



Cleveland Landmarks Commission

Thursday, February 23, 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.

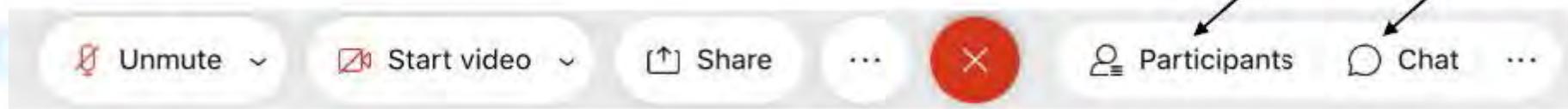
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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



February 23, 2023

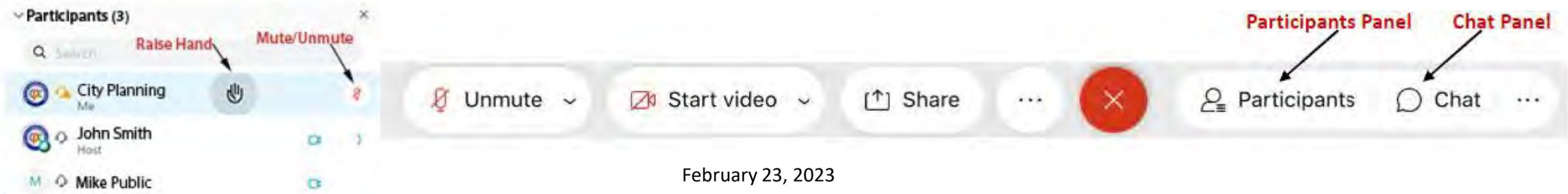
Cleveland Landmarks Commission

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.**



Virtual Meeting Rules and Procedures

February 23, 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

Call to Order & Roll Call



February 23, 2023

Certificates of Appropriateness



Certificate of Appropriateness

February 23, 2023



Case 23-016: Shaker Square Historic District

HOLY GROVE BAPTIST CHURCH – 2844 EAST 130TH STREET

Signage

Ward 6: Griffin

Project Representatives: Merry Schueneman, Central Graphics Inc.

Certificate of Appropriateness

February 23, 2023



Case 23-017: Brooklyn Centre Historic District
KOTECKI FAMILY MEMORIALS – 3636 WEST 25TH STREET

Signage

Ward 14: Santana

Project Representatives: Laura Higgins-Woyma, Brilliant Electric Sign Co.



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	KOTECKI MEMORIAL SERVICES		SALESMAN	MB	DATE	1/27/23	REVISION	DESIGN NO.	B23-106
LOCATION	3636 PEARL RD., CLEVELAND, OH 44109		DESIGNER	CP	SCALE	SHOWN		COPYRIGHT ©	2023

FILE NAME charlotte/ kotecki (sp)

Kotecki Family
Memorials

SINCE
1894
KOTECKI
FAMILY MEMORIALS





KOTECKI

Riverside

NO BICYCLES
ON THIS
PAVED LANE



Kolecki Family
Memorials



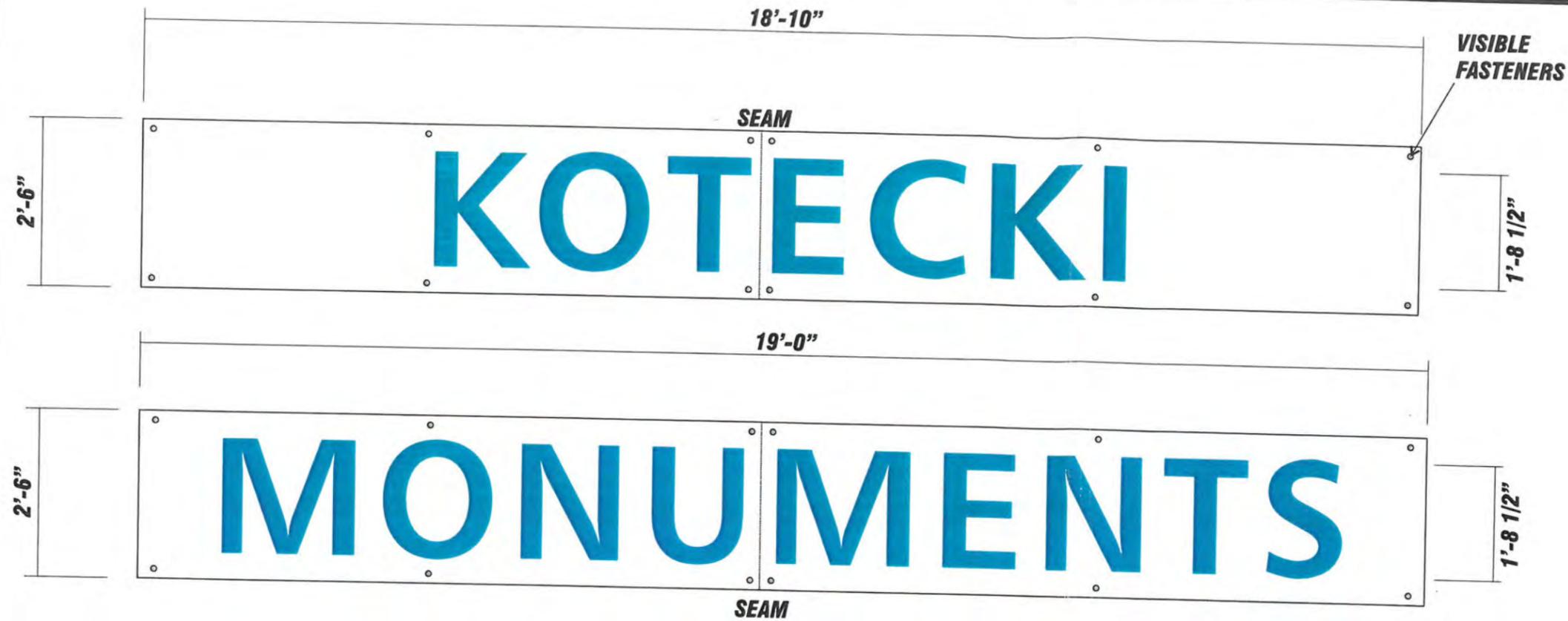


PHOTO RENDERING NTS

Notes
 Manufacture & install two (2) single-face, non-illuminated, flat aluminum panels with applied vinyl copy and visible face fasteners.
 Copy to be Olympic Blue 7125-57.
 Backgrounds to be painted white.
 Heads of visible fasteners to be painted white.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	KOTECKI MEMORIAL SERVICES		SALESMAN	MB	DATE	9-1-22	REVISION	9/15/22CP	DESIGN NO.	B22-1479
LOCATION	3636 PEARL RD., CLEVELAND, OH 44109		DESIGNER	DM	SCALE	1/2" = 1'-0"			COPYRIGHT ©	2022
									FILE NAME	charlotte/ kotecki memorial 2



City of Cleveland
Department of Building and Housing
 601 Lakeside Avenue, Room 505, Cleveland, Ohio 216-664-2910
SUPPLEMENTAL SIGN APPLICATION

This form must accompany the OBC Regulated Building Application
 ONE (1) FORM PER SIGN IS REQUIRED
 INCOMPLETE FORMS/APPLICATIONS WILL NOT BE REVIEWED

Project Address 3636 Pearl Road Cleveland OH Date 1/17/23
 Sign Owner Name ED Kotecki III Address 8205 Cricket Lane Phone No. (216) 749-2880
Sagamore Hills Ohio 44067

Description of Sign

Type of sign: Monument Window Pole Wall Banner Projection Billboard Other _____

Location of sign on property front of Bldg. facing Pearl Rd (Riverside Cemetery)
 Measurements of Sign: Length 2'6" Width 18'-10" Height _____ Area (x2) = 94.17 Weight _____

Width of Building Front 160' Sign Material aluminum Combustible: Y _____ No X

Type of Illumination N/A Sign Faces: 1 X 2 _____

Location of sign on building front of Building facing Riverside Cemetery

Projection over public property N/A Width of sidewalk N/A Height above walk N/A

What will the proposed sign advertise? Business name "Kotecki monuments"

Are there any existing signs on the property advertising the same building or tenant? YES, if yes, explain.

three other signs. One ground & one wall sign facing 101 Riverside St

What are the size(s), number(s) and type (i.e. wall, monument, pole) of existing signs?
one wall sign on opposite side of building

three signs. One ground & one wall on Riverside Street & one wall on other side of building

Describe fully the construction of the frame of the proposed sign. fastened to side of building with "fasteners"

Describe fully the size and number of the supports and braces of the proposed sign.

(12) 1/4" masonry screws each sign

Describe fully the anchorage and the construction of the structure to which the proposed sign will be fastened.

secured to wall with (12) 1/4" masonry screws

Any permit granted as a result of the statements made on this application will become void if found that these statements are untrue.

Cleveland Landmarks Commission

Staff Report



February 23, 2023

Certificate of Appropriateness

February 23, 2023



Case 23-018: Brooklyn Centre Historic District
BROOKLYNER COVE APARTMENTS – 3103 DENISON AVENUE

Signage

Ward 12: Maurer

Project Representatives: Mike Bizjak, CESCO Imaging

THE BROOKLYNER COVE

BLADE SIGN

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.

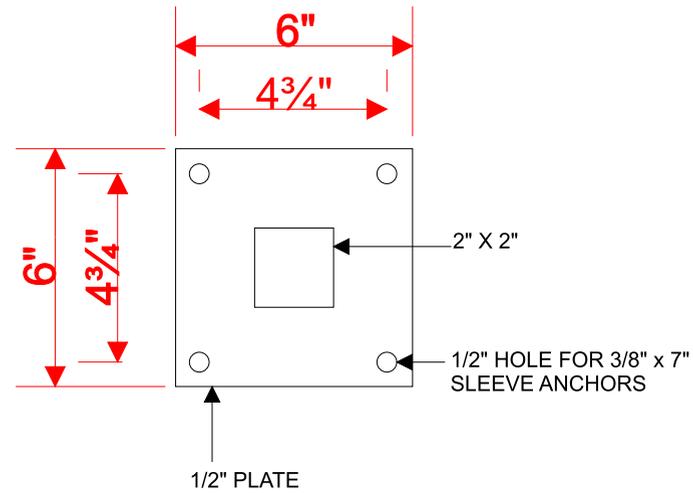


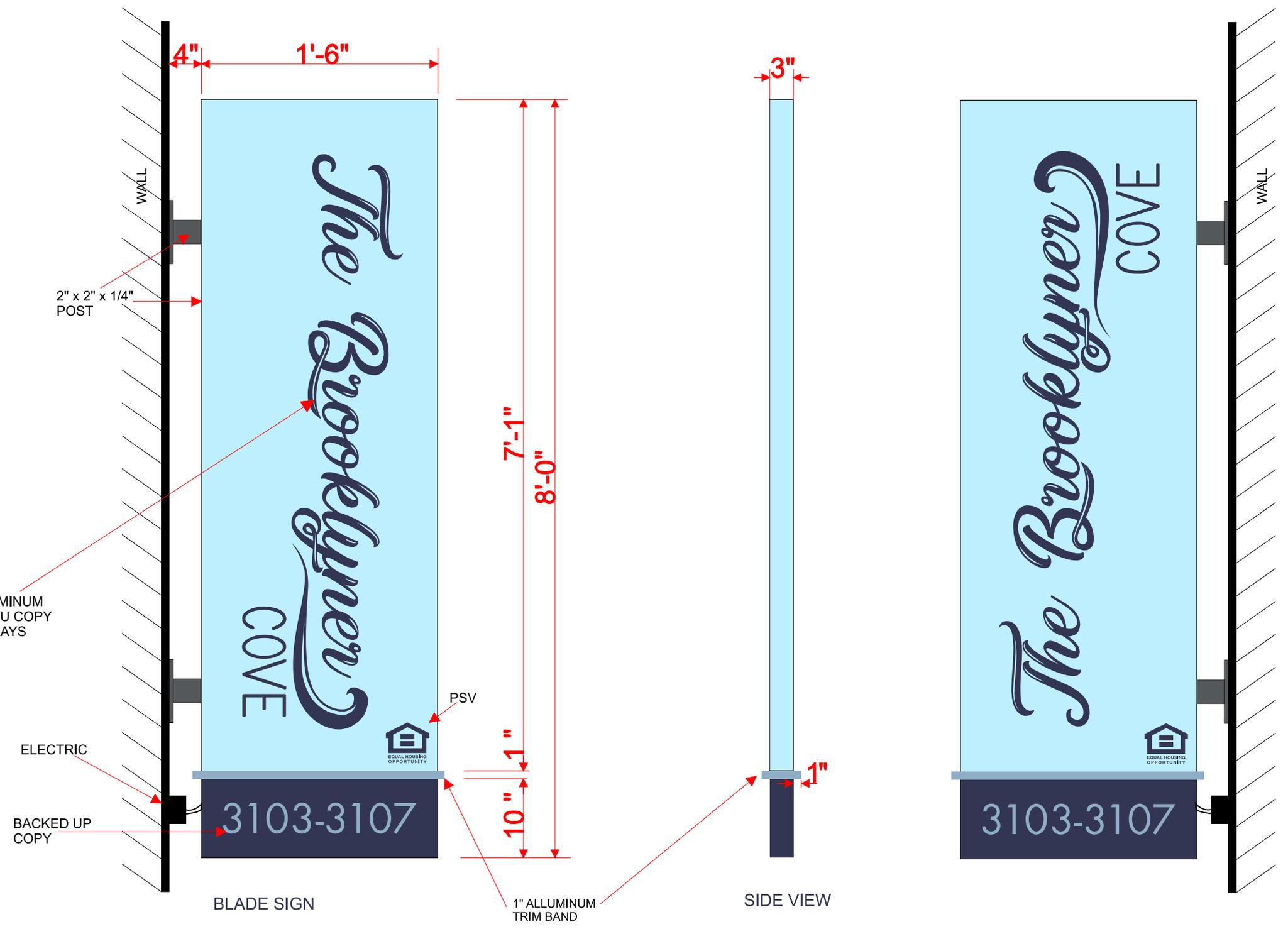
PLATE DETAIL

COLOR CHART

- #333652
- #5c646b
- #90adc6
- #fad02c
- #beefff
- BLACK
- WHITE

SCOPE OF WORK

MFG & INSTALL DOUBLE FACE ILLUMINATED BLADE SIGN W/ ROUTED FACES W/ PUSH THRU COPY W/ PSV OVERLAYS & TRIM BAND ADDRESS IS BACKED UP COPY W/ PSV



BLADE SIGN

SIDE VIEW

<p>ALL RIGHTS AND PRIVILEGES OF THIS PRINT BELONG EXCLUSIVELY TO</p> <p>CESCO IMAGING</p> <p>MAILING ADDRESS: P.O. BOX 234 ASHTABULA, OH. 44005 1(800)242-6462</p> <p>SHIPPING ADDRESS: 4330 NORTH BEND RD. ASHTABULA, OH. 44004 FAX: 1(440)992-8021</p> <p>VISIT US ON THE WEB AT WWW.CESCOIMAGING.COM</p>	<p>Serving Ohio and The Nation For Over 50 Years!</p> <p>ELECTRIC SIGNS</p> <p>intertek 117768 CONFORMS TO ANSI UL STD 48</p>	<p>PROJECT: THE BROOKLYNER COVE</p> <p>SALESMAN: M. BIZJAK</p> <p>DRAWN BY: VAW</p> <p>DATE OF DRAWING: 02/21/22</p> <p>VOLTAGE: 120 / 277</p> <p>FONT(S): CLIENT LOGO</p>	<p>LOCATION: CLEVELAND-OH</p> <p>TYPE OF SIGN: BLADE SIGN DOUBLE FACE</p>	<p>ACCEPTANCE:</p> <p>NAME:</p> <p>SIGNATURE:</p> <p>DATE:</p> <p>PRINT # THE BROOKLYNER COVE-2200A</p>
	<p>SCALE: 1 1/2" = 1'</p>			

THE BROOKLYNER COVE

ID SIGN RENDERING

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.

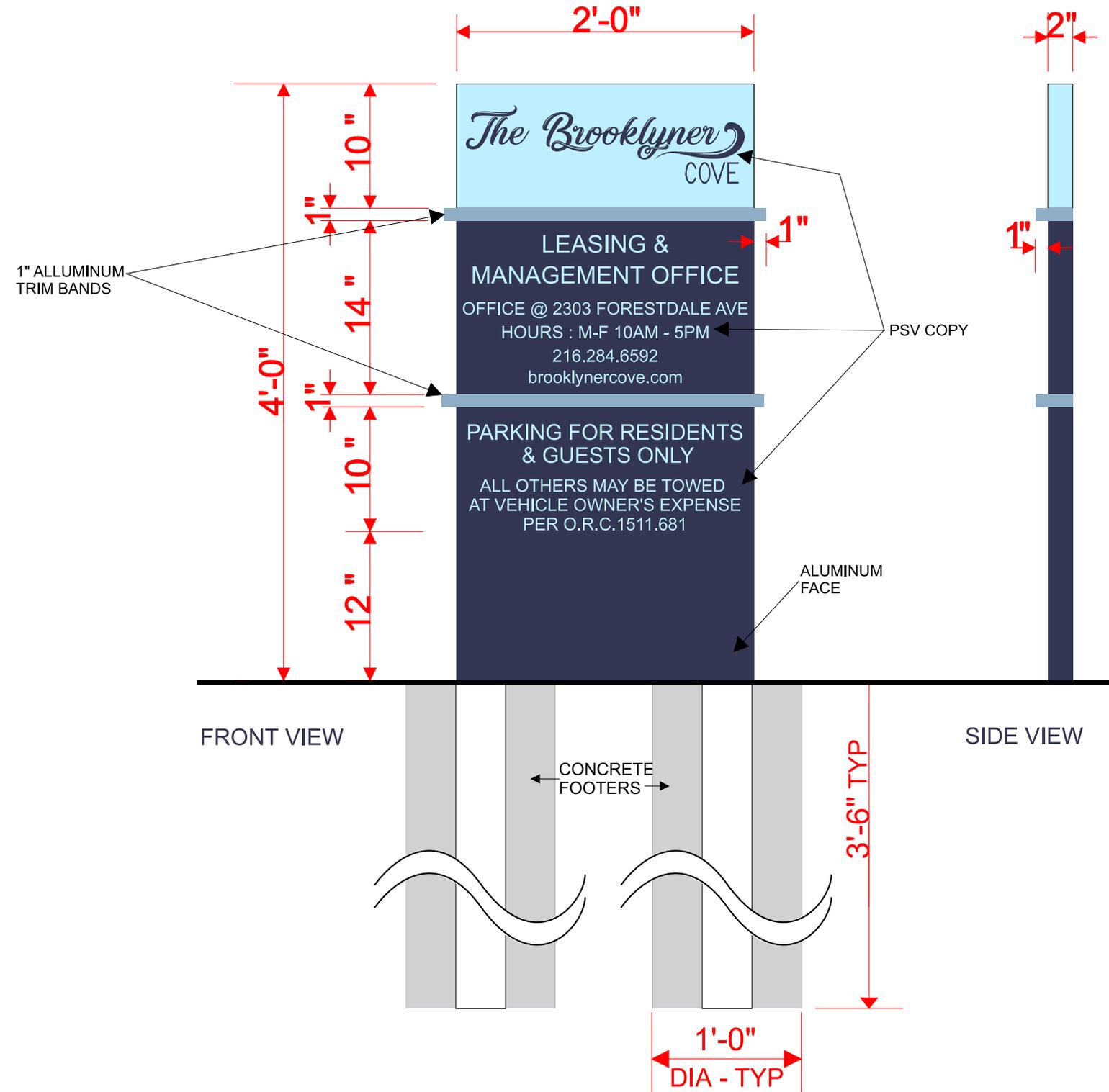


ALL RIGHTS AND PRIVILEGES OF THIS PRINT BELONG EXCLUSIVELY TO CESCO IMAGING MAILING ADDRESS: P.O. BOX 234 ASHTABULA, OH. 44005 1(800)242-6462 SHIPPING ADDRESS: 4330 NORTH BEND RD. ASHTABULA, OH. 44004 FAX: 1(440)992-8021 VISIT US ON THE WEB AT WWW.CESCOIMAGING.COM		PROJECT: THE BROOKLYNER COVE SALESMAN: M. BIZJAK DRAWN BY: VAW DATE OF DRAWING: 02/21/22 VOLTAGE: 120 / 277 FONT(S): CLIENT LOGO	LOCATION: CLEVELAND-OH TYPE OF SIGN: ID SIGN RENDERING OPT 1	ACCEPTANCE: NAME: SIGNATURE: DATE: PRINT # THE BROOKLYNER COVE-2201A
Serving Ohio and The Nation For Over 50 Years!  CONFORMS TO ANSI UL STD 48		SCALE: 1 1/2" = 1'		

THE BROOKLYNER COVE

INFO SIGN

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.



