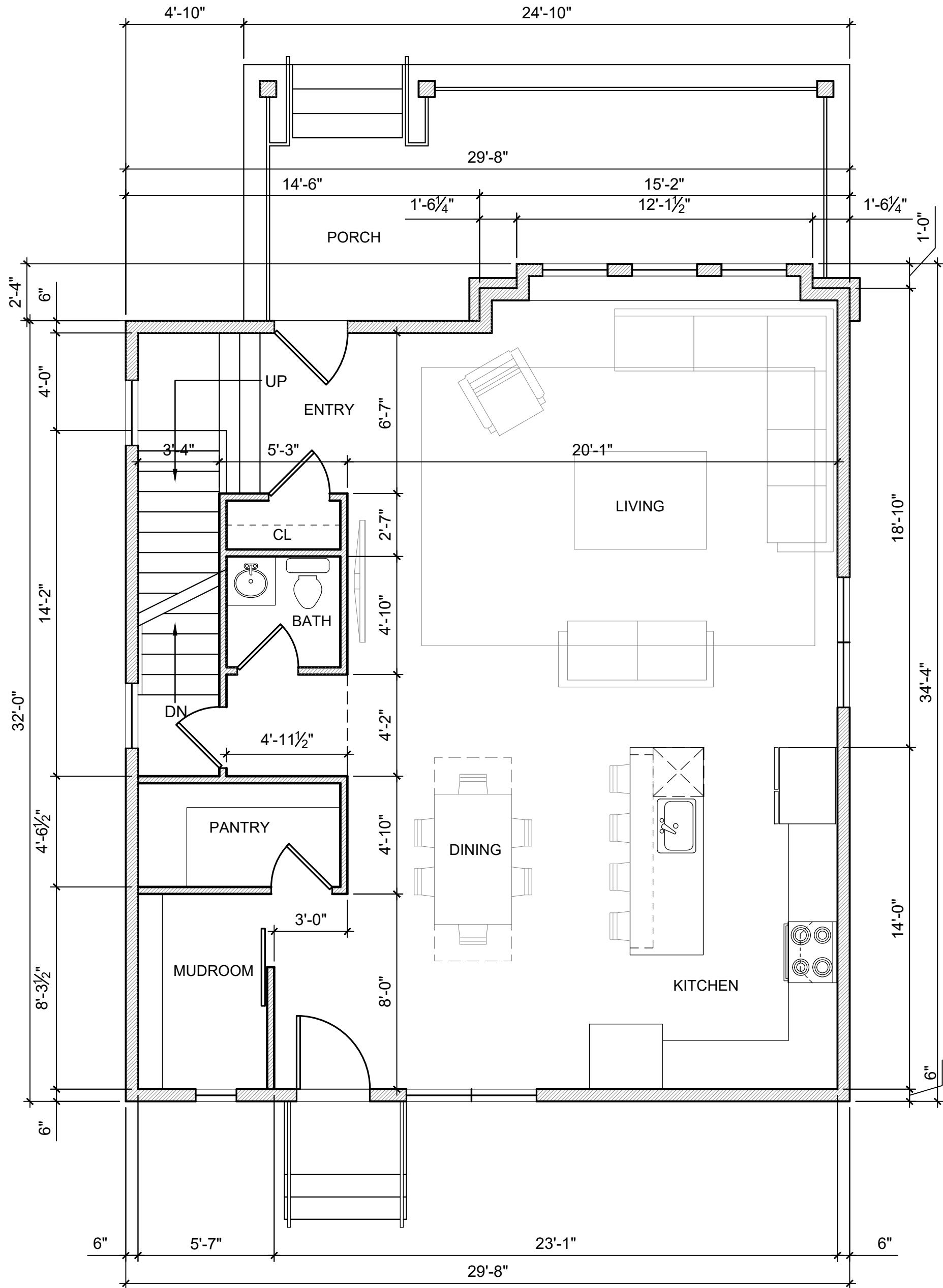
2022-12.28 - CONCEPTUAL UPDATE

CONTEXT
IMAGERY
VINE STREET



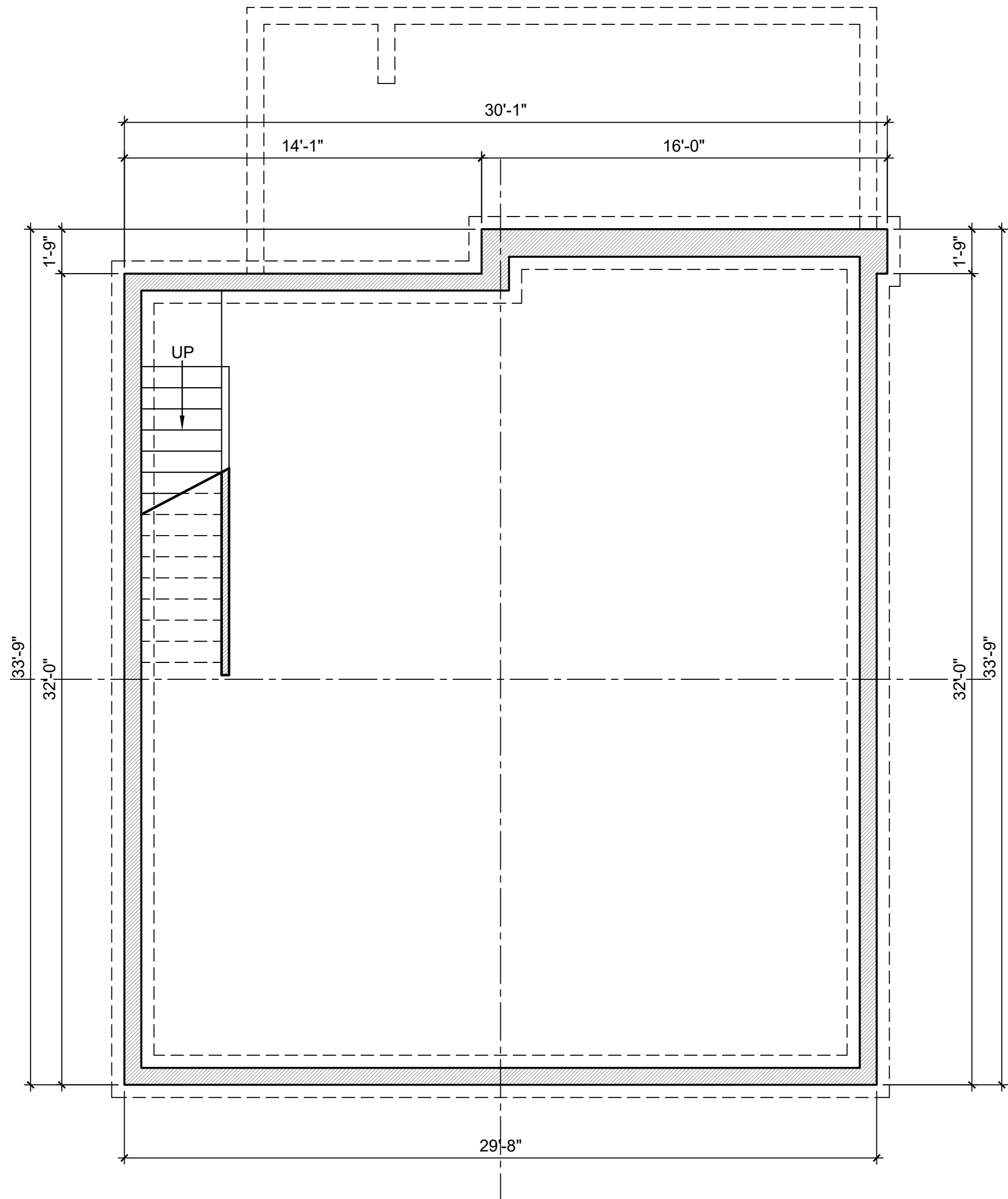
SECOND FLOOR
FLOOR PLAN
SCALE: 1/4" = 1'-0"
977 GSF

3
A1.2



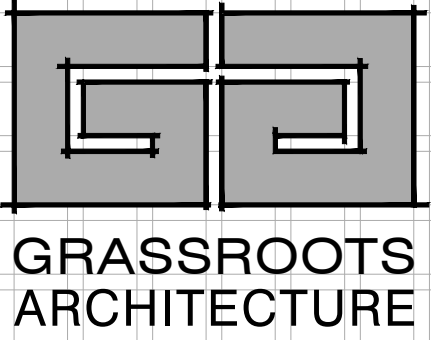
FIRST FLOOR
FLOOR PLAN
SCALE: 1/4" = 1'-0"
984 GSF