COLOR CHART

- #333652
- #5c646b
- #90adc6
- #fad02c
- #beefff
- BLACK
- WHITE

SCOPE OF WORK

MFG & INSTALL SINGLE FACE
NON-ILLUMINATED GROUND SIGN
W/ PSV COPY, TRIM BAND AND
CONCRETE FOOTER

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ELECTRIC SIGNS

intertek 117766 CONFORMS TO ANSI UL STD 48

PROJECT: THE BROOKLYNER COVE	LOCATION: CLEVELAND-OH
SALESMAN: M. BIZJAK	TYPE OF SIGN: INFO SIGN SINGLE FACE
DRAWN BY: VAW	
DATE OF DRAWING: 02/21/22	
VOLTAGE: 120 / 277	
FONT(S): CLIENT LOGO	

ACCEPTANCE:
NAME:
SIGNATURE:
DATE:
SCALE: 1 1/2" = 1'

PRINT # THE BROOKLYNER COVE-2200B
--

THE BROOKLYNER COVE

INFO SIGN RENDERING

NOTE: THE COLORS ON THIS DRAWING MAY NOT ACCURATELY REPRESENT THE COLORS SPECIFIED BELOW.



The Brooklyn Cove
LEASING & MANAGEMENT INFORMATION 216.229.1313
PARKING FOR RESIDENTS & GUESTS ONLY. ALL OTHERS MAY BE TOWED AT OWNER'S DISCRETION PER 0322.1511.081

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 MAILING ADDRESS: P.O. BOX 234 ASHTABULA, OH. 44005 1(800)242-6462
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 VISIT US ON THE WEB AT WWW.CESCOIMAGING.COM

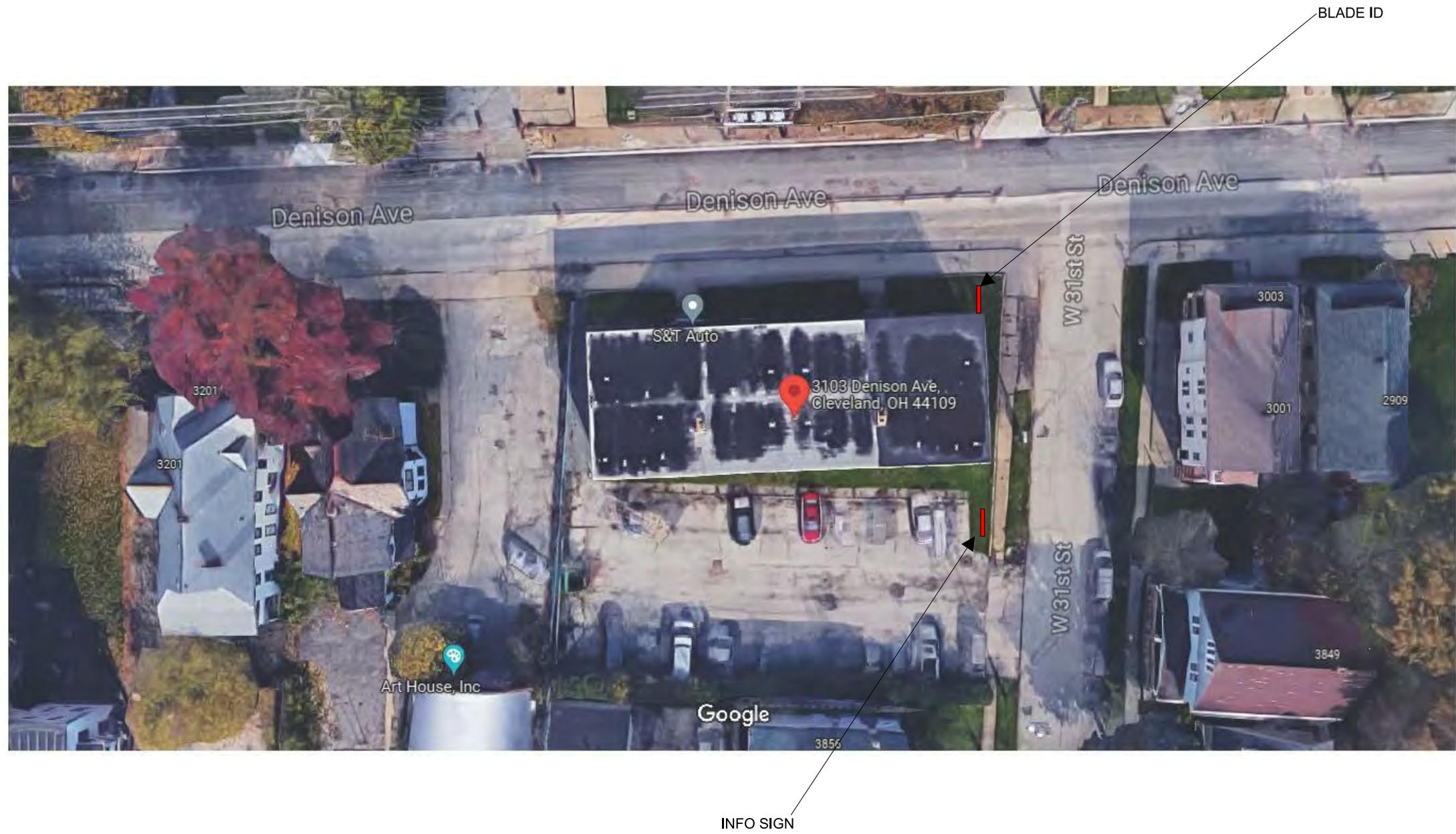
Serving Ohio and The Nation For Over 50 Years!

 CONFORMS TO ANSI ULS 48

PROJECT: THE BROOKLYNER COVE	TYPE OF SIGN: INFO SIGN RENDERING
SALESMAN: M. BIZJAK	
DRAWN BY: VAW	
DATE OF DRAWING: 02/21/22	
VOLTAGE: 120 / 277	
FONT(S): CLIENT LOGO	

LOCATION: CLEVELAND-OH	ACCEPTANCE:
	NAME:
	SIGNATURE:
	DATE:
SCALE: 1 1/2" = 1'	PRINT # THE BROOKLYNER COVE-2201C

ACCEPTANCE:
NAME:
SIGNATURE:
DATE:
PRINT # THE BROOKLYNER COVE-2201C



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 Shipping Address: 4330 NORTH BEND RD., ASHTABULA, OH. 44004, FAX: 1(440)992-8021
 VISIT US ON THE WEB AT WWW.CESCOIMAGING.COM

Serving Ohio and The Nation For Over 50 Years!

ELECTRIC SIGNS
INTEGRATED 117766 CONFORMS TO ANSI UL STD 48

PROJECT: THE BROOKLYNER COVE	LOCATION: CLEVELAND-OH
SALESMAN: M. BIZJAK	TYPE OF SIGN: SIGN LOCATION PLAN
DRAWN BY: VAW	
DATE OF DRAWING: 02/21/22	
VOLTAGE: 120 / 277	
FONT(S): CLIENT LOGO	

ACCEPTANCE:
NAME:
SIGNATURE:
DATE:
SCALE: 1 1/2" = 1'

PRINT # THE BROOKLYNER COVE-2202



where
art
lives!

Be a part
of the
story.



NO STOPPING ANY TIME



DENISON
PreK-8 School
Say YES! Cleveland

SCHOOL
ENTRY ↑

DENISON
PreK-8 School





LEVEL
TRAFFIC
CENTER
←

NO
STOPPING
ANY
TIME

2909







END SCHOOL ZONE

PRIVATE PROPERTY
NO PARKING
ANY VEHICLES
SEE SIGN



END
SCHOOL
ZONE

Cleveland Landmarks Commission

Staff Report



February 23, 2023

Certificate of Appropriateness

February 23, 2023



Case 23-019: Warehouse Historic District

740 WEST SUPERIOR AVENUE

Mural

Ward 3: McCormack

Project Representatives: Michael Whelan, WhelanWalls



CUYAHOGA COUNTY,
MyPlace

Search

City (Entire Coun

Search By

Owner

101-10-0€



Parcel

Address

Search Results

PROPERTY DATA

General Information

Transfers

Values

Land

Building Information

Building Sketch

Other Improvements

Permits

Property Summary Report

TAXES

Summary By Tax Year

Tax Bill

LEGAL

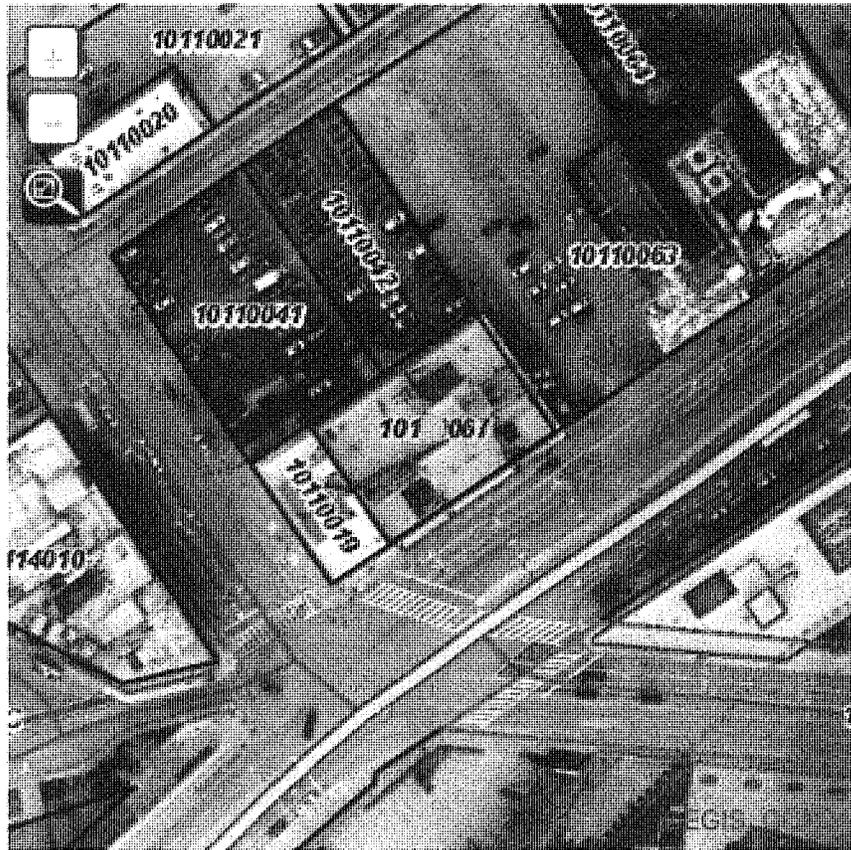
RECORDINGS

Get a Document List

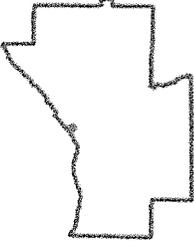
ACTIVITY

Informal Reviews

Board of Revisions Cases



Cuyahoga County GIS Viewer



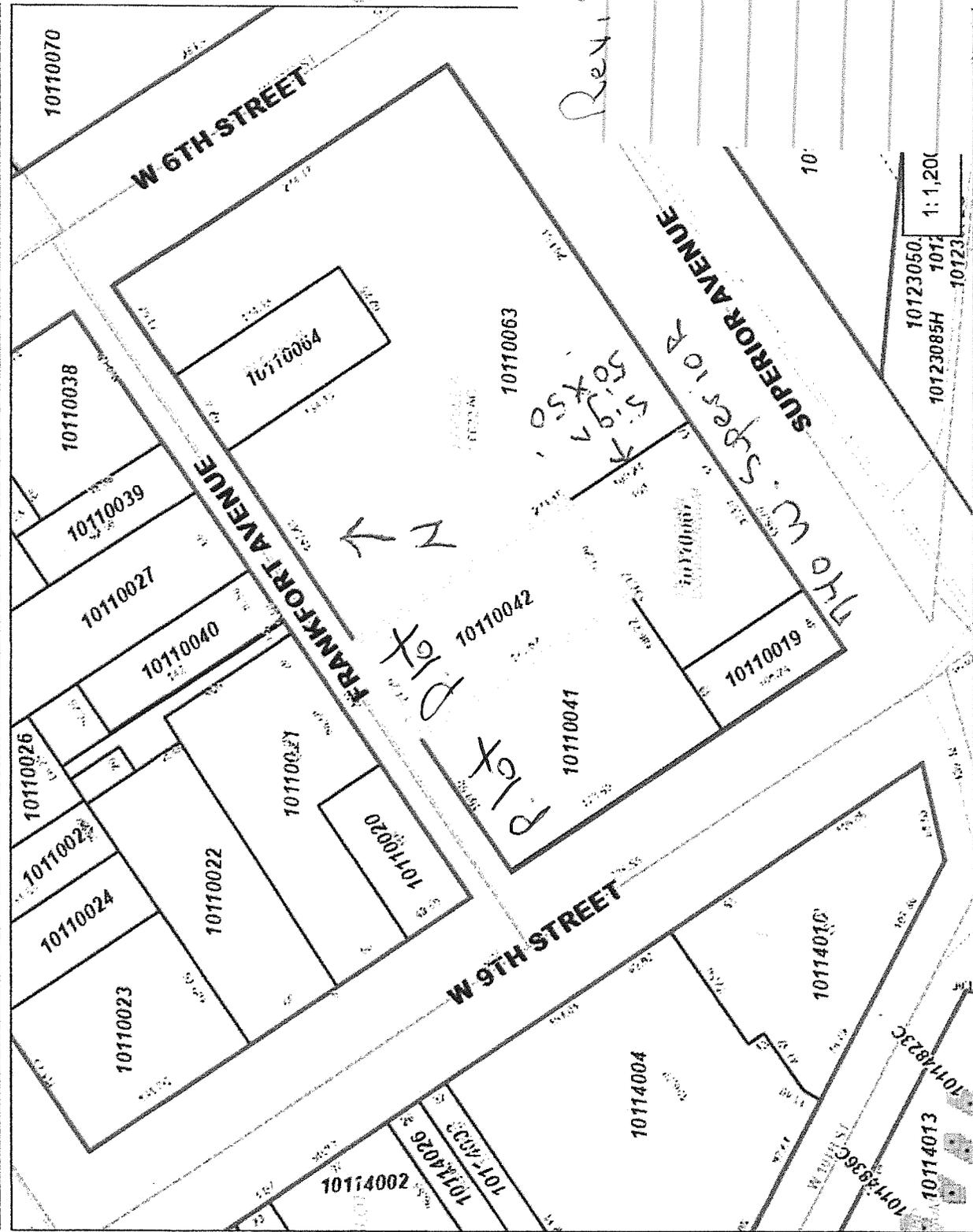
Date Created: 1/20/2023

Legend

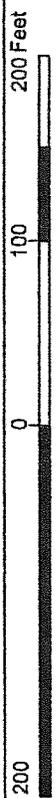
- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

Parcel #
101-10-067

Revised site plan



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



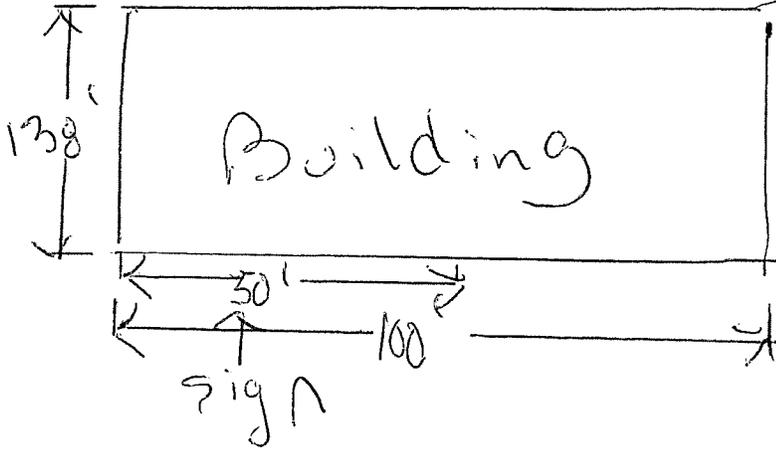
Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

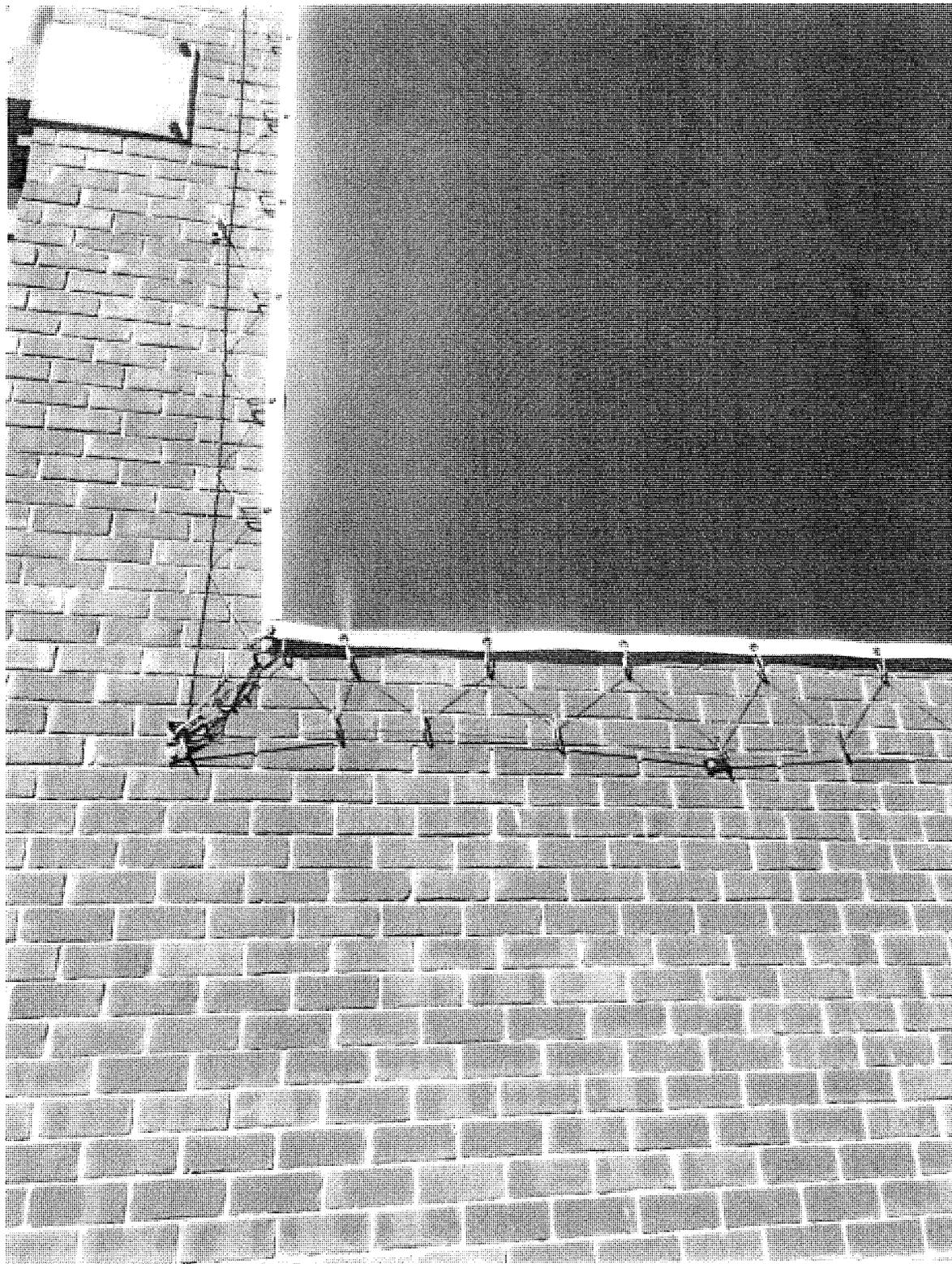


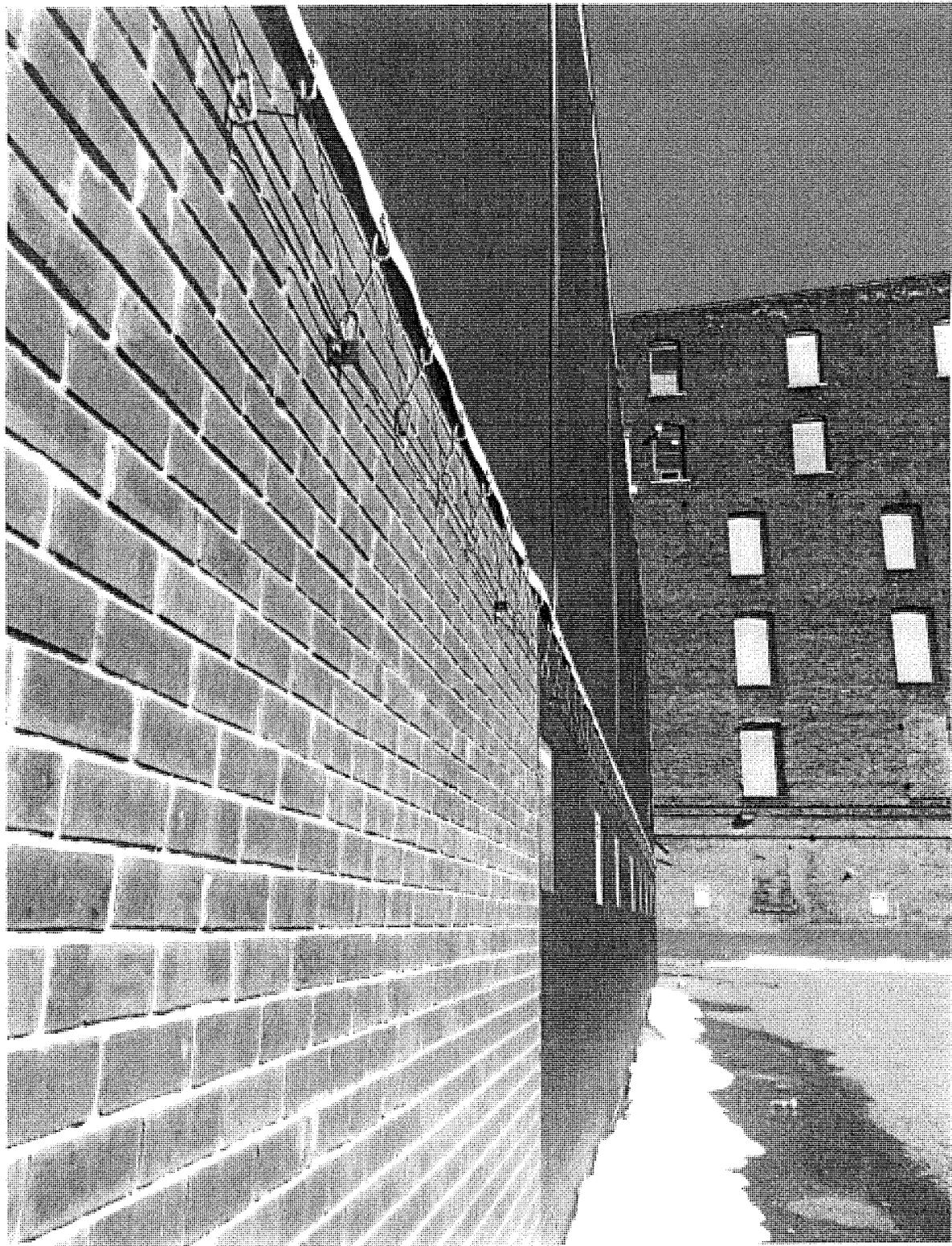


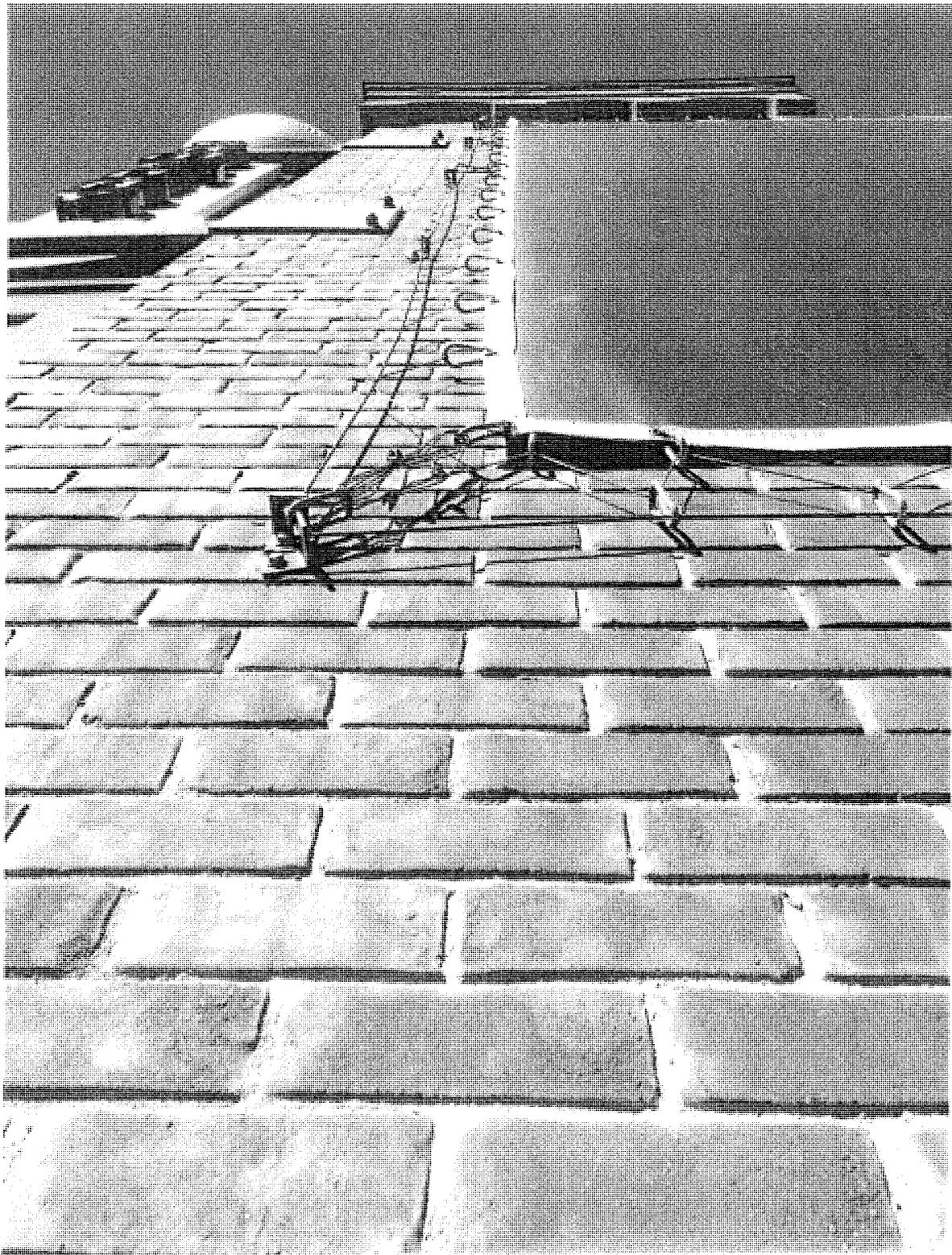
W-6 TH

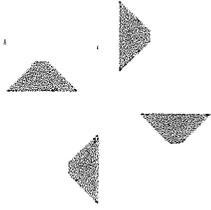
w. Superid











THE
LANDMARK
COMPANIES

January 10, 2023

City of Cleveland
Landmarks Commission
601 Lakeside Avenue
City Hall Room 519
Cleveland, Ohio 44114

RE: Wall Mural Permit

To Whom it may concern:

The Landmark Companies, LLC authorizes Joe Whelan of Whelan Walls to apply for a Wall Mural Permit for our Property (Perry Payne Apartments) located at 740 West Superior Ave., Cleveland, Ohio 44113.

Kind Regards,

The Landmark Companies

Michael P Carney
Principal

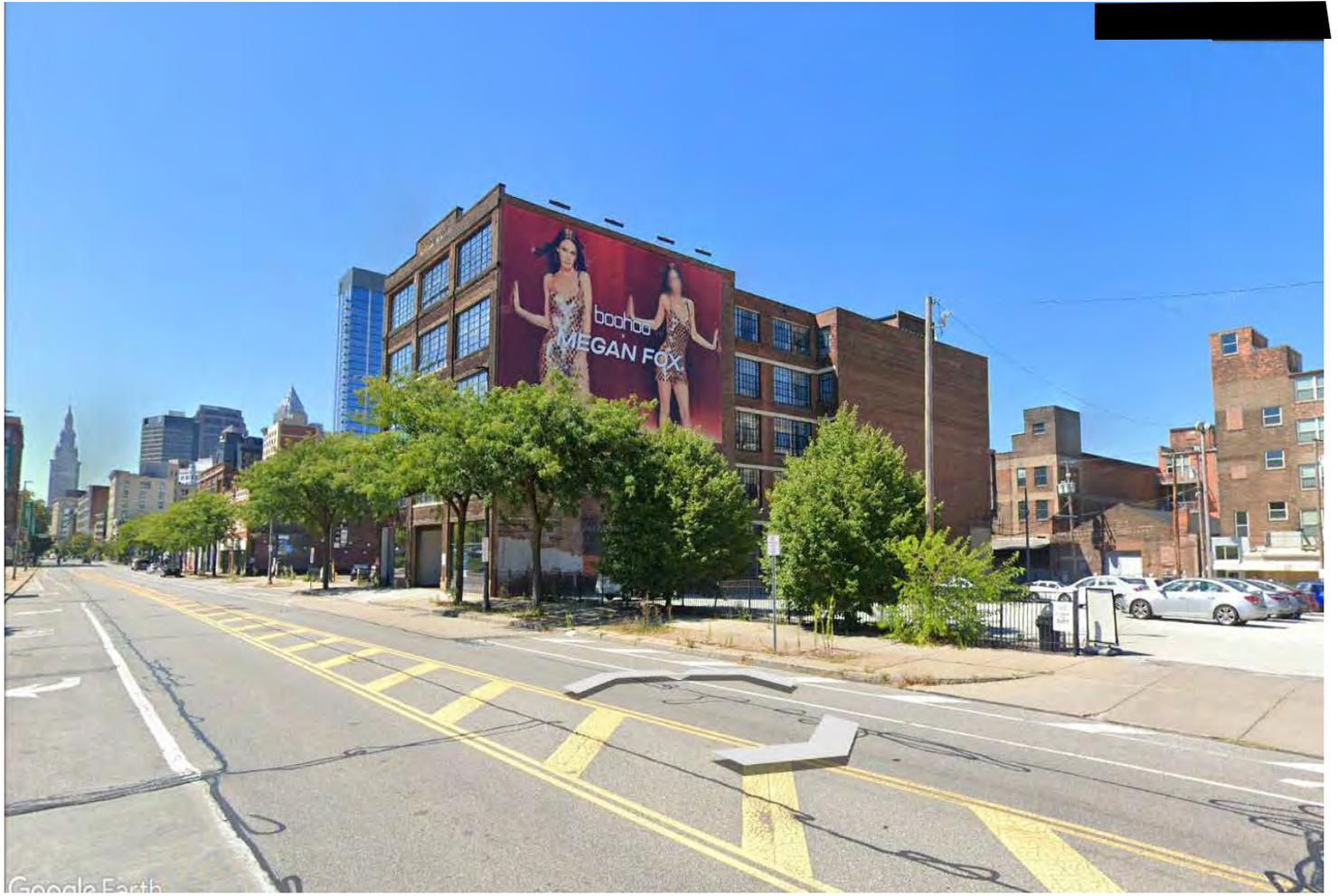
Cc: Joe Whelan
Jill Walker

**Address: 1101 Carnegie Ave.
Permit: B08004185**



Address: 1937 Prospect Ave

Permit: B08016359



Address: 1264 W 3rd

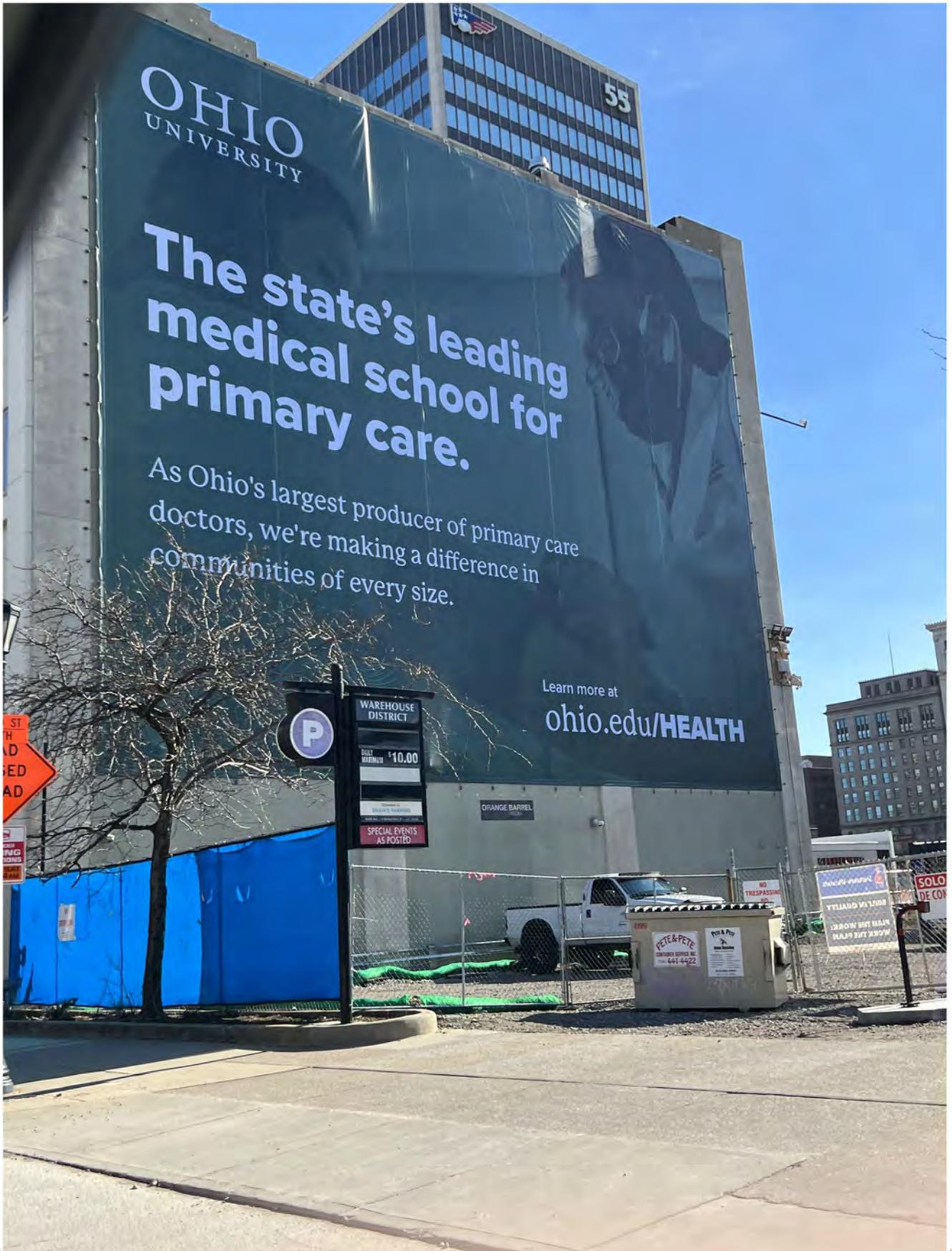
Permit: B08016361



Address: 601 Huron St
Permit: B08011619



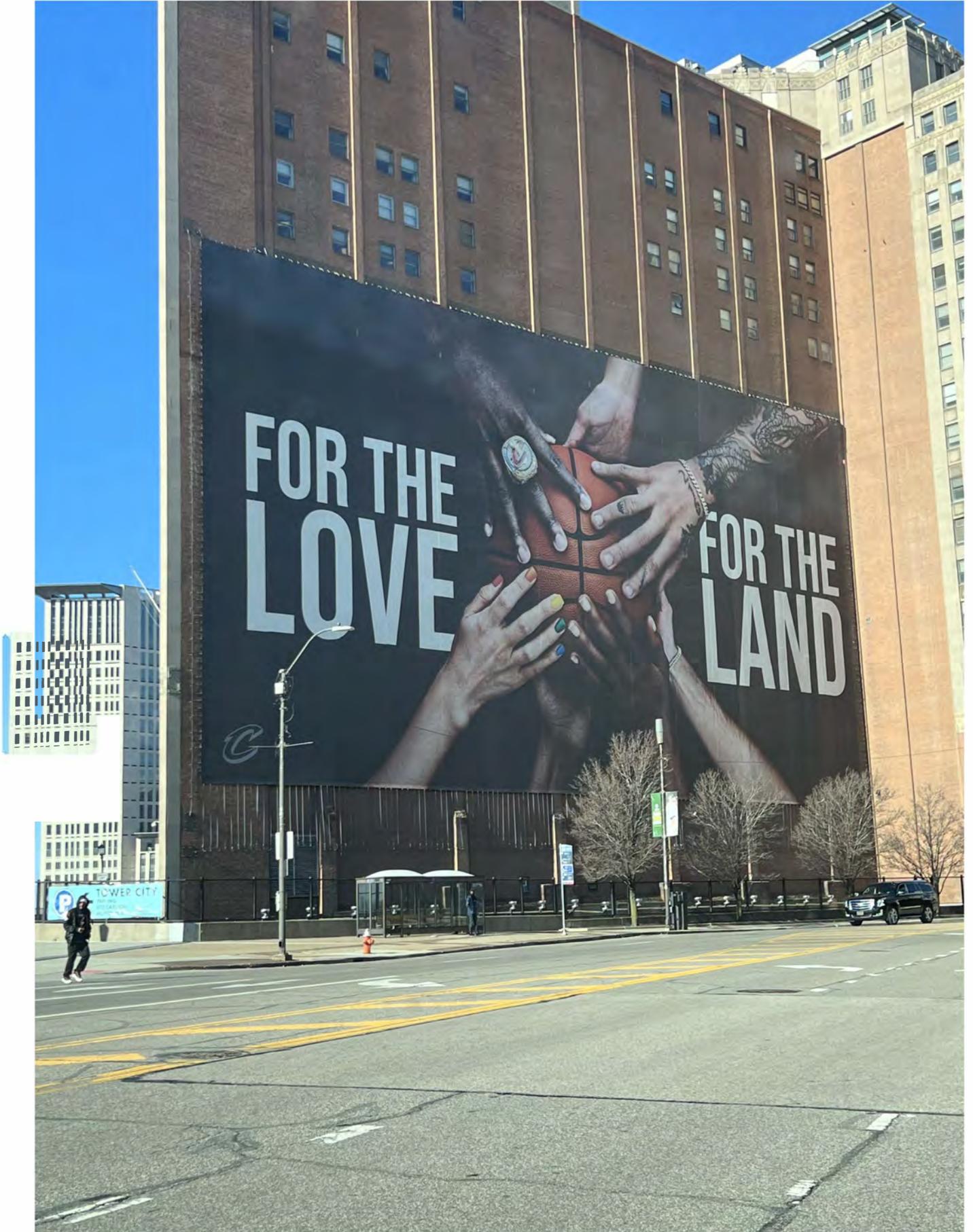
Address: 1350 W 3rd
(South Elevation)
Permit: B10045406