2
A1.2



BASEMENT
FLOOR PLAN
SCALE: 1/4" = 1'-0"
981 GSF

1
A1.2

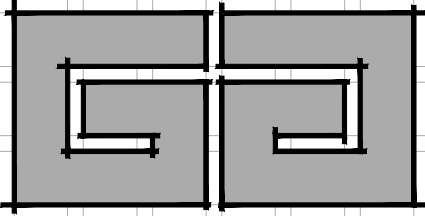


CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

- 2022-10.10 - CONCEPTUAL UPDATE
- 2022-10.12 - CONCEPTUAL UPDATE
- 2022-10.18 - CONCEPTUAL UPDATE
- 2022-11.12 - CONCEPTUAL UPDATE
- 2022-11.28 - CONCEPTUAL UPDATE
- 2022-12.28 - CONCEPTUAL UPDATE

SINGLE
FAMILY
HOMES
FLOOR PLANS



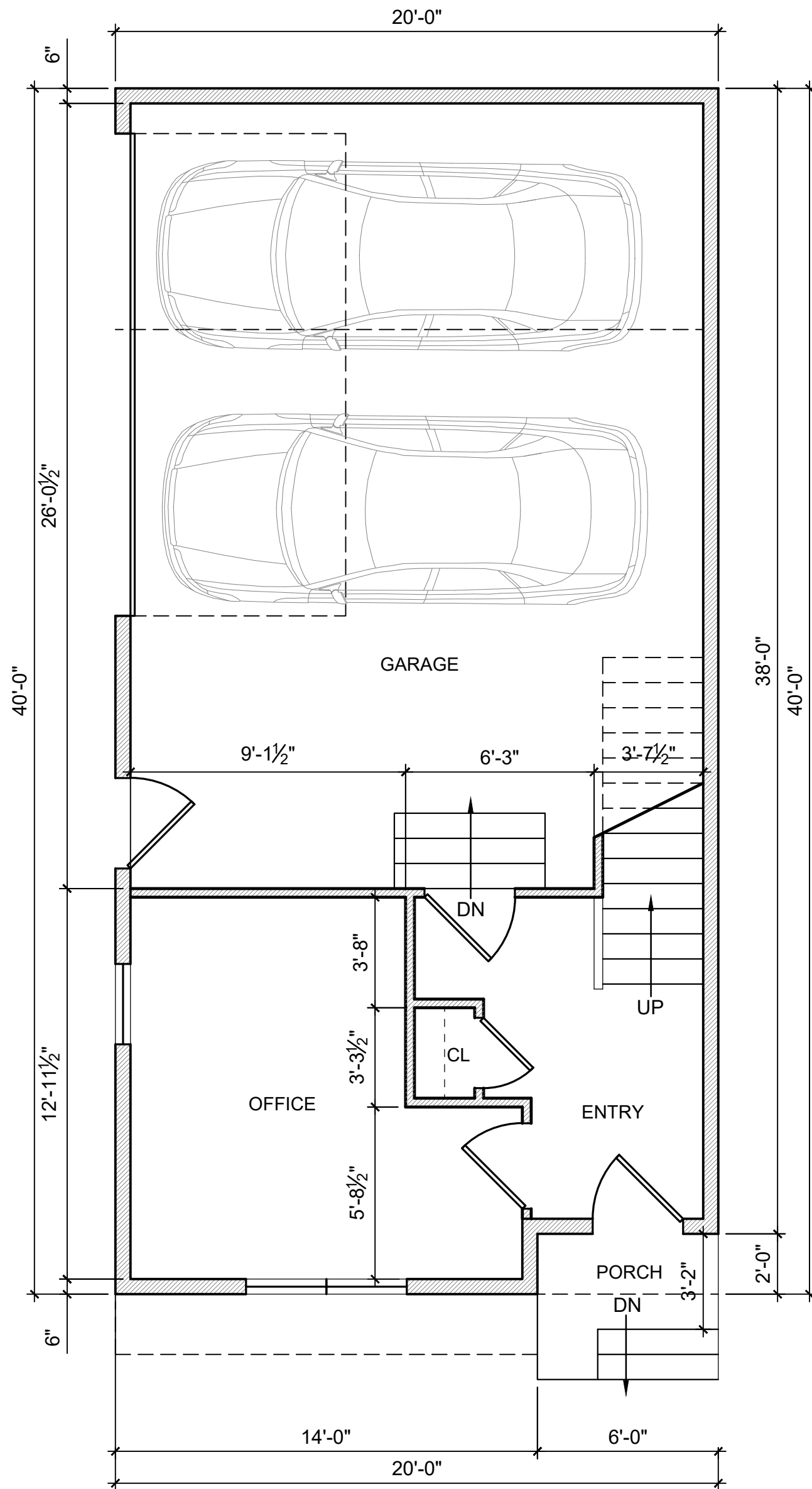
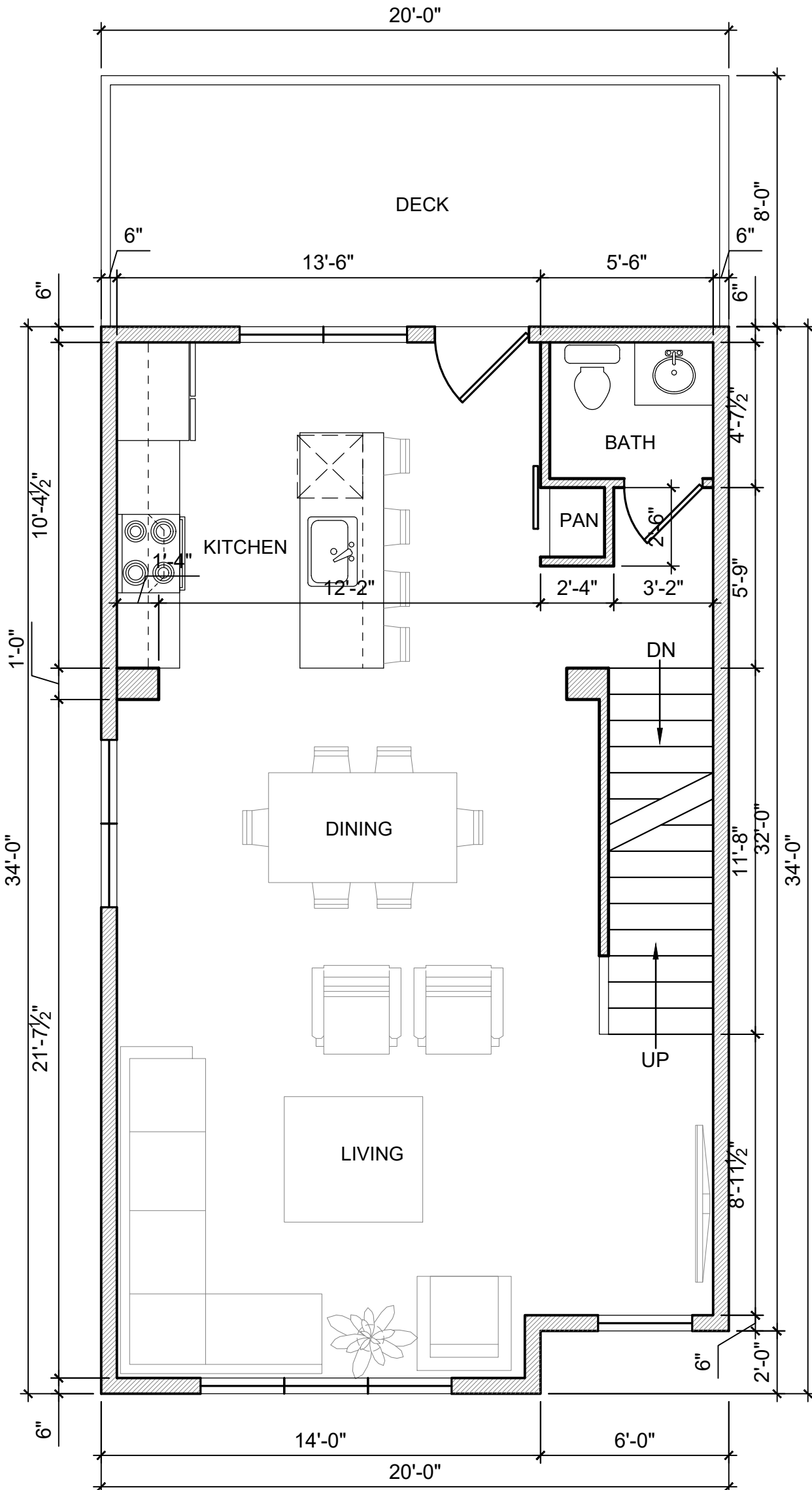
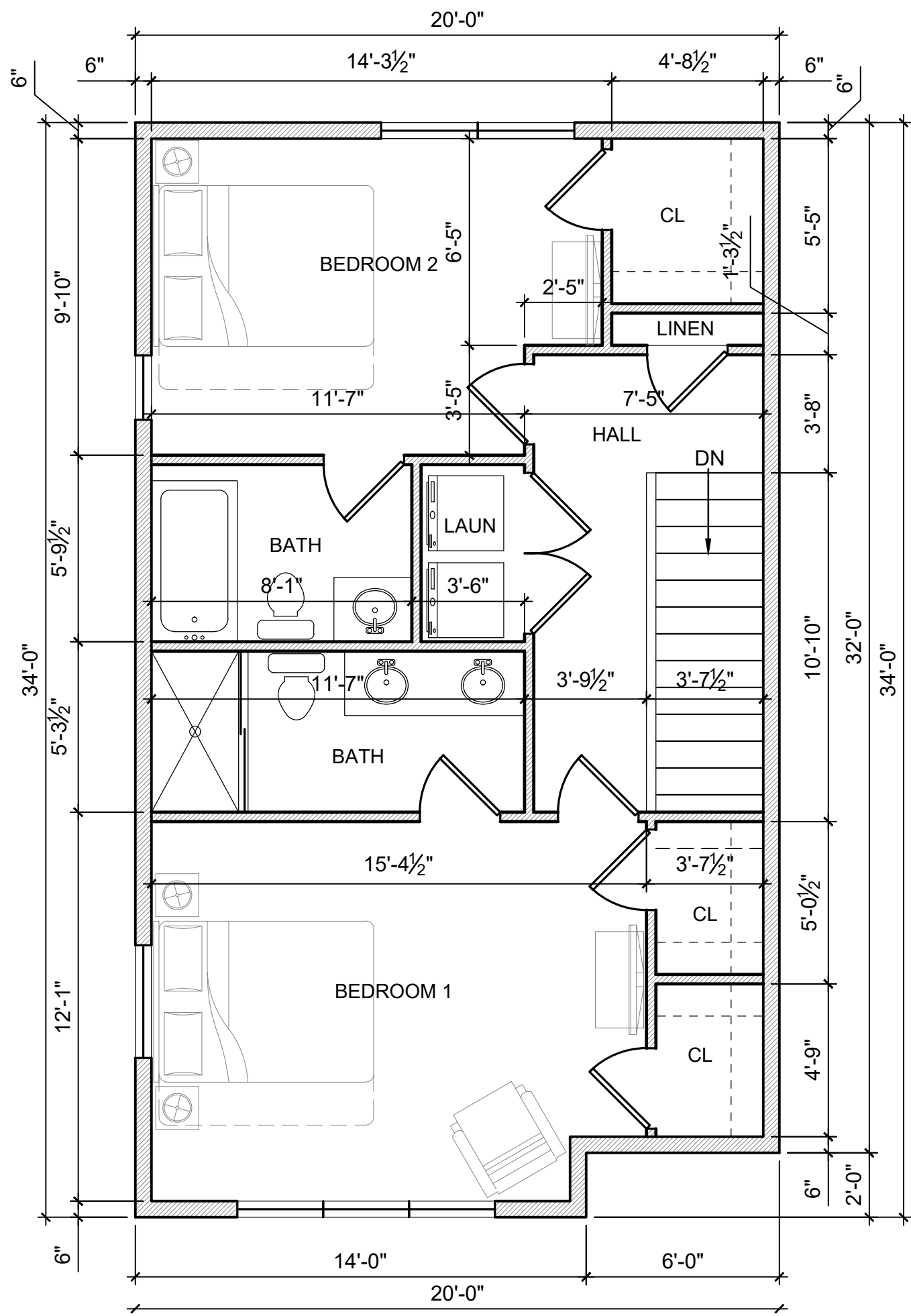
GRASSROOTS
ARCHITECTURE

CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

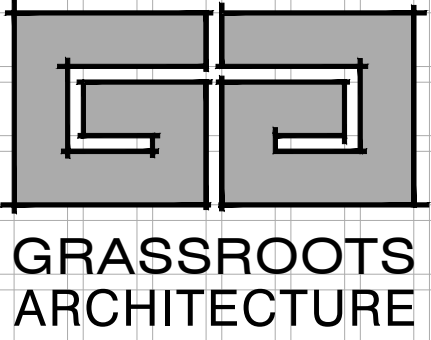
PROJECT #22013

2022-10.10 - CONCEPTUAL UPDATE
2022-10.12 - CONCEPTUAL UPDATE
2022-10.18 - CONCEPTUAL UPDATE
2022-11.12 - CONCEPTUAL UPDATE
2022-11.28 - CONCEPTUAL UPDATE
2022-12.28 - CONCEPTUAL UPDATE

TOWNHOMES
1-4
UNIT
FLOOR PLANS



AERIAL VIEW FROM NW



CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

- 2022-10-10 - CONCEPTUAL UPDATE
- 2022-10-12 - CONCEPTUAL UPDATE
- 2022-10-18 - CONCEPTUAL UPDATE
- 2022-11-12 - CONCEPTUAL UPDATE
- 2022-11-28 - CONCEPTUAL UPDATE
- 2022-12-28 - CONCEPTUAL UPDATE

CLINTON AVENUE ELEVATION

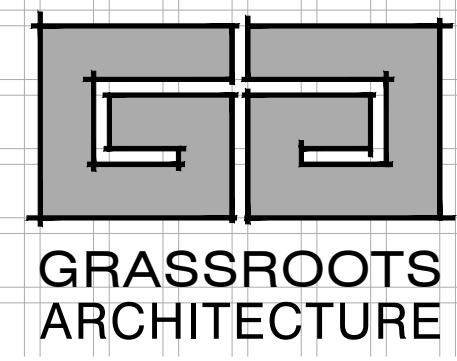


AERIAL VIEW FORM NE



PROPOSED
DESIGN

VIEW FROM CLINTON AVENUE



CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

- 2022-10.10 - CONCEPTUAL UPDATE
- 2022-10.12 - CONCEPTUAL UPDATE
- 2022-10.18 - CONCEPTUAL UPDATE
- 2022-11.12 - CONCEPTUAL UPDATE
- 2022-11.28 - CONCEPTUAL UPDATE
- 2022-12.28 - CONCEPTUAL UPDATE

VIEW FROM CLINTON AVENUE



VIEW OF PATH TO TOWNHOMES



PROPOSED
DESIGN

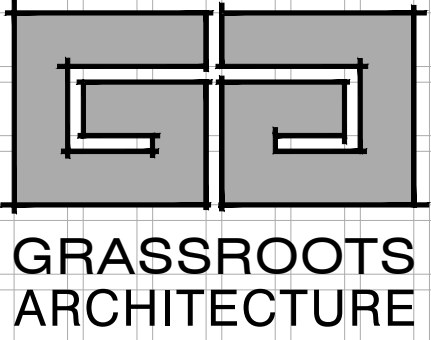
AERIAL VIEW OF TOWNHOMES FROM NE



AERIAL VIEW OF TOWNHOMES FROM SE



VIEW OF VEHICULAR ENTRANCE ON VINE STREET



CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

2022-10-10 - CONCEPTUAL UPDATE

2022-10-12 - CONCEPTUAL UPDATE

2022-10-18 - CONCEPTUAL UPDATE

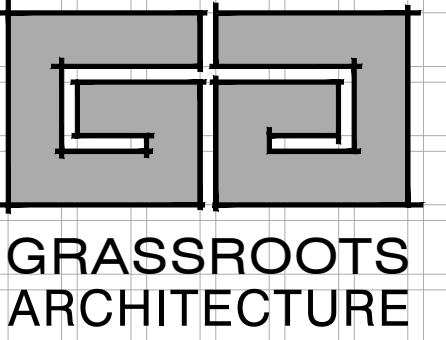
2022-11-12 - CONCEPTUAL UPDATE

2022-11-28 - CONCEPTUAL UPDATE

2022-12-28 - CONCEPTUAL UPDATE

PROPOSED
DESIGN

VIEW ENTERING THE AUTOCOURT FROM CLINTON AVENUE



CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

2022-10-10 - CONCEPTUAL UPDATE
2022-10-12 - CONCEPTUAL UPDATE
2022-10-18 - CONCEPTUAL UPDATE
2022-11-12 - CONCEPTUAL UPDATE
2022-11-28 - CONCEPTUAL UPDATE
2022-12-28 - CONCEPTUAL UPDATE