Address: 1299 W 9th St
Permit: No permit of record



Address: Sherwin Williams Building
Permit: No Permit of Record



Address: W 3rd and I-90
Permit: No permit of record



Address: 750 Prospect Ave
Permit: No Permit of Record





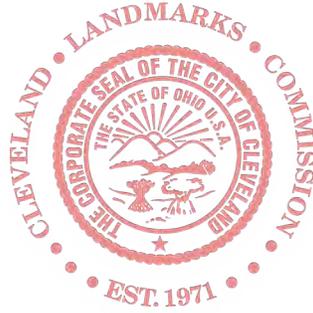


Cleveland Landmarks Commission

Design Review



February 23, 2023



Historic Gateway & Warehouse Design Review Committee Certificate of Appropriateness Review

Date: 2/1/2023

File Number: GW32-03

Building / Project Name: Wall Mural

Property Address: 740 West Superior

Property Owner: Mike Carney

Historic Designation: National Register Local Landmarks District Landmark Building

Presenters: Joe Whelan and Mike Carney

Specifications of work proposed:

Installation of a 50'x50' vinyl wall mural on unsightly eastern wall; lit with LED

Recommendations of Design Review Committee:

Deny: proposal does not enhance the space and the wall is not unsightly; windows will be covered as presented and wall is not "blank"

Committee discussed: unsightliness or non-unsightliness of proposed wall and alternatives; variance will be needed as proposal is not 80% as required. Subject matter of proposal is not under purview. Proposal is for a permit to get on a list for a future installation – no installation at this time due to existing wall murals in place regulations

Design Review Committee:

Mark Benton Not Present 1 In-Favor Opposed Table Abstain

Rick Parker Not Present 2 In-Favor Opposed Table Abstain

Nicholas Zarnas Not Present In-Favor Opposed Table Abstain

Dennis Long Not Present In-Favor Opposed Table Abstain

Non-Voting In Attendance

Drew Crawford (Downtown Cleveland Alliance), Dan Musson, Jessica Beam, Shannan Leonard, Tarra Petras (City of Cleveland)

Required to present at Cleveland Landmarks Commission? Yes No **Date:** 2/9/23

Cleveland Landmarks Commission

Staff Report



February 23, 2023

Certificate of Appropriateness



February 23, 2023

Case 22-062: Franklin-West Clinton Historic District (Approved August 25, 2022)

JOSEPH M. GALLAGHER SCHOOL – 6601 FRANKLIN BOULEVARD

Renovation Updates

Ward 15: Spencer

Project Representatives: Murtaza Abbas, Architectural Vision Group Ltd., Zora Pavlovic,
ThenDesign Architecture, Hollie Dellisanti, Cleveland Metropolitan School District

Joseph M. Gallagher PreK-8 School



Landmarks Commission
Gallagher: Exterior
Elevation Updates

02/23/2023



Joseph M. Gallagher PreK-8 School

Outline

- Review 8/25/2022 Landmarks Commission Design Review
 - Motion was to approve the design as presented with conditions:
 - The drive on W 65th Street to be exit only (Complying)
 - Eliminate 4 parking stalls adjacent to the reading garden (Complying)
 - Final Landscape, Lighting and Signage to return to the committee (Will return for this)
 - Consideration for the fencing on Franklin Blvd to be commissioned by a local artist (Will pursue)
- Review Scope Change to Exterior
- Present New Exterior Updates





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



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



Cleveland Metropolitan School District
Renovated Joseph M. Gallagher PK-8 School
Rendering from West 65th Street – August 17, 2022



NORTH ELEVATION – FACING FRANKLIN BLVD.

3 STORY PORTION IS 44' TALL



EAST ELEVATION – FACING WEST 65TH ST.



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



GLZ-2: BLUE LAMINATED GLASS,
SAFLEX & VANCEVA COLORS PVB INTERLAYERS



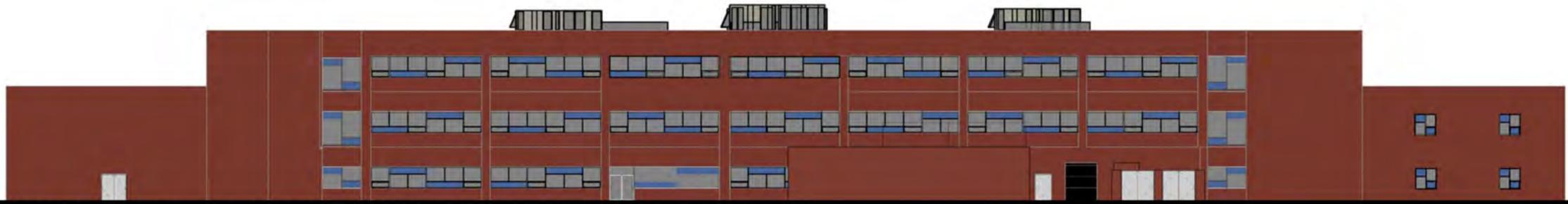
Bone White



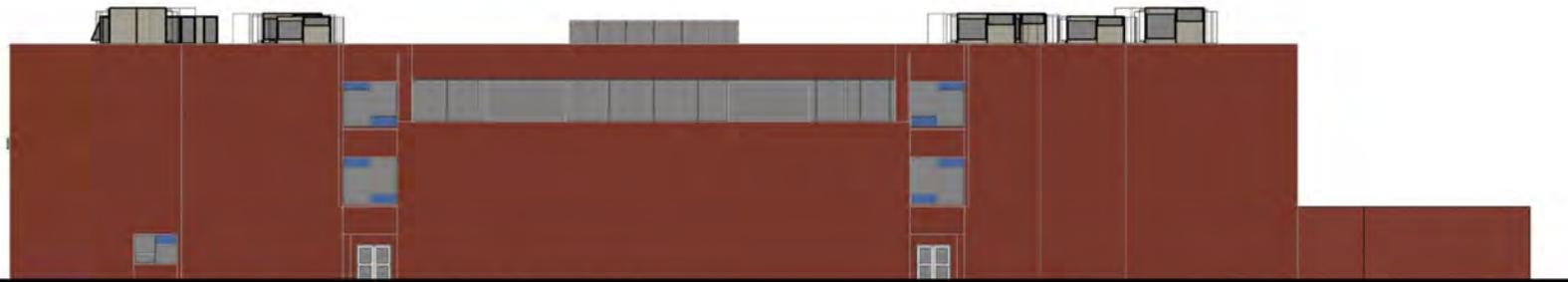
ACM-1: ALUMINUM COMPOSITE METAL PANEL,
ALUCOBOND, BONE WHITE

AWJ-CW-SF: ALUMINUM FRAMES, BONE WHITE,
EFCO, KAWNEER

Cleveland Metropolitan School District
Renovated Joseph M. Gallagher PK-8 School
Elevations – August 17, 2022



SOUTH ELEVATION – FACING BRIDGE AVE.



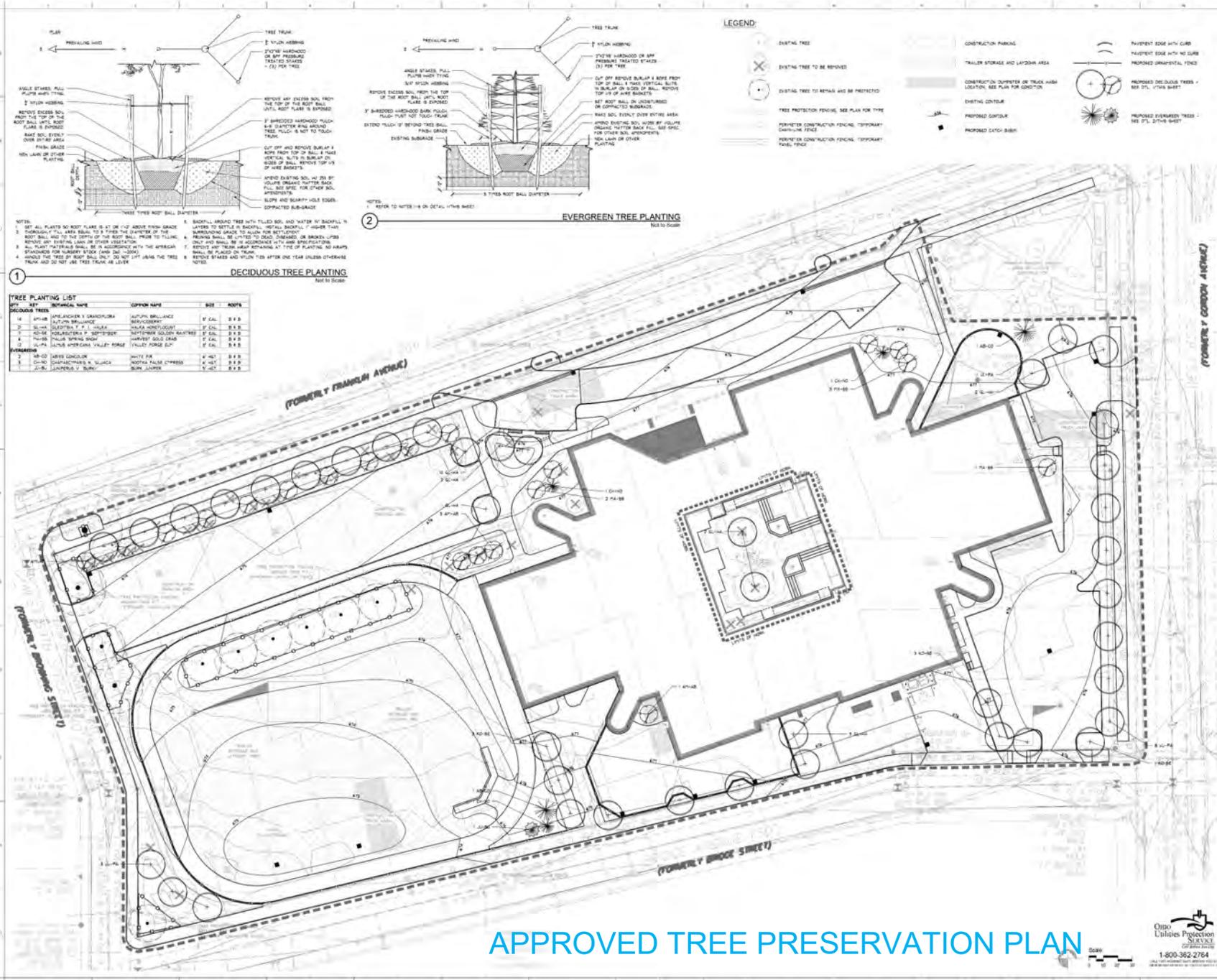
WEST ELEVATION – FACING WEST 69TH ST.



NORTH ELEVATION – FRANKLIN BLVD. SIGNAGE



EAST ELEVATION – WEST 65TH ST. SIGNAGE



1

DECIDUOUS TREE PLANTING
Not to Scale

NOTES:
 1. SET ALL PLANTS SO ROOT PLANE IS AT OR 1/2" ABOVE FINISH GRADE.
 2. FERTILIZER SHALL BE APPLIED TO THE SOIL SURFACE OF THE ROOT BALL AND TO THE SOIL OF THE ROOT BALL PRIOR TO FILLING. REMOVE ALL FERTILIZER FROM OTHER VESSELATIONS.
 3. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z603).
 4. HANDLE THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TRUNK. TRUNK AND DO NOT USE TREE TRUNK AS LEVER.

TREE PLANTING LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS
DECIDUOUS TREES					
14	1	AMELANCHIER V. GRANDIFLORA	RED FLAME	2" CAL. 8' H. 3"	
2	2	QUERCUS P. F. I. V. ALBA	WHITE OAK	2" CAL. 8' H. 3"	
7	3	QUERCUS P. F. I. V. ALBA	WHITE OAK	2" CAL. 8' H. 3"	
4	4	QUERCUS P. F. I. V. ALBA	WHITE OAK	2" CAL. 8' H. 3"	
12	5	QUERCUS P. F. I. V. ALBA	WHITE OAK	2" CAL. 8' H. 3"	
EVERGREENS					
1	6	QUERCUS P. F. I. V. ALBA	WHITE OAK	2" CAL. 8' H. 3"	
1	7	QUERCUS P. F. I. V. ALBA	WHITE OAK	2" CAL. 8' H. 3"	
1	8	QUERCUS P. F. I. V. ALBA	WHITE OAK	2" CAL. 8' H. 3"	

2

EVERGREEN TREE PLANTING
Not to Scale

NOTES:
 1. REFER TO NOTES 1-8 ON DETAIL 17118 SHEET.

LEGEND

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED AND BE PROTECTED
- TREE PROTECTION FENCING, SEE PLAN FOR TYPE
- PERIMETER CONSTRUCTION FENCING, TEMPORARY CHAIN-LINK FENCE
- PERIMETER CONSTRUCTION FENCING, TEMPORARY PANEL FENCE
- CONSTRUCTION PARKING
- TRAILER STORAGE AND LAYDOWN AREA
- CONSTRUCTION SUPPORTER OR TRUCK HIGH LOCATION, SEE PLAN FOR LOCATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CATCH BASIN
- PAVEMENT EDGE WITH CURB
- PAVEMENT EDGE WITH NO CURB
- PROPOSED ORNAMENTAL FENCING
- PROPOSED DECIDUOUS TREES - SEE P.L. 2718 SHEET
- PROPOSED EVERGREEN TREES - SEE P.L. 2718 SHEET

PROJECT NO
2206-1

ARCHITECTURAL VISION GROUP, LTD
PLANNERS
ARCHITECTS
23850 SPERRY DRIVE
CLEVELAND, OHIO 44145



PROFESSIONAL SEAL
lehnke
LEHNKE CONSULTANTS, INC.
6601 FRANKLIN BLVD., SUITE 100
CLEVELAND, OHIO 44130
P.O. BOX 10000
CLEVELAND, OHIO 44110

RENOVATIONS OF JOSEPH M. GALLAGHER PK-8
6601 FRANKLIN BLVD., CLEVELAND, OH 44102
CLEVELAND METROPOLITAN SCHOOL DISTRICT

NO.	DATE	DESCRIPTION

TREE PRESERVATION PLAN

SHEET NO
TP-101

APPROVED TREE PRESERVATION PLAN



Site Plan

Site Elements

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



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



Joseph M. Gallagher PreK-8 School

CURRENT CONDITIONS

- Existing brick is visibly spalling and shifting off of current façade.
- Experts have determined the failing is due to brick not being manufactured correctly
- The best course of action for the building's long-term use is to demolish the existing brick and replace with a modern wall assembly with the correct water/air barrier and insulation per current building code



Joseph M. Gallagher PreK-8 School

COURSE OF ACTION:

- Replace Failing Brick
- Solve Exterior Wall Structural Issues
- Insulate the Building per Code
- Increase Natural Light for Student Learning
- Scale Building Mass for Current Population
- Highlight Existing Character with New Joyful Elements



Northeast Elevation



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



← 6535 Franklin Blvd
Cleveland, Ohio
Google Street View
Sep 2019 See latest date





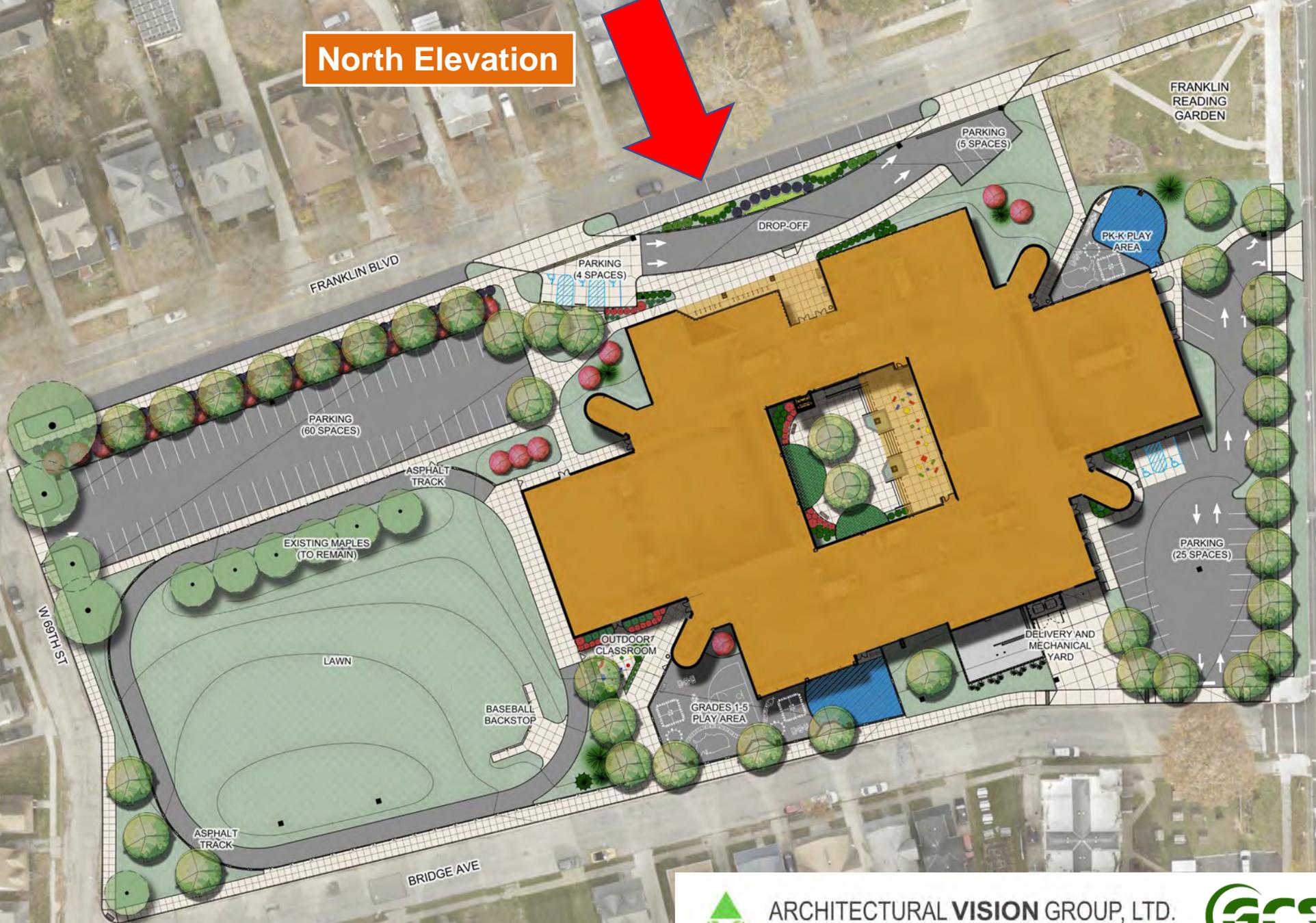
ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



Proposed Northeast Elevation



North Elevation



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



← 6620 Franklin Blvd
Cleveland, Ohio
Google Street View
Sep 2019 See latest date





JOSEPH M GALLAGHER PREK - 8 SCHOOL

♿
PARKING ONLY



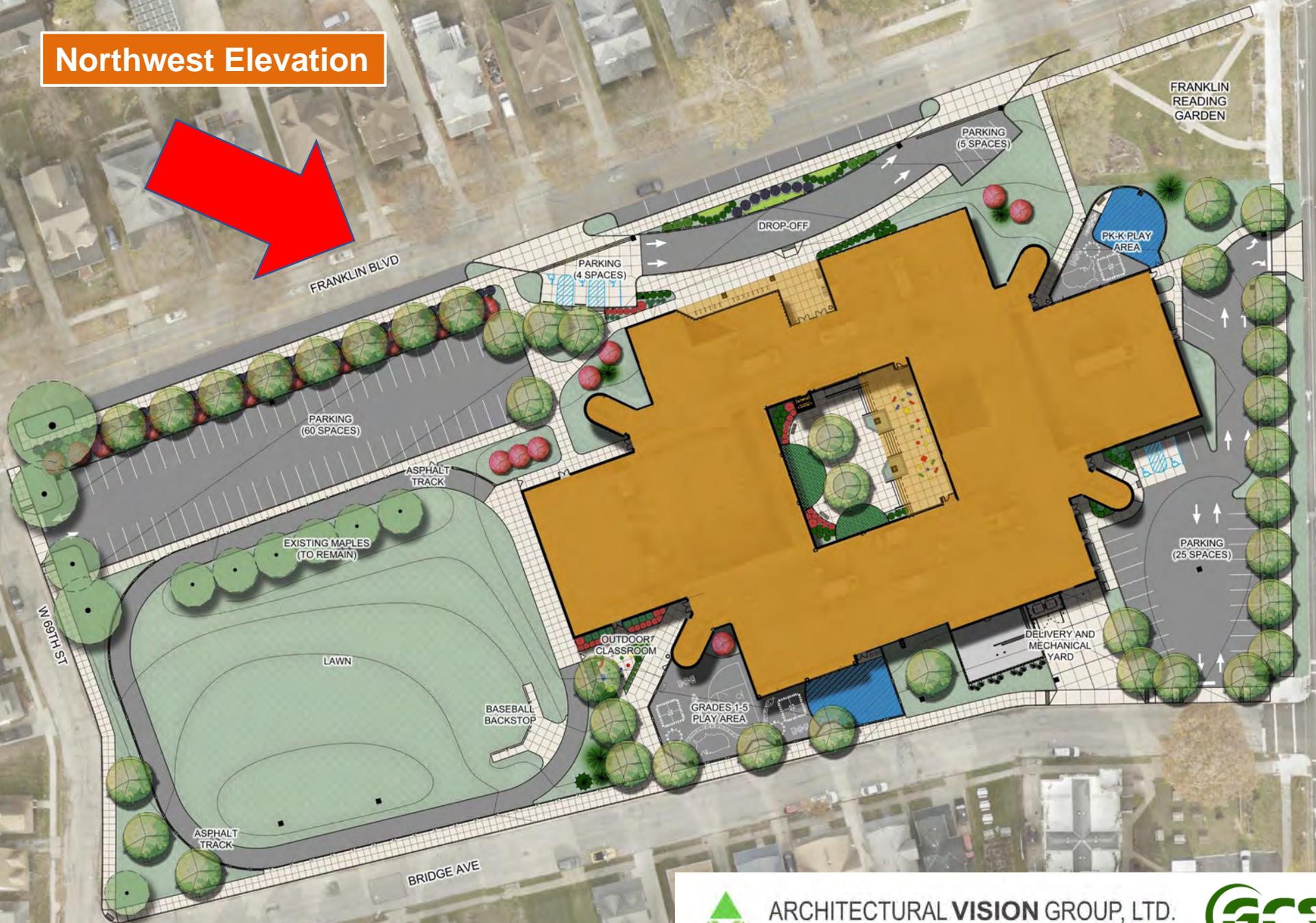
ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



Proposed North Elevation



Northwest Elevation



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



← 6710 Franklin Blvd
Cleveland, Ohio
Google Street View
Aug 2022 See latest date





JOSEPH W. GALLAGHER PREK - 8 SCHOOL



FRANKLIN
READING
GARDEN

PARKING
(5 SPACES)

DROP-OFF

PARKING
(4 SPACES)

PK-K PLAY
AREA

PARKING
(60 SPACES)

ASPHALT
TRACK

EXISTING MAPLES
(TO REMAIN)

PARKING
(25 SPACES)

LAWN

OUTDOOR
CLASSROOM

DELIVERY AND
MECHANICAL
YARD

GRADES 1-5
PLAY AREA

BASEBALL
BACKSTOP

W 65TH ST

W 66TH ST

FRANKLIN BLVD

BRIDGE AVE

Southeast Elevation



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



← 1865 W 65th St
Cleveland, Ohio
Google Street View
Aug 2022 See more dates







Southwest Elevation



← 6703 Bridge Ave
Cleveland, Ohio
Google Street View
Aug 2022 See more dates

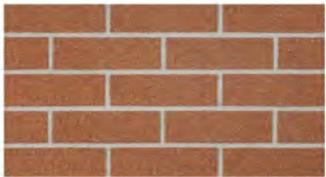






NORTH ELEVATION

FRANKLIN BOULEVARD



FIELD BRICK (TYP)



ACCENT BRICK (TYP)



CLEAR ANODIZED WINDOW & DOOR FRAMES (TYP)



GRAY METAL PANEL (TYP)



ORANGE METAL PANEL (NORTHEAST STAIR CORNER)



BLUE METAL PANEL (NORTHWEST STAIR CORNER & MAIN ENTRY)



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



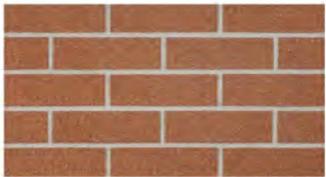
Cleveland Metropolitan School District
Renovated Joseph M. Gallagher PK-8 School





EAST ELEVATION

W 65th STREET



FIELD BRICK (TYP)



ACCENT BRICK (TYP)



CLEAR ANODIZED WINDOW & DOOR FRAMES (TYP)



GRAY METAL PANEL (TYP)



ORANGE METAL PANEL (NORTHEAST STAIR CORNER)



RED METAL PANEL (SOUTHEAST STAIR CORNER)



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



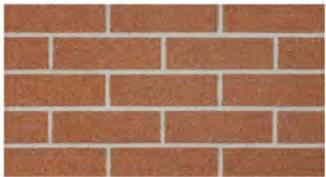
Cleveland Metropolitan School District
Renovated Joseph M. Gallagher PK-8 School





SOUTH ELEVATION

BRIDGE AVENUE



FIELD BRICK (TYP)



ACCENT BRICK (TYP)



CLEAR ANODIZED
WINDOW & DOOR
FRAMES (TYP)



GRAY METAL PANEL
(TYP)



GREEN METAL PANEL
(SOUTHWEST
STAIR CORNER)



RED METAL PANEL
(SOUTHEAST
STAIR CORNER)



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



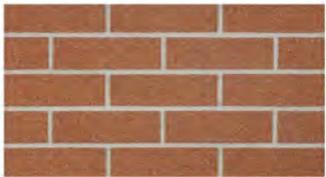
Cleveland Metropolitan School District
Renovated Joseph M. Gallagher PK-8 School





WEST ELEVATION

W 69th STREET



FIELD BRICK (TYP)



ACCENT BRICK (TYP)



CLEAR ANODIZED WINDOW & DOOR FRAMES (TYP)



GRAY METAL PANEL (TYP)



BLUE METAL PANEL (NORTHWEST STAIR CORNER & MAIN ENTRY)



GREEN METAL PANEL (SOUTHWEST STAIR CORNER)



ARCHITECTURAL VISION GROUP, LTD.
DREAM VISUALIZE REALIZE



Cleveland Metropolitan School District
Renovated Joseph M. Gallagher PK-8 School



Cleveland Landmarks Commission

Staff Report



February 23, 2023

Certificate of Appropriateness

February 23, 2023



Case 23-020: Ohio City Historic District

1545 WEST 25TH STREET

Demolition

Ward 3: McCormack

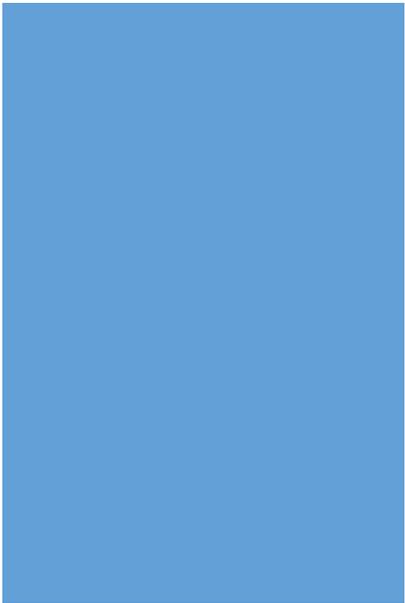
Project Representatives: Ben Trimble, Ohio City Inc., Sara Maier, Cleveland Metroparks,

Dereck Shafer, West Creek Conservancy

Front Steps Building Demolition

Ohio City Landmarks District

2/16/2023



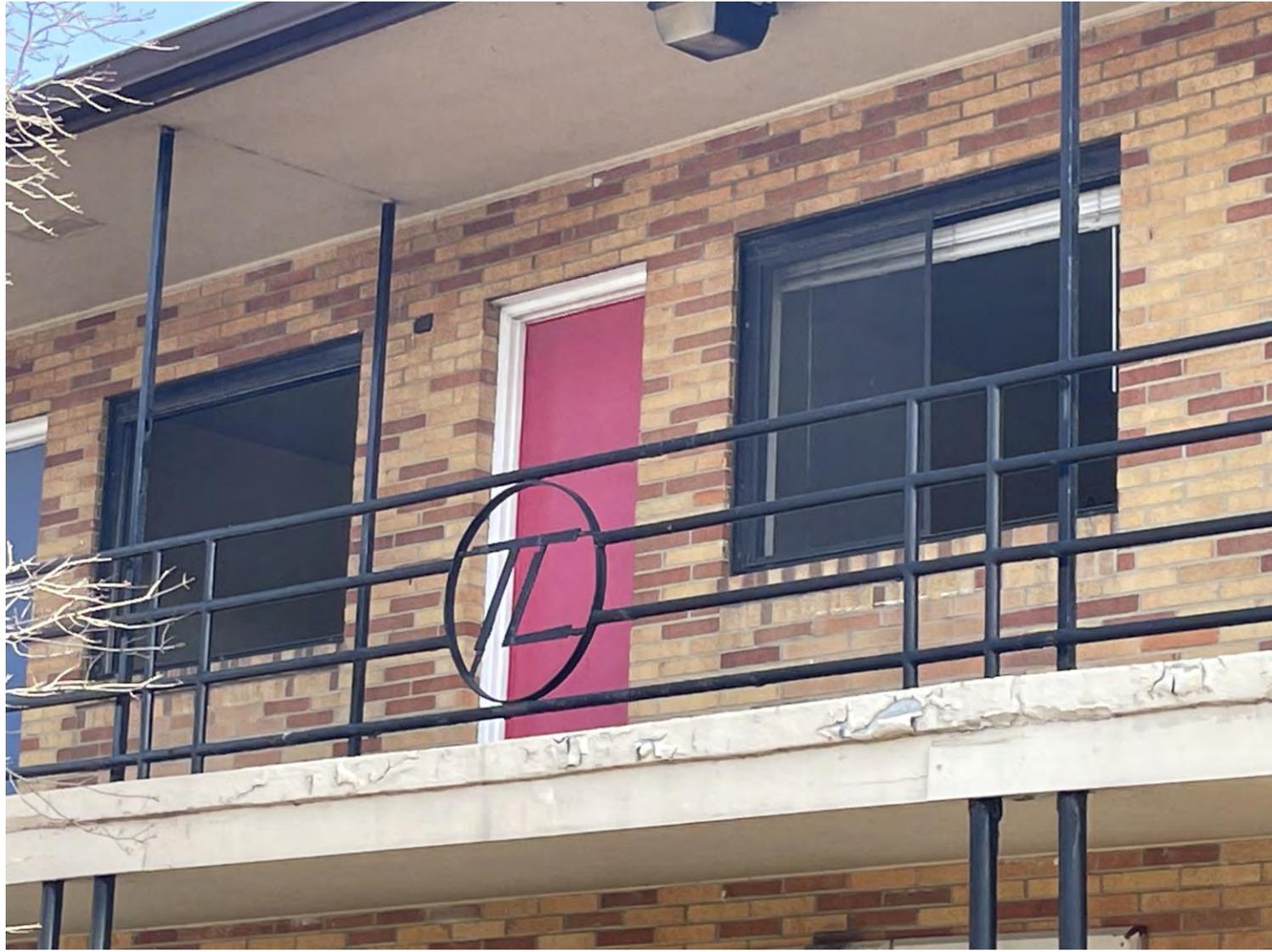
003-21-007
RIVERBED WEST, LLC
1545 W 25 ST
CLEVELAND, OH. 44113

Building Information

Building ID	1	Construction Class	CLASS C
Basement Type	SLAB	Total Story Height	2
Usable Area	29120	Condition	POOR
Date Build	1958	Date Remodeled	
Exterior Walls	BRICK	Framing	FIRE RESISTANT
Roof Type	GABLE	Roof Covering	COMPOSITION
Office Area		Mezzanine Area	
Mezzanine Finish		Wall Height	9
Heat Type	FORCED-AIR	Air Conditioning	ROOM-UNITS
Number Of Occurances		Office Finish	
Retail Area		Retail Finish	
Number of Units	60	Total Fixtures	316
Bathrooms	79	Half Baths	0

2017













Former Front Steps Property
1545 W. 25th Street
Cleveland, Ohio 44113

USE EXISTING FENCE
DURING DEMOLITION, AND
THEN REMOVE IN FULL
AT COMPLETION OF WORK

PROVIDE TEMPORARY
SITE PROTECTION AS
REQUIRED

00321005

00321007

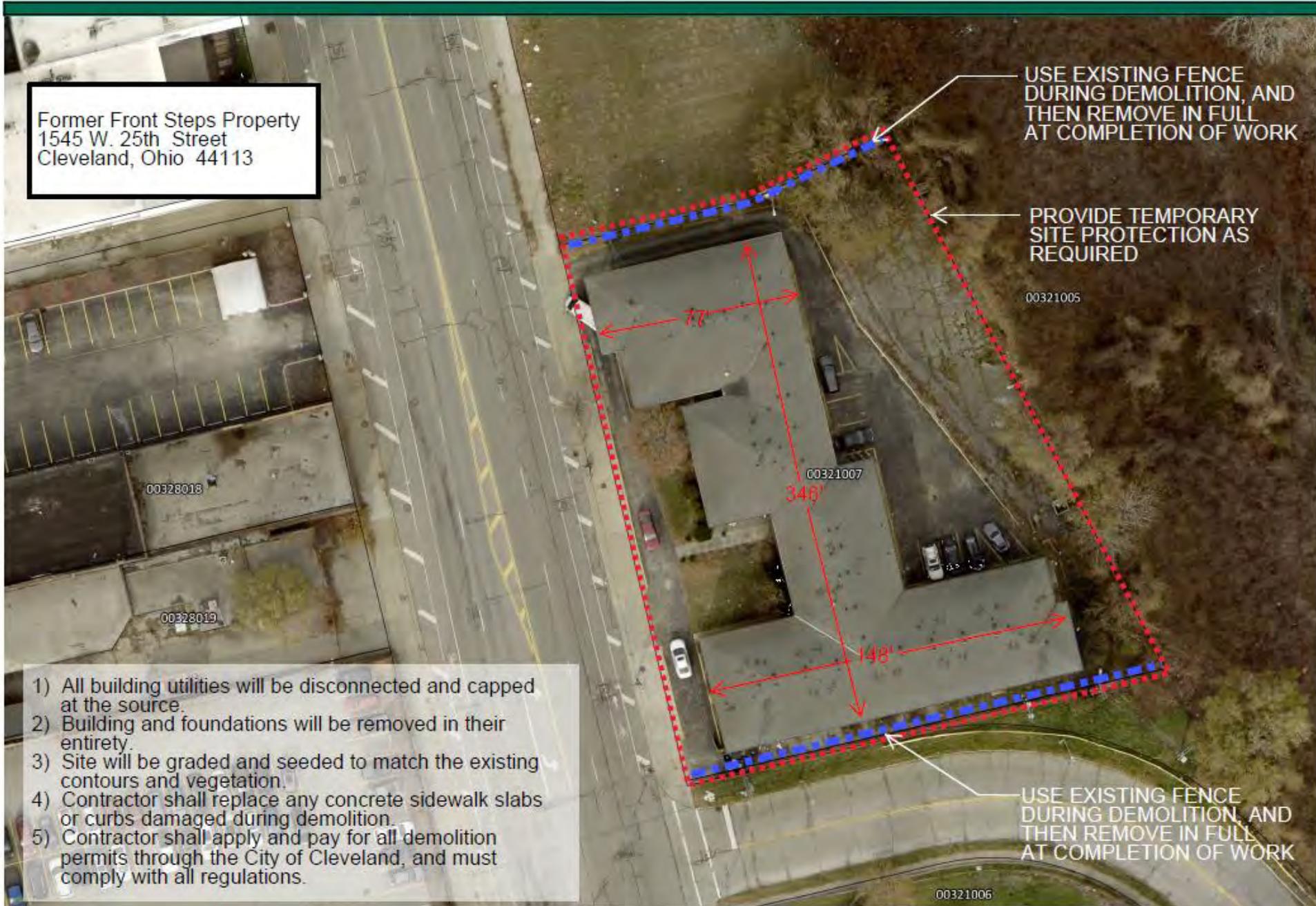
00328018

00328019

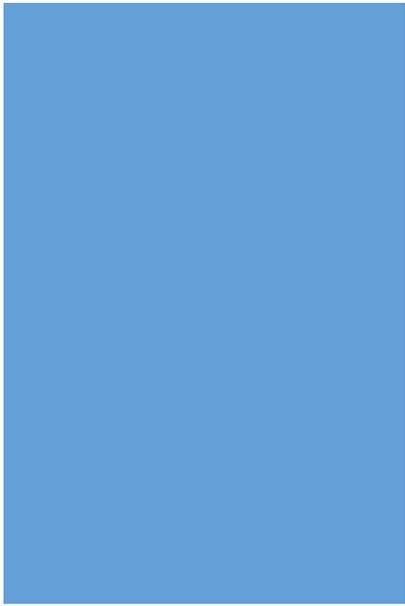
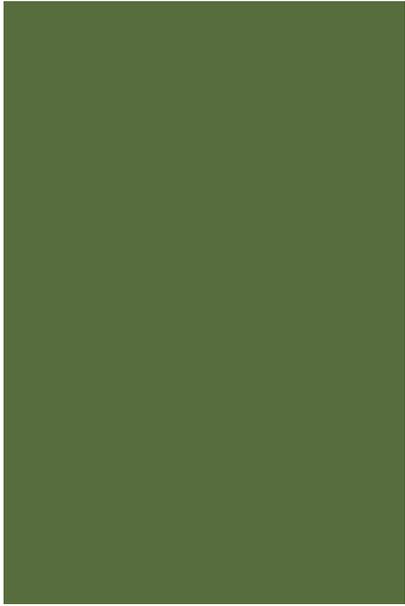
- 1) All building utilities will be disconnected and capped at the source.
- 2) Building and foundations will be removed in their entirety.
- 3) Site will be graded and seeded to match the existing contours and vegetation.
- 4) Contractor shall replace any concrete sidewalk slabs or curbs damaged during demolition.
- 5) Contractor shall apply and pay for all demolition permits through the City of Cleveland, and must comply with all regulations.

USE EXISTING FENCE
DURING DEMOLITION, AND
THEN REMOVE IN FULL
AT COMPLETION OF WORK

00321006







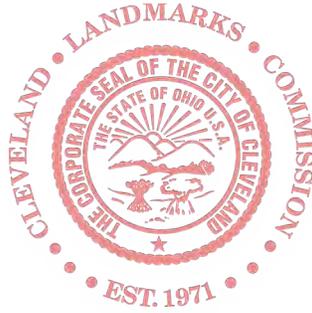


Cleveland Landmarks Commission

Design Review



February 23, 2023



Ohio City Historic District Design Review Committee Certificate of Appropriateness Review

Date: 2/16/23

File Number: OC23-11

Building / Project Name: Demolition

Property Address: 1545 West 25th

Parcel #:

Property Owner: Riverbed West LLC

Presenters: Ben Trimble, Dereck Schafer, Sarah Maier

Historic Designation: Not Designated Local Landmarks District Landmark Building

Specifications of work proposed:

Demolition of late 1950's hotel as part of the Irishtown Bend park project and secure the hillside – already crumbling

Recommendations of Design Review Committee:

Approve as presented

Notes/Comments:

Construction fence or fencing around the site

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	<input checked="" type="checkbox"/> Recuse
Margaret Lann	<input checked="" 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 checked="" type="checkbox"/> 1 In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain	
Antonia Marinucci	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain	
Michael Sanbury	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain	
Phil Talley	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> 2 In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain	
Doug Wahl	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain	

Non-Voting In Attendance

Jessica Beam (City of Cleveland), Nate Lull (Ohio City Inc.)