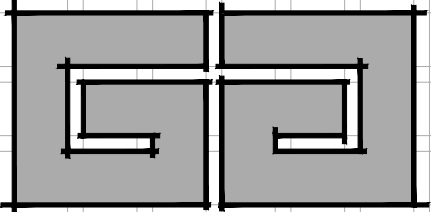
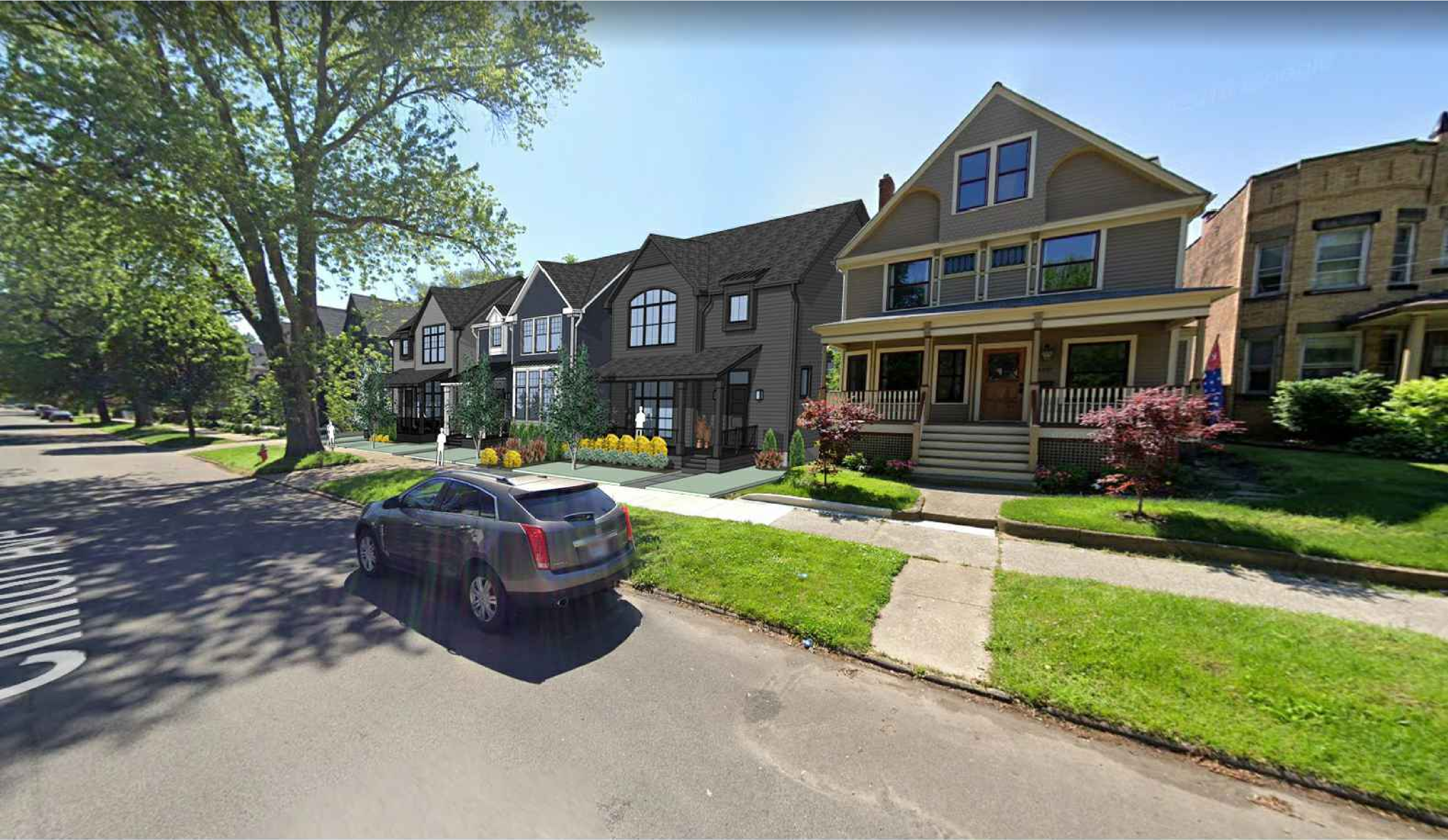
VIEW ENTERING AUTOCOURT FROM VINE STREET