Required to present at Cleveland Landmarks Commission? Yes No Date: 2/23/23

Cleveland Landmarks Commission

Staff Report



February 23, 2023

Certificate of Appropriateness



February 23, 2023

Case 22-051: Market Square Historic District (Tabled September 22, 2022)

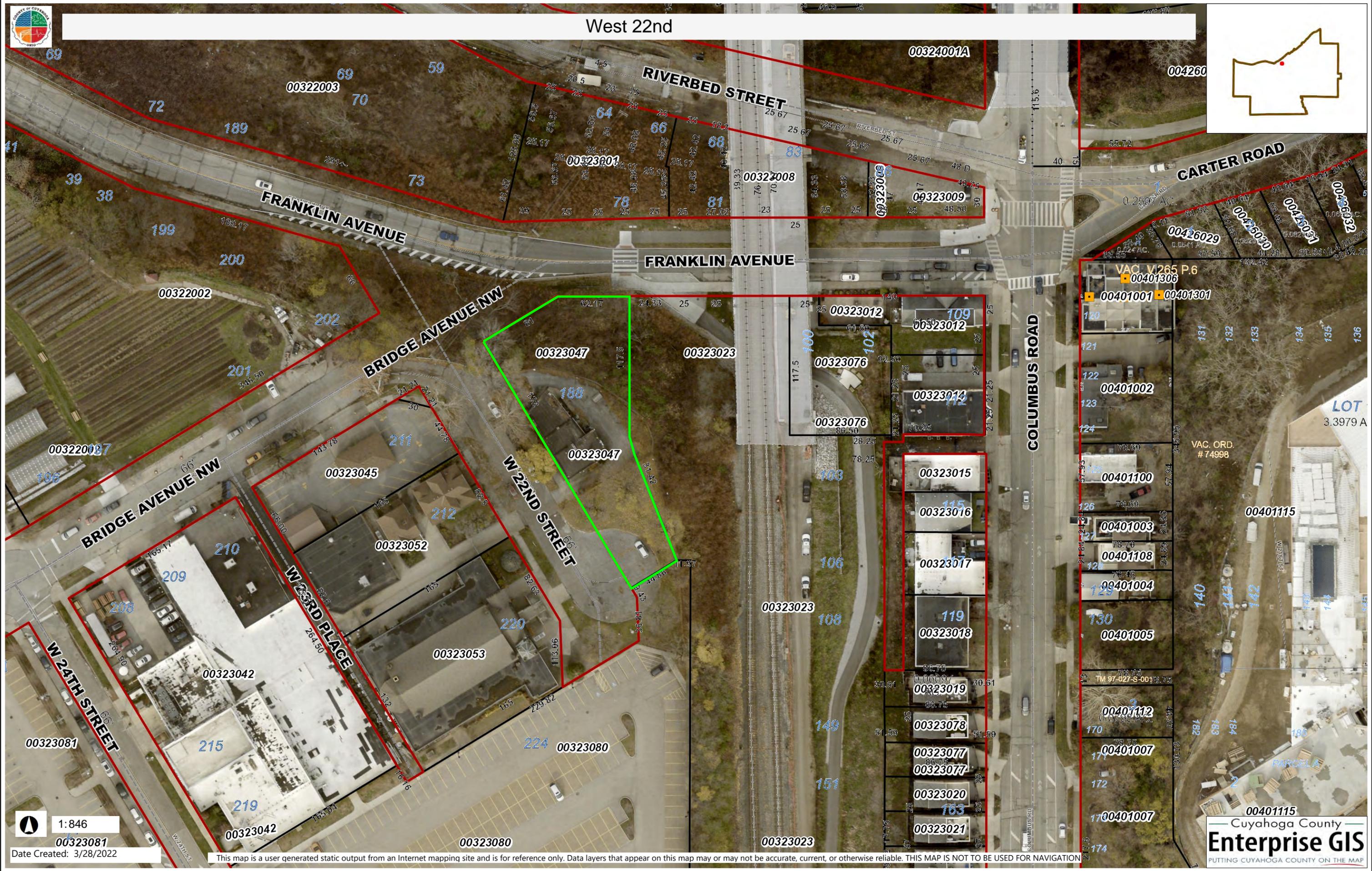
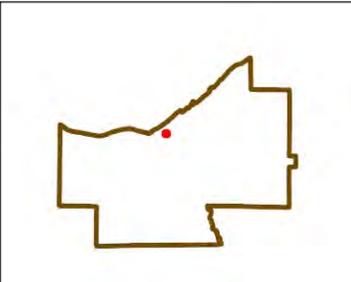
1865-69 WEST 22ND STREET

Renovation and Addition

Ward 3: McCormack

Project Representatives: Paul Beegan, Architect, Brian Spear, Teresa Erste, Owners





1:846
 00323081
 Date Created: 3/28/2022

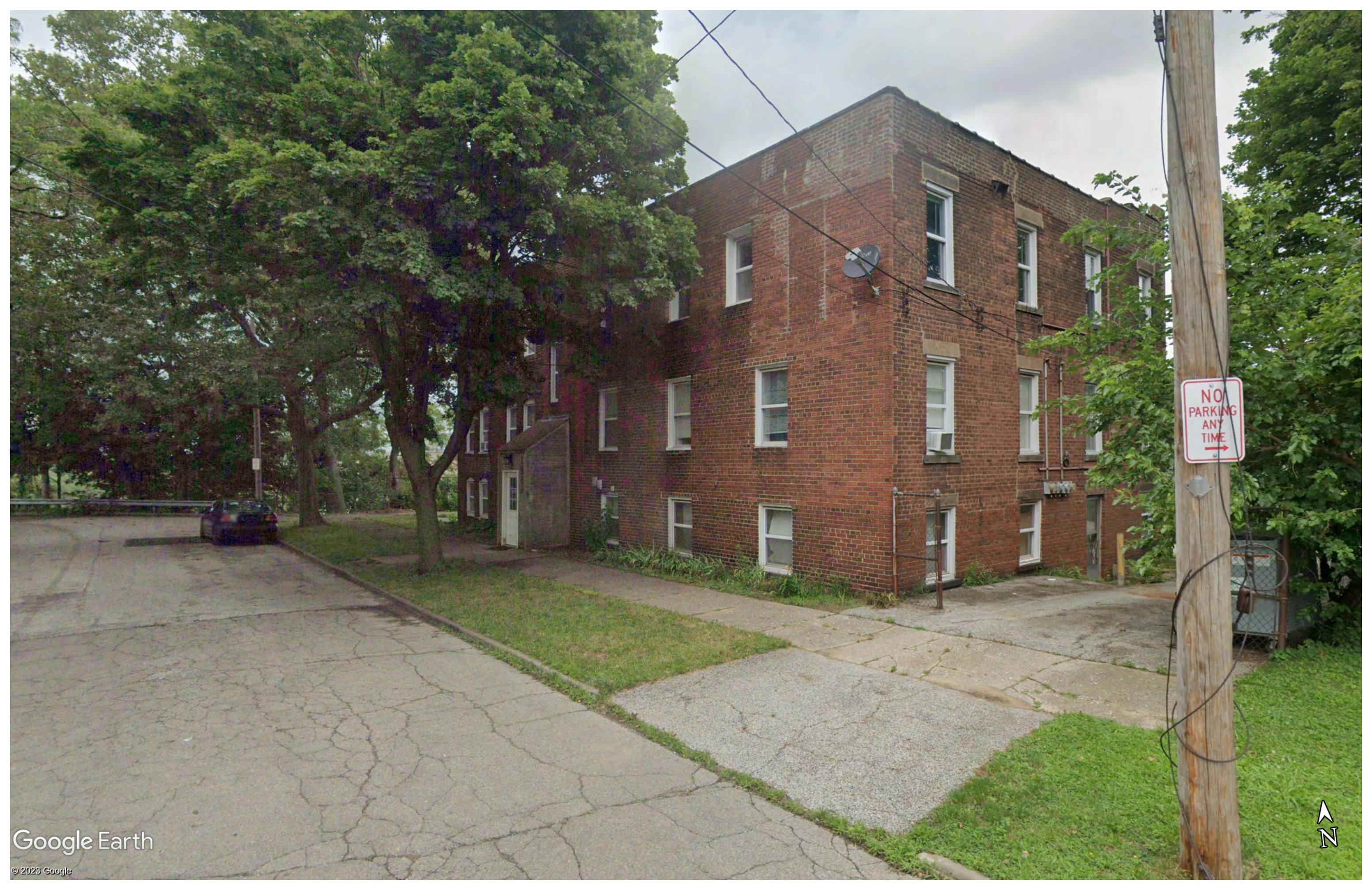
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Cuyahoga County
Enterprise GIS
 PUTTING CUYAHOGA COUNTY ON THE MAP







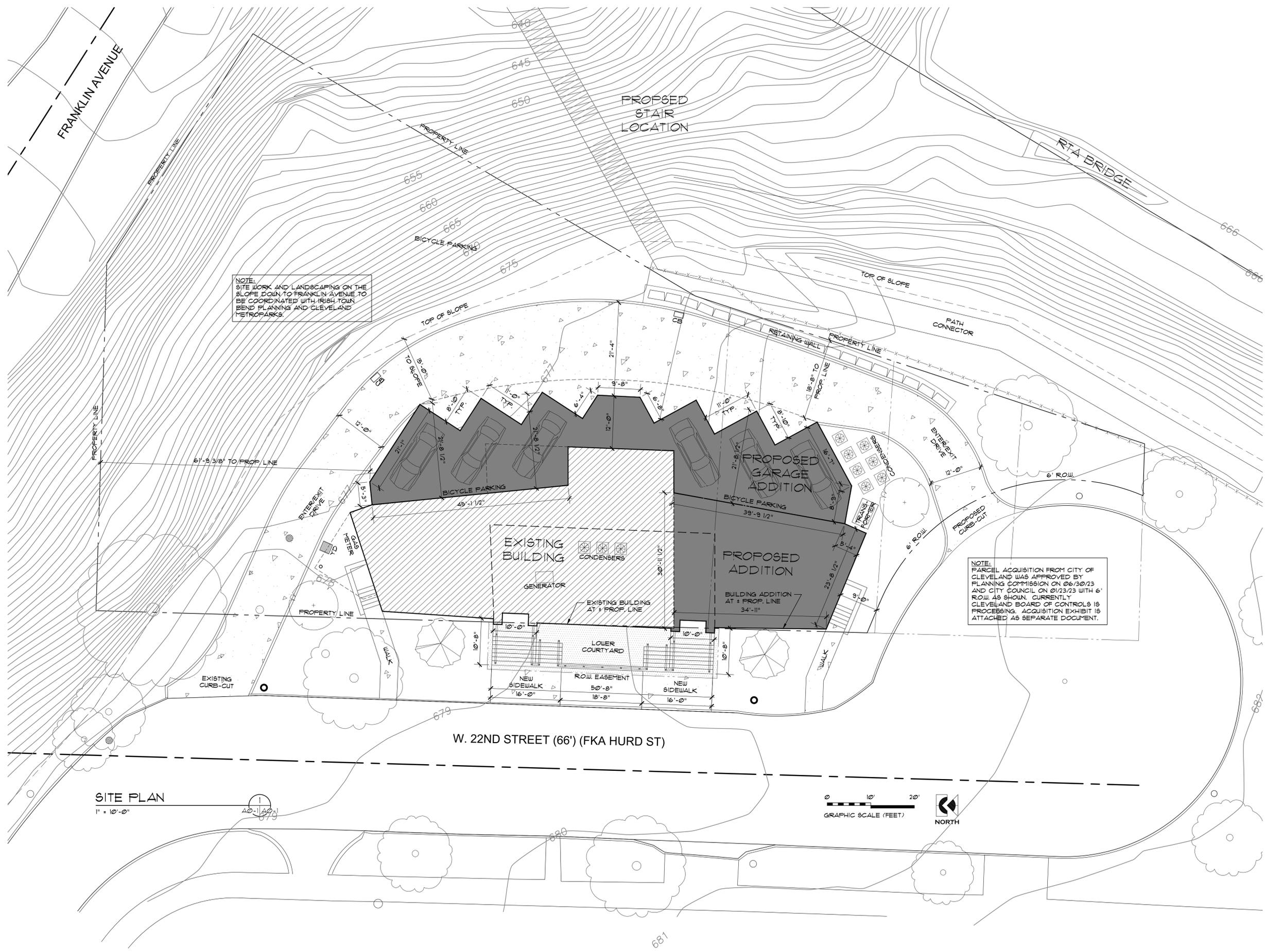


NO
PARKING
ANY
TIME
→





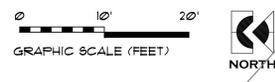




NOTE:
SITE WORK AND LANDSCAPING ON THE
SLOPE DOWN TO FRANKLIN AVENUE TO
BE COORDINATED WITH IRISH TOWN
BEND PLANNING AND CLEVELAND
METROPARKS.

NOTE:
PARCEL ACQUISITION FROM CITY OF
CLEVELAND WAS APPROVED BY
PLANNING COMMISSION ON 06/30/23
AND CITY COUNCIL ON 01/23/23 WITH 6'
ROW, AS SHOWN. CURRENTLY
CLEVELAND BOARD OF CONTROLS IS
PROCESSING. ACQUISITION EXHIBIT IS
ATTACHED AS SEPARATE DOCUMENT.

SITE PLAN
1" = 10'-0"



ISSUE	DATE	DESCRIPTION
1	01.25.23	design & zoning review



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN

ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 22-019

1869 W. 22nd St., LLC
West 22nd Street
Redevelopment

1865-69 west 22nd street
cleveland, ohio 44113

Architectural Site Plan

A0-1

ISSUE	DATE	DESCRIPTION
1	01.25.23	design review



PY-CA



AM-CA



JU-TA



IL-GL



EU-AL



BE-TH



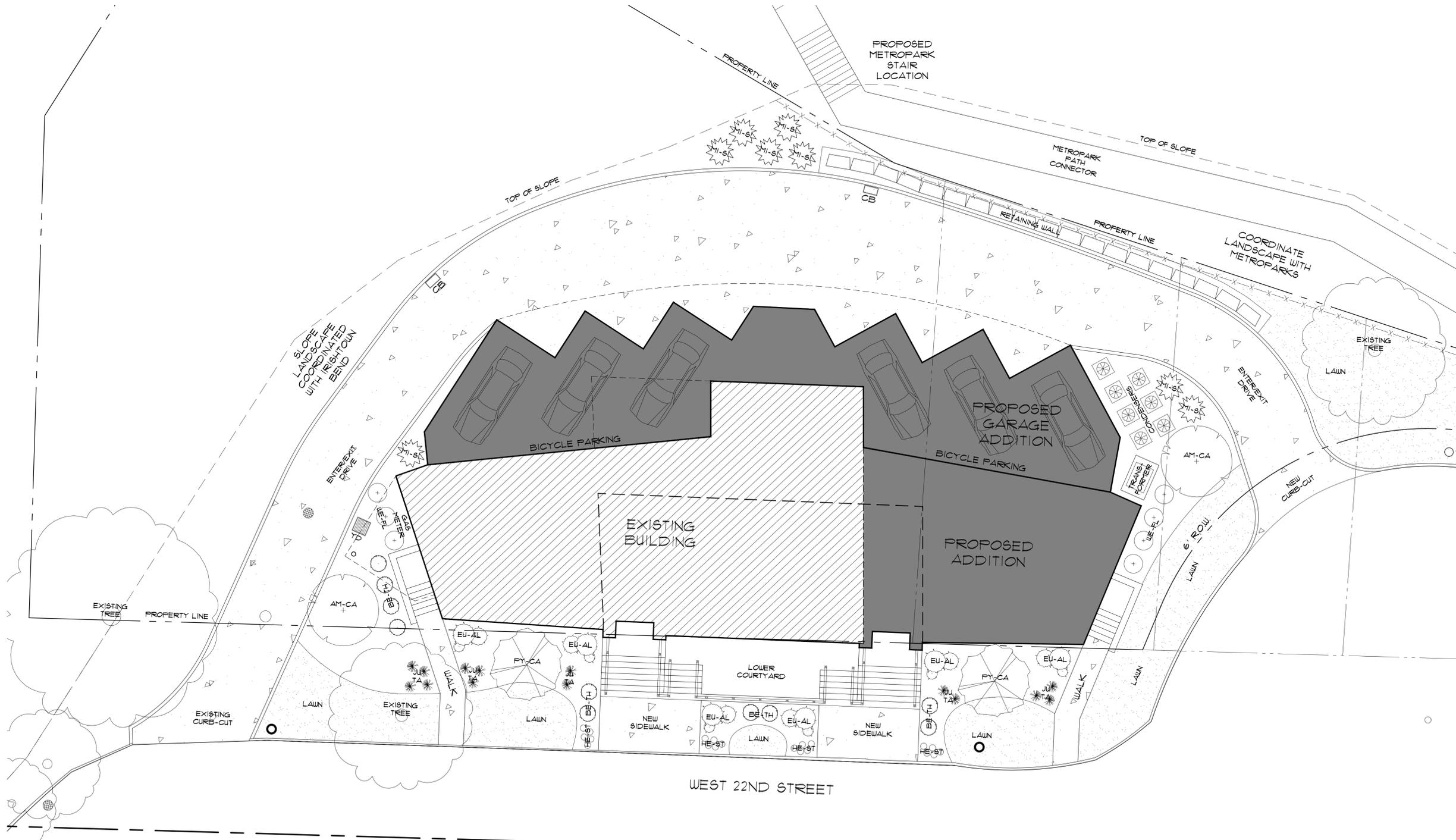
WE-FL



MI-SI



HE-ST



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN

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15703 MADISON AVENUE LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

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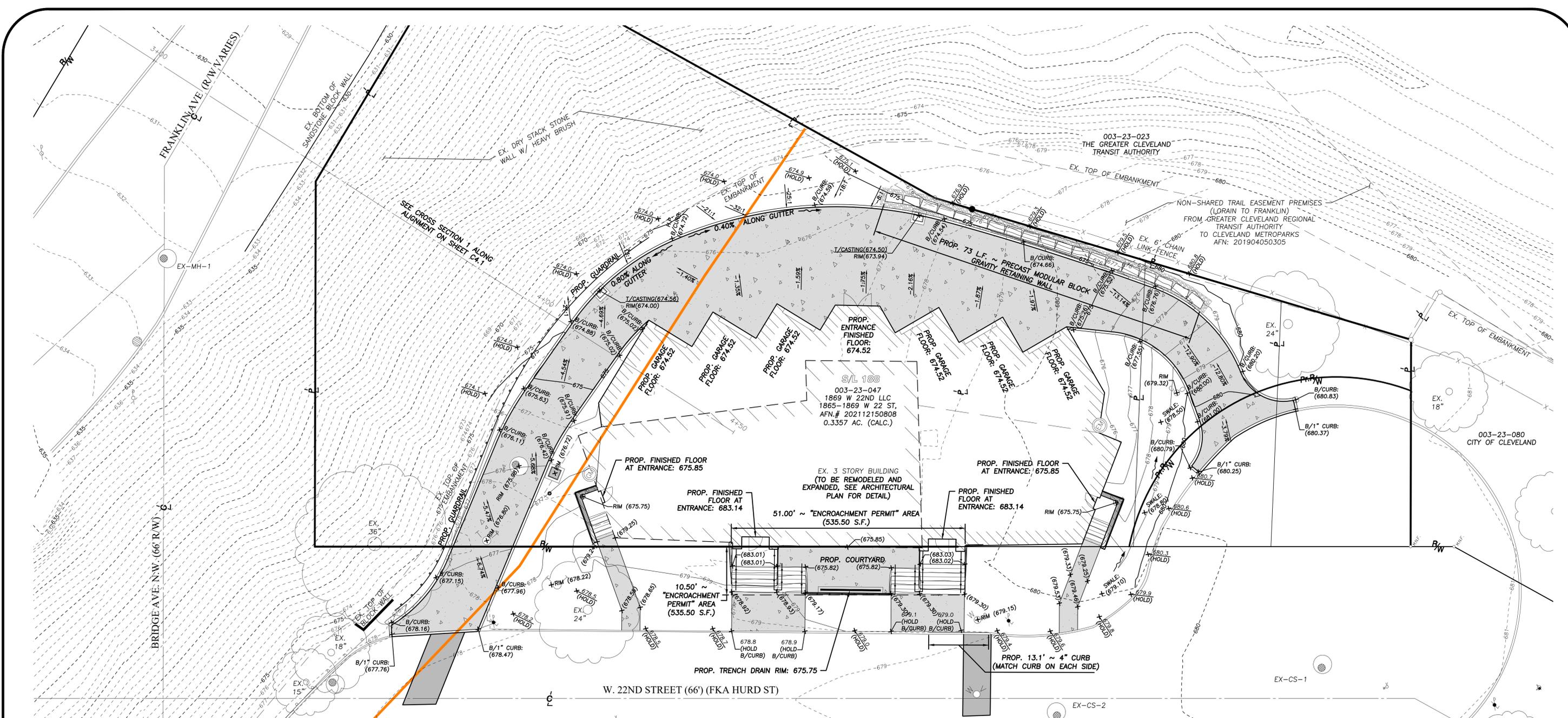
project no. 22-019

1869 W. 22nd St., LLC West 22nd Street Redevelopment

1865-69 west 22nd street
cleveland, ohio 44113

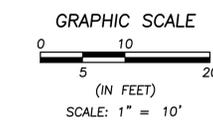
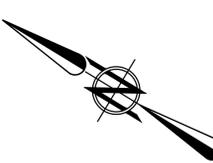
Landscape Plan

A0-2



SITE GRADING LEGEND OF SYMBOLS AND LINETYPES

100.0+	EXISTING SPOT ELEVATION	FG	FINISH GRADE
(100.00)+	PROPOSED SPOT ELEVATION	FF	FINISH FLOOR
T/C (100.00)+	TOP OF CURB ELEVATION	PE	EDGE OF PAVEMENT
T/C (100.00)+	TOP OF CASTING ELEVATION	RE	RIM ELEVATION
G (100.00)	GUTTER ELEVATION		
		PAVT EDGE	
		RIM (100.00)+	
			EXISTING CONTOURS
			PROPOSED CONTOURS
			2H:1V PROJECTED SLOPE FROM SURVEYED FROM THE TOE OF THE SLOPE UP TO ELEV. 674.52



J:\21669 ACTA 1869 W 22nd ST\DRAWINGS\Improvement Plans\C4.0 GRADING PLAN.dwg, Plotted: Jan 25, 2023, 5:50pm

REVISION	DATE	BY	DESCRIPTION
	12-14-2022	APA	ISSUE FOR REVIEW
	12-15-2022	APA	ISSUE FOR REVIEW
	12-29-2022	APA	ISSUE TO CLIENT FOR REVIEW
	1-13-2023	APA	ISSUE TO CITY OF CLEVELAND FOR REVIEW
	1-25-2023	APA	ISSUE TO OCI AND LANDMARKS

DRAWN BY:
REB

CHECKED BY:
APA

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

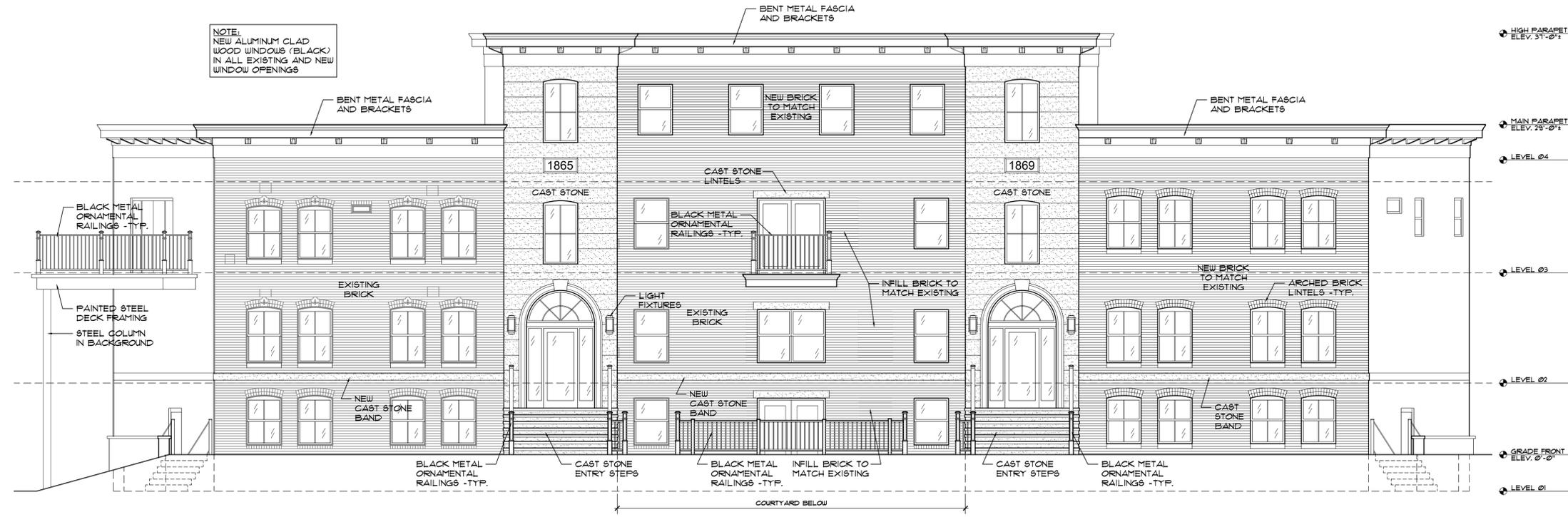
PREPARED FOR:

1869 W. 22ND, LLC
13 HILL AVE
ORLANDO, FL 32801

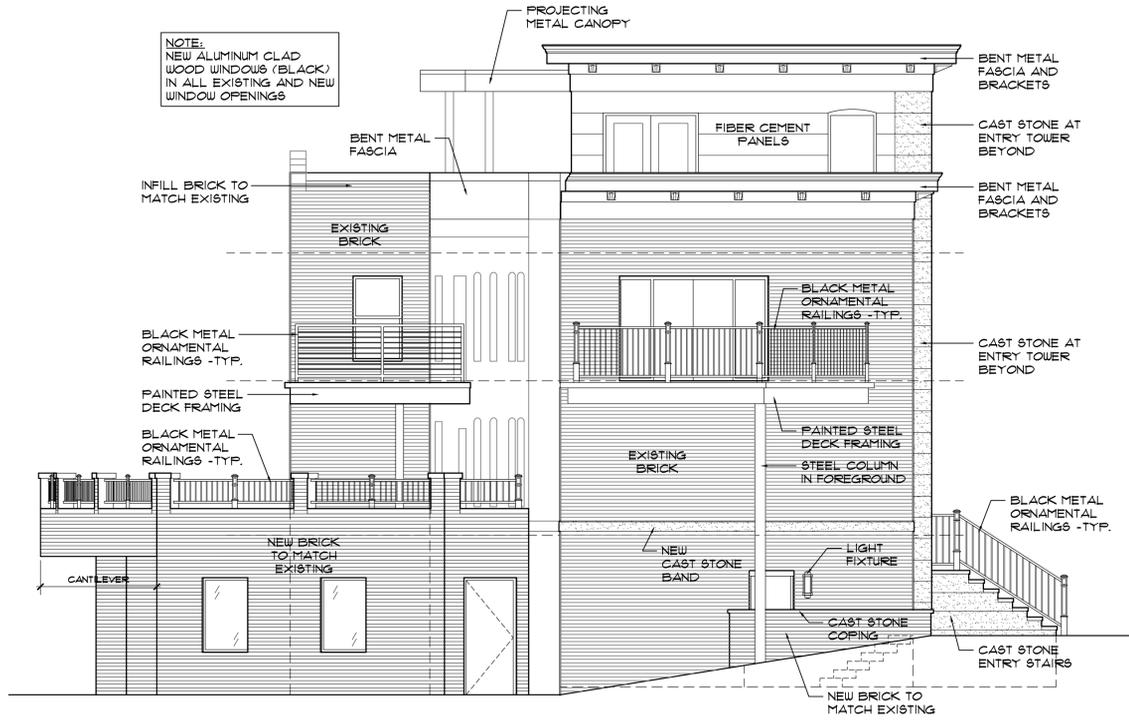
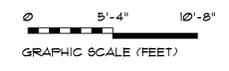
1869 WEST 22ND STREET REDEVELOPMENT
GRADING PLAN
CITY OF CLEVELAND, COUNTY OF CUYAHOGA,
STATE OF OHIO

SHEET
C4.0
JOB NO.
21-5693

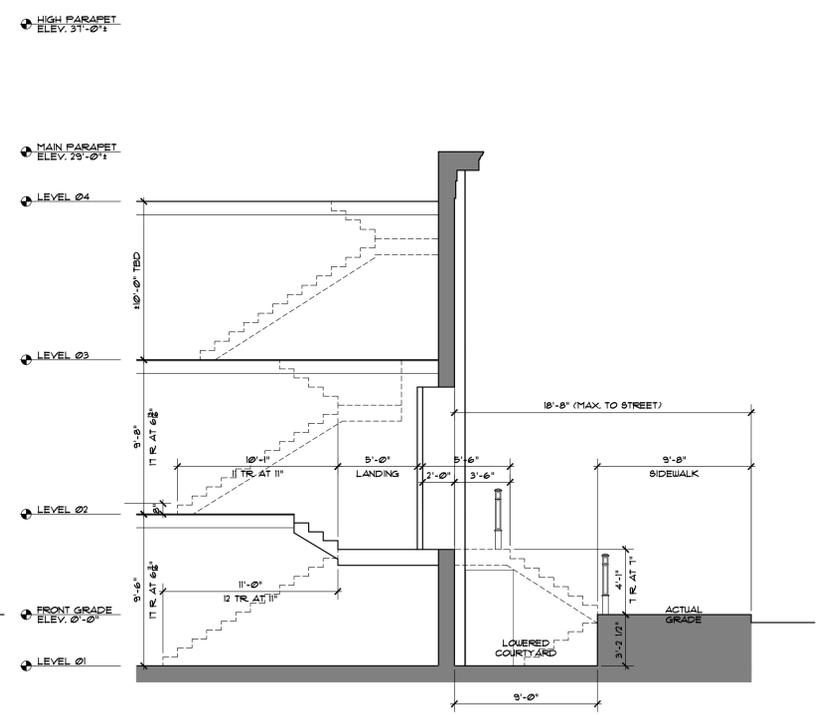
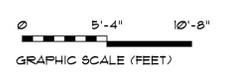
ISSUE	DATE	DESCRIPTION
1	01.25.23	design & zoning review



FRONT ELEVATION
3/16" = 1'-0"



LEFT SIDE ELEVATION
3/16" = 1'-0"



PARTIAL SECTION
3/16" = 1'-0"



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

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project no. 22-019

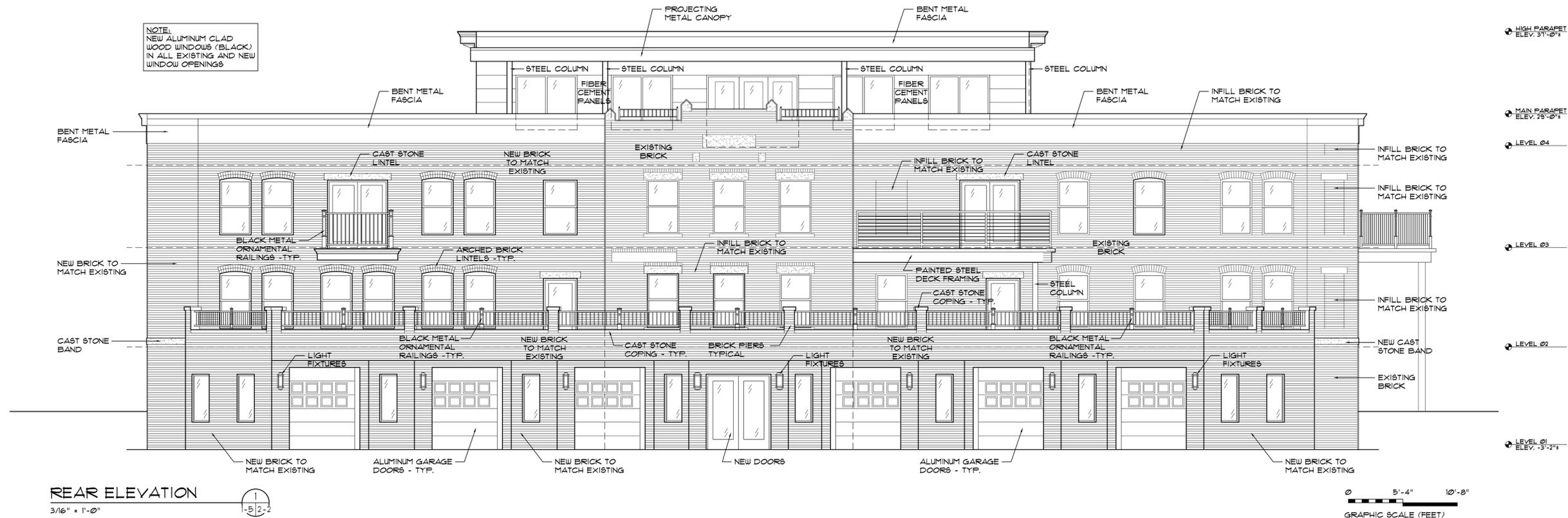
1869 W. 22nd St., LLC
West 22nd Street
Redevelopment

1865-69 west 22nd street
cleveland, ohio 44113

Exterior Elevations

A2-1

ISSUE	DATE	DESCRIPTION
1	01.25.23	design & zoning review

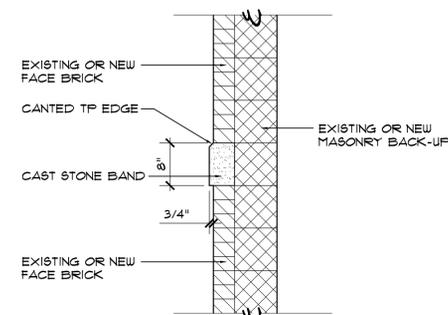


REAR ELEVATION

3/16" = 1'-0"

1
-5/2-2

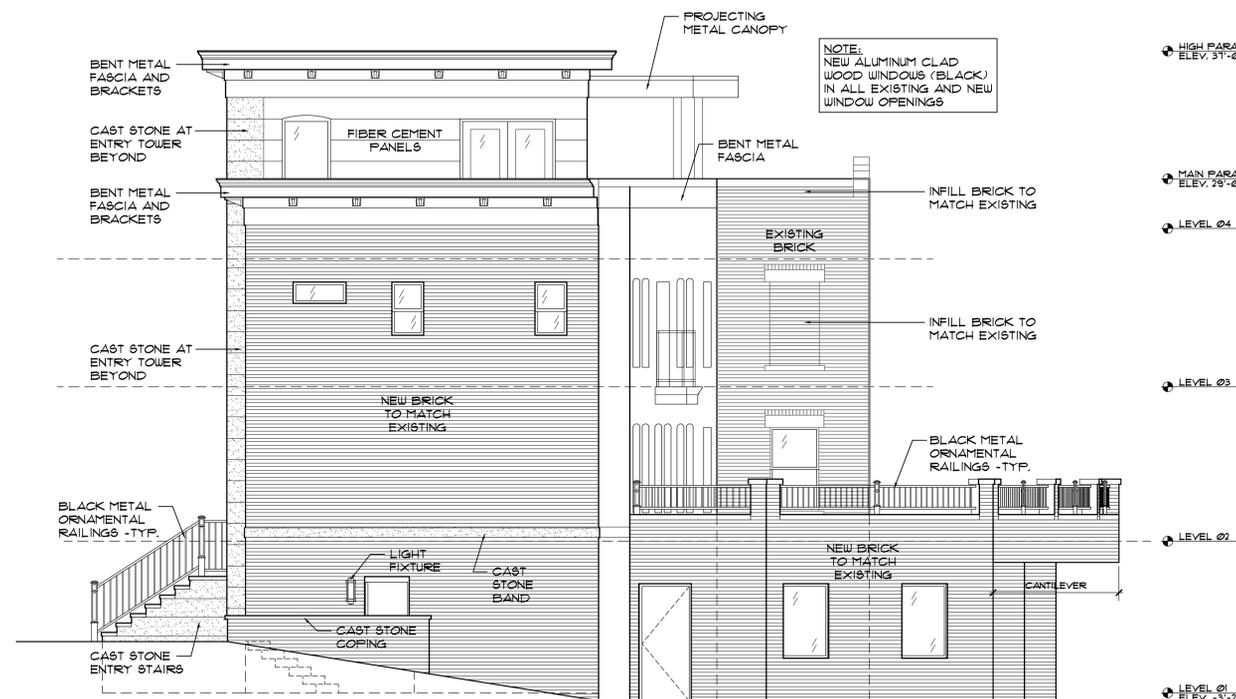
0 5'-4" 10'-8"
GRAPHIC SCALE (FEET)



LIMESTONE BAND DETAIL

3/4" = 1'-0"

3
-12-2



RIGHT SIDE ELEVATION

3/16" = 1'-0"

2
-5/2-2

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



PAUL R. BEEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

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LAKEWOOD, OHIO 44107 216.916.4591 FAX
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project no. 22-019

1869 W. 22nd St., LLC
**West 22nd Street
Redevelopment**

1865-69 west 22nd street
cleveland, ohio 44113

Exterior Elevations

A2-2

NOTE:
NEW ALUMINUM CLAD
WOOD WINDOWS (BLACK)
IN ALL EXISTING AND NEW
WINDOW OPENINGS

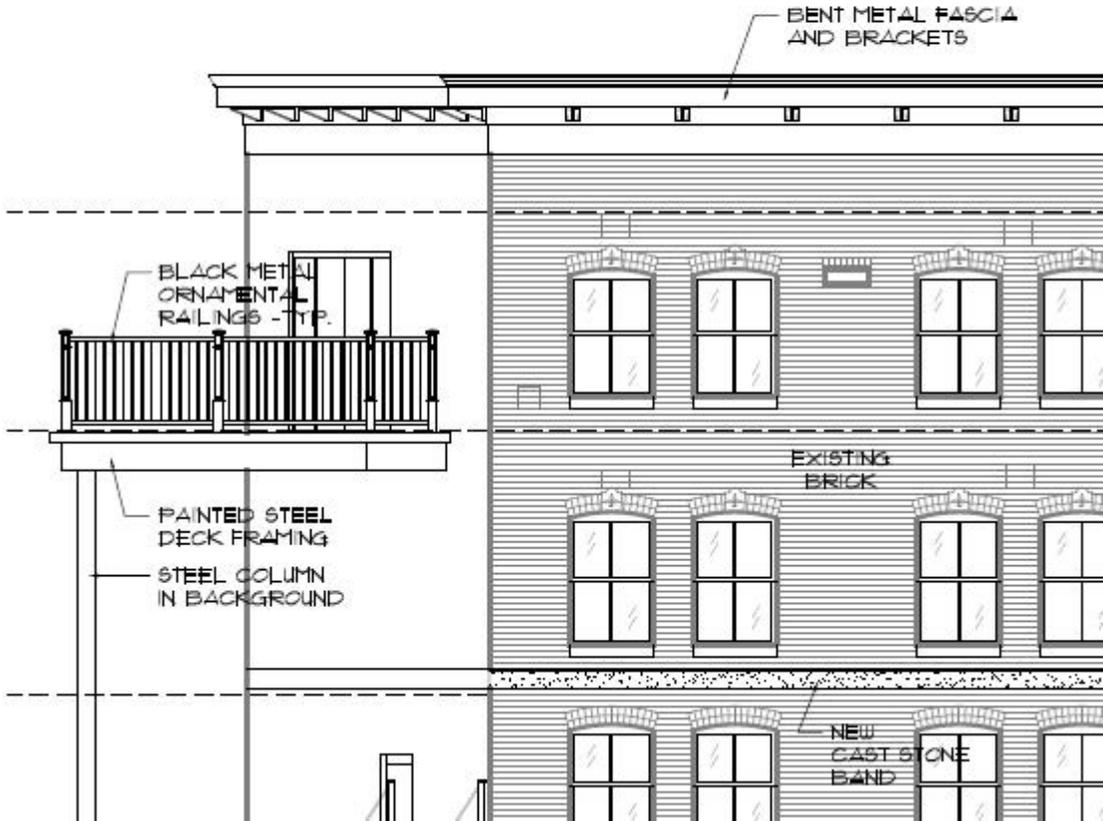
BENT METAL FASCIA
AND BRACKETS

BLACK METAL
ORNAMENTAL
RAILINGS - TYP.