SITE SECTION



PROPOSED
DESIGN



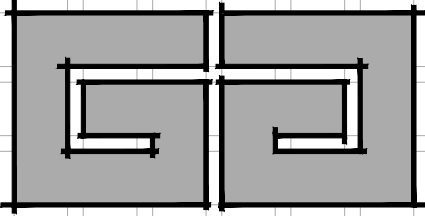
GRASSROOTS
ARCHITECTURE

CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

- 2022-10.10 - CONCEPTUAL UPDATE
- 2022-10.12 - CONCEPTUAL UPDATE
- 2022-10.18 - CONCEPTUAL UPDATE
- 2022-11.12 - CONCEPTUAL UPDATE
- 2022-11.28 - CONCEPTUAL UPDATE
- 2022-12.28 - CONCEPTUAL UPDATE

PROPOSED
DESIGN



GRASSROOTS
ARCHITECTURE

CLINTON AVENUE
TOWNHOMES
4303/4211 CLINTON AVENUE
GOLD KEY BUILDERS

PROJECT #22013

- 2022-10-10 - CONCEPTUAL UPDATE
- 2022-10-12 - CONCEPTUAL UPDATE
- 2022-10-18 - CONCEPTUAL UPDATE
- 2022-11-12 - CONCEPTUAL UPDATE
- 2022-11-28 - CONCEPTUAL UPDATE
- 2022-12-28 - CONCEPTUAL UPDATE

PROPOSED
DESIGN

Cleveland Landmarks Commission

Design Review



January 12, 2023

**Ohio City Historic District
Design Review Committee**
(Advisory committee to the [Landmarks Commission](#))
Certificate of Appropriateness Review

Date: 12-01-22

File Number:

Building / Project Name: Clinton Townhomes

Property Address: 4303-4211 Clinton Ave **Parcel #:** 00325045

Property Owner: Presenters: Ryan Grass

Historic Designation: ☐ Not Designated ☒ Local Landmarks District ☐ Landmark Building

Specifications of work proposed:

New construction 7 unit townhomes – Conceptual Review

Recommendations of Design Review Committee:

No action taken

Notes/Comments

AF – Rear structure taller than front, is still an issue. Committee members would still prefer carriage house concept to townhomes in rear. Committee would suggest the site plan be studied further. Grid in window not necessary. Increase pitch of front houses. More differentiation between three front homes. Shallow pitch of porch roofs.

Design Review Committee Record:

Alex Frondorf	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Antonia Marinucci	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Doug Wahl	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Margaret Lann	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Chris Loeser	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Marika Shiori-Clark	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain

Required to present at Cleveland Landmarks Commission? ☐ Yes ☐ No **Date:** na

Cleveland Landmarks Commission

Staff Report



January 12, 2023

Joint Planning, E&C, TE, BOT (PETBOT) meeting Minutes

Meeting Date: 12/13/22

New Agenda Items:

1. Clinton Avenue Townhomes

- (between Clinton and Vine)
- 3 single family homes on Clinton and 4 townhomes off Vine street)
- New curb cuts for the townhomes 2 and 4
- Remove some curb cuts and change to access sidewalks
- Everyone has pedestrian access from Clinton Avenue
- Will need a street opening / obstruction permit for the curb cuts and any flat work that needs to be performed in the right of way
- Waste pickup?
- Vine court dimensions will need to be added to plans when submitting for street opening / obstruction permit
- Vine court is not plowed for snow
- Submit site plan showing auto-turn into townhomes and drive on Vine Court
- Discuss with Fire Department
- Sidewalks destroyed / destroyed during construction will need to be brought back into compliance at time of Certificate of Occupancy
- Drive that is being removed near large tree will need to have oversight by Urban Forestry to ensure tree is not disturbed. (Jkipp@clevelandohio.gov)
- Construction entrance will probably utilize existing gravel drive or Vine Court

Cleveland Landmarks Commission

Administrative Reports



January 12, 2023

Cleveland Landmarks Commission

Adjournment



January 12, 2023

Cleveland Landmarks Commission



January 12, 2023