PAINTED STEEL
DECK FRAMING
STEEL COLUMN
IN BACKGROUND

EXISTING
BRICK

NEW
CAST STONE
BAND





PROJECTING
METAL CANOPY

BENT METAL
FASCIA

STEEL COLUMN

STEEL COLUMN

STEEL COLUMN

FIBER
CEMENT
PANELS

BENT METAL
FASCIA

EXISTING
BRICK

INFILL BRICK TO
MATCH EXISTING

CAST STONE
LINTEL

INFILL BRICK TO
MATCH EXISTING

EXISTING
BRICK

PAINTED STEEL
DECK FRAMING

CAST STONE
COPING - TYP.

STEEL
COLUMN

CAST STONE
COPING - TYP.

BRICK PIERS
TYPICAL

LIGHT

NEW BRICK
TO MATCH
EXISTING

BLACK METAL
ORNAMENTAL
RAILINGS - TYP.



Brick color, Cornice color & detail, Window color



Limestone entry color & detail



Railings color & style



Cornice color & detail, Window color, Balcony style



Limestone entry color



13" Stonehouse Outdoor...
Signature Hardware



Exterior light fixtures

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- Historical details**
 Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve - Traditional products are the ideal choice for historical renovations and traditional building projects.
- Authentic hardware**
 Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- Architectural interest**
 Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- Virtually unlimited customization**
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Intentional innovation**
 Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.
- Durable interiors and extruded aluminum exteriors**
 To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified¹**
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- Best limited lifetime warranty²**
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

^{1,2} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



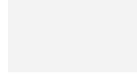
Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash



Custom colors are also available.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.



1865

1869







Cleveland Landmarks Commission

Design Review



February 23, 2023



Ohio City Historic District Design Review Committee Certificate of Appropriateness Review

Date: 2/2/23

File Number: 22-051

Building / Project Name: 1869 West 22nd Addition

Property Address: 1869 West 22nd

Property Owner:

Presenters: Paul Beegan, Brian Spear

Historic Designation: Not Designated Local Landmarks District Landmark Building

Specifications of work proposed:

Current building is two structures combined - Create an addition to the south side with garage addition to the east side; roofdeck on garages; landscaping on slope with landscape architect for Irishtown Bend

Recommendations of Design Review Committee:

Recommend approval with caveat of cast stone change to more compatible brick

Notes/Comments:

Committee members questioned the color of the mortar and proposed retaining wall, and had a discussion on the appropriateness of the cast stone elements.

Design Review Committee Record:

Alex Frondorf	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input checked="" type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Margaret Lann	<input checked="" 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 checked="" type="checkbox"/> 1 In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Antonia Marinucci	<input type="checkbox"/> Not Present	<input checked="" type="checkbox"/> 2 In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain
Doug Wahl	<input checked="" type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain

Non-Voting In Attendance

Daniel Musson, Jessica Beam (City of Cleveland)

Required to present at Cleveland Landmarks Commission? Yes No **Date:** 2/23/23

Cleveland Landmarks Commission

Staff Report



February 23, 2023

Cleveland Landmarks Commission

Concept Plan



February 23, 2023

Concept Plan

February 23, 2023



Case 23-021: East 4th Street Historic District

EAST 4TH STREET

Art Installation

Ward 3: McCormack

Project Representatives: Ari Maron, MRN Ltd.

Concept Plan

February 23, 2023



Case 23-022: Empire Junior High School

9113 PARMELEE AVENUE

Renovation

Ward 9: Conwell

Project Representatives: Rob Donaldson, Moody Nolan, Jessica Sheldon, Beacon

Communities LLC

Concept Plan

February 23, 2023



Case 23-023: Empire Junior High School

9113 PARMELEE AVENUE

Gym Addition Demolition

Ward 9: Conwell

Project Representatives: Rob Donaldson, Moody Nolan, Jessica Sheldon, Beacon

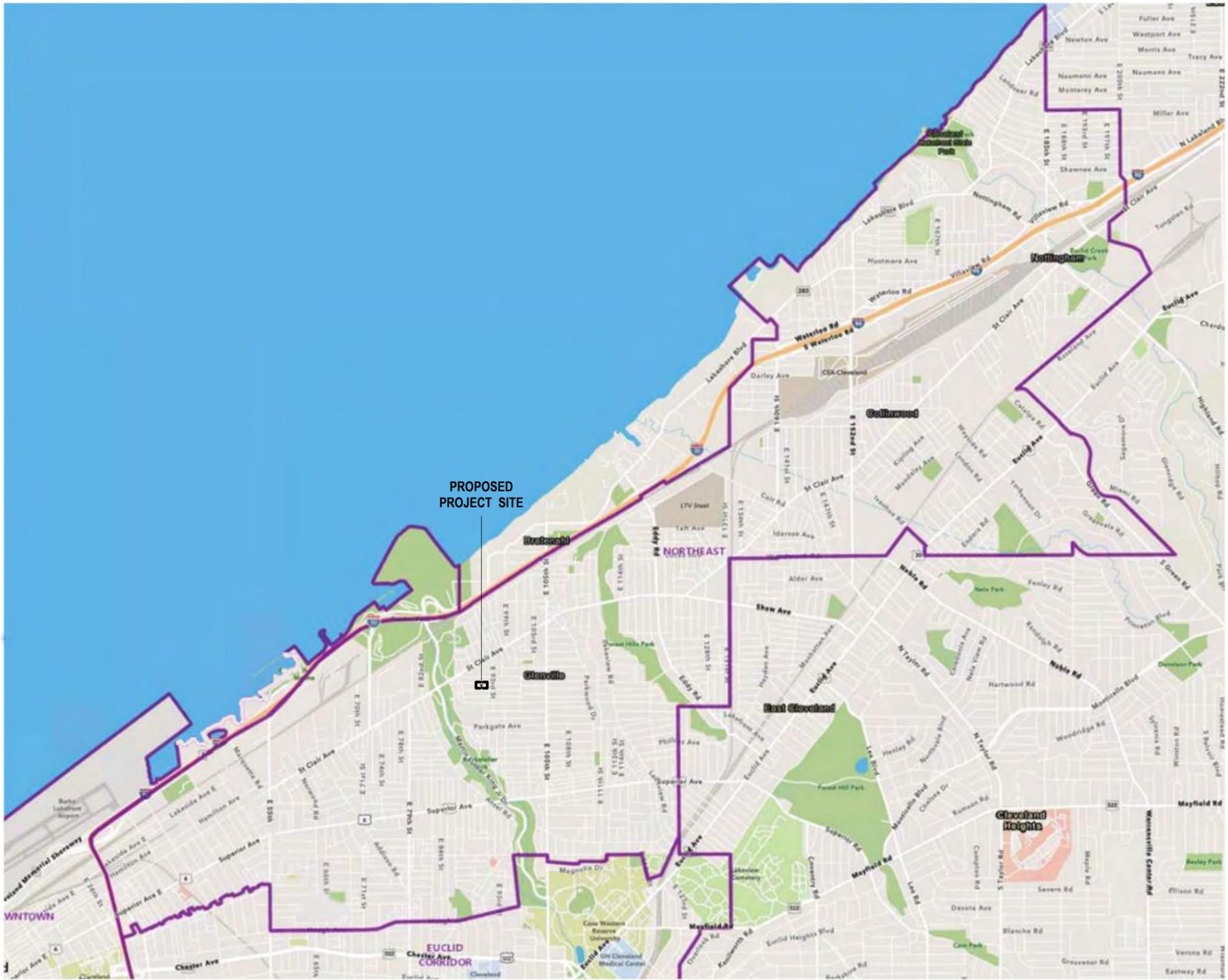
Communities LLC



SK001 COVER SHEET

Empire CMSD Adaptive Housing

BEACON
communities



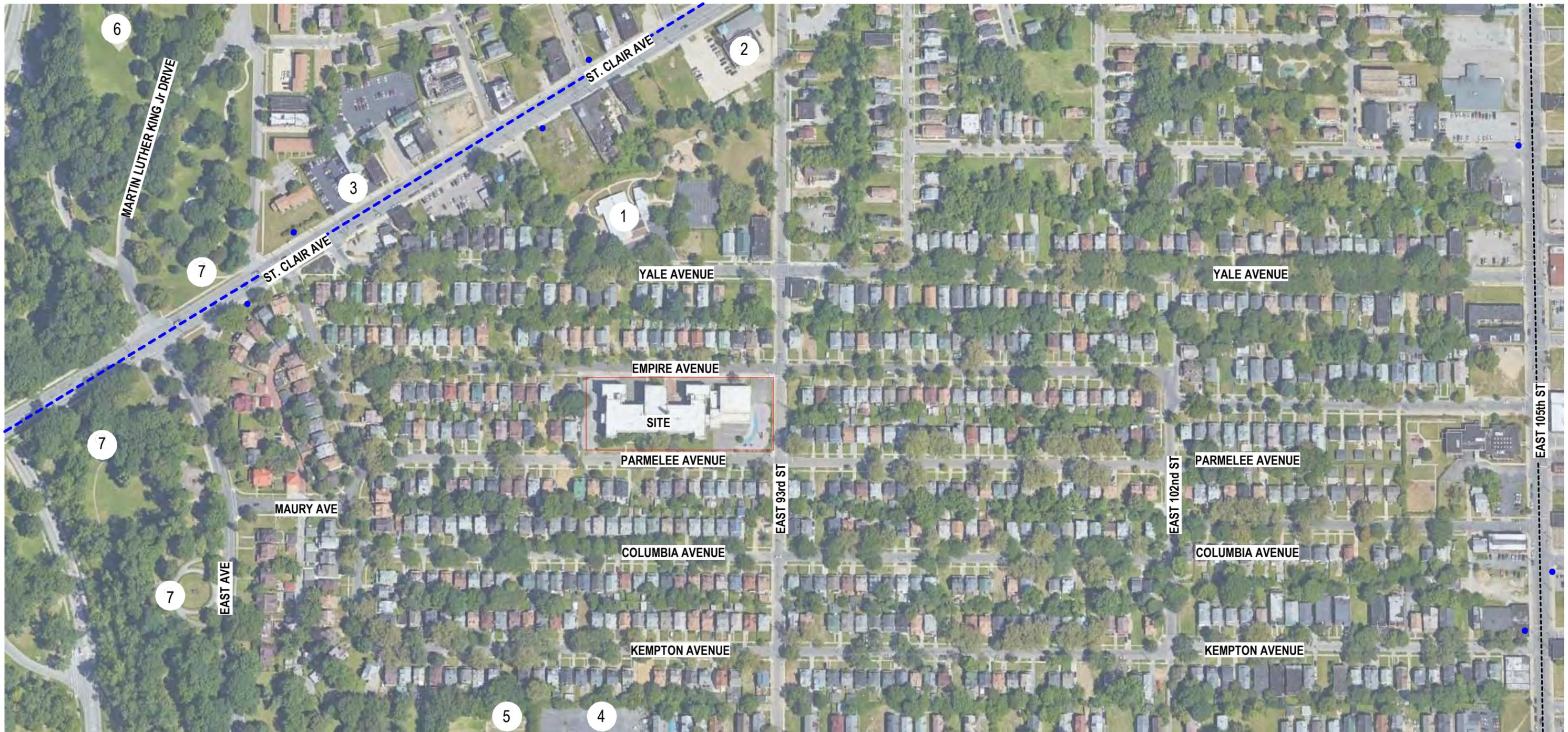
PROPOSED PROJECT SITE



SK101 DESIGN REVIEW REGION MAP

Empire CMSD Adaptive Housing





- ① THE CENTERS FOR FAMILIES AND CHILDREN - WADE EARLY LEARNING CENTER - DAY CARE
- ② WILLSON UNITED METHODIST CHURCH
- ③ NEW BETHEL BAPTIST CHURCH
- ④ MICHAEL R. WHITE ELEMENTARY SCHOOL
- ⑤ STONEBROOK MONTESSORI
- ⑥ ROCKEFELLER PARK AND GREENHOUSE
- ⑦ CULTURAL GARDENS

--- RTA ROUTE
● RTA BUS STOPS





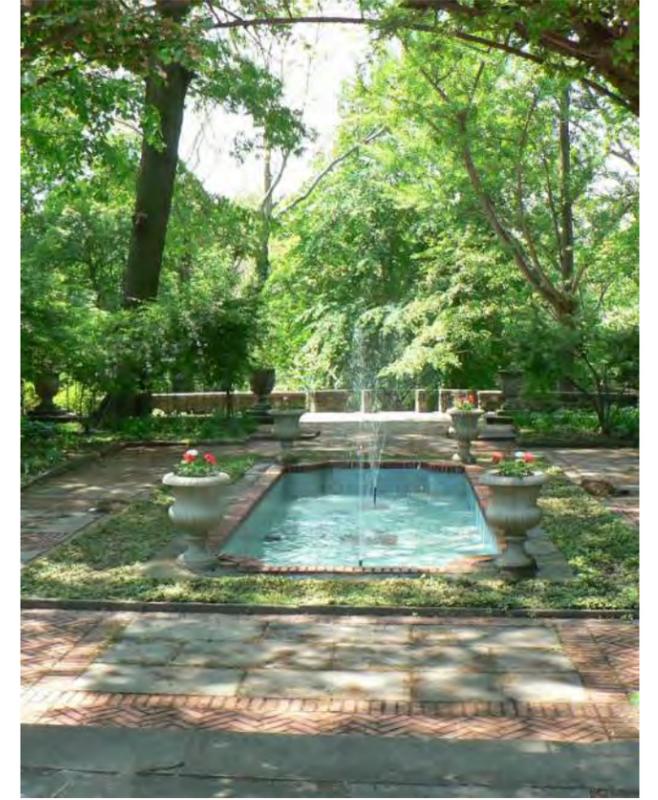
THE CENTERS FOR FAMILIES AND CHILDREN - WADE EARLY LEARNING CENTER - DAY CARE



WILLSON UNITED METHODIST CHURCH



MICHAEL R. WHITE ELEMENTARY SCHOOL



CLEVELAND CULTURAL GARDENS



STONEBROOK MONTESSORI



ROCKERFELLER PARK AND GREENHOUSE

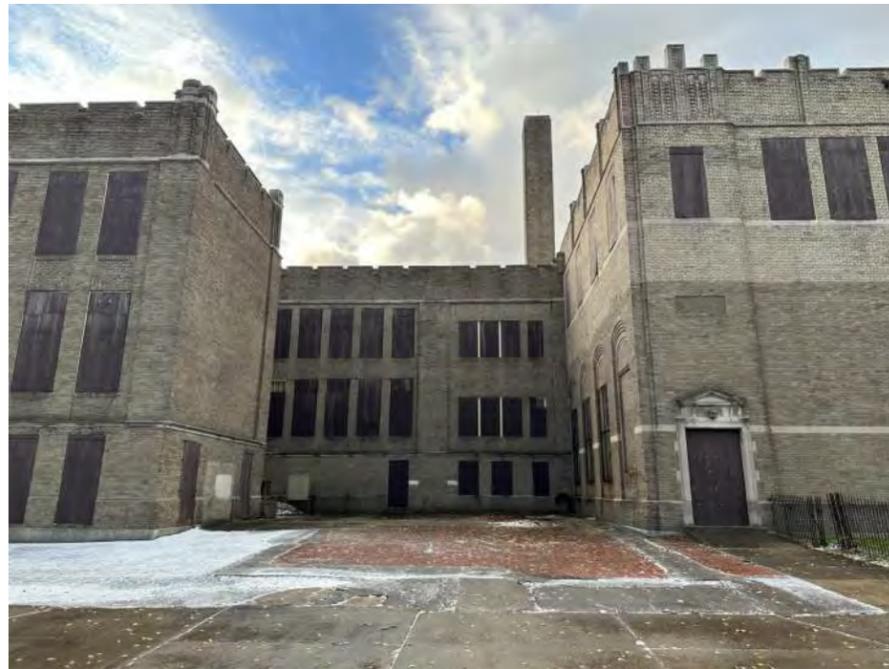


CATHOLIC CHARITIES HEAD START



NERI FAMILY CENTER







EMPIRE AVE



PARMELEE AVE

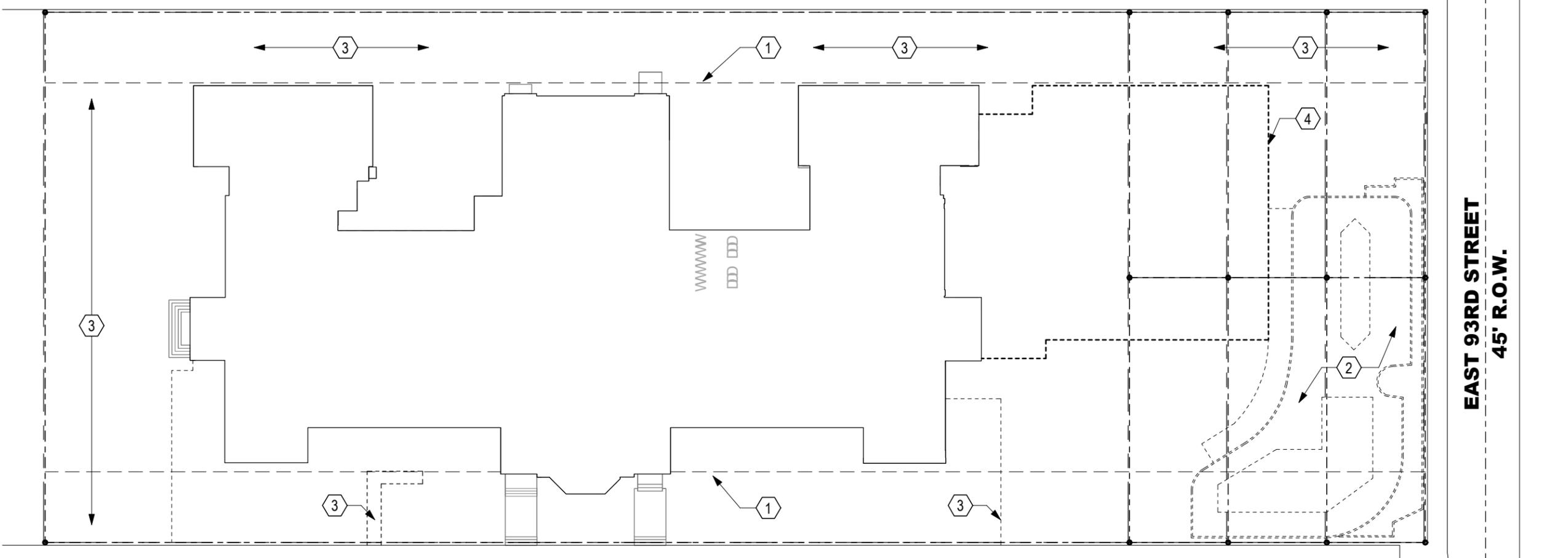
CODED NOTE LEGEND

- ① 25' SETBACK
- ② EXISTING PLAYGROUND TO BE REMOVED
- ③ ASPHALT/PAVING TO BE REMOVED
- ④ OUTLINE OF GYM TO BE DEMOLISHED

EMPIRE AVENUE
50' R.O.W.

EAST 93RD STREET
45' R.O.W.

PARMELEE AVENUE
50' R.O.W.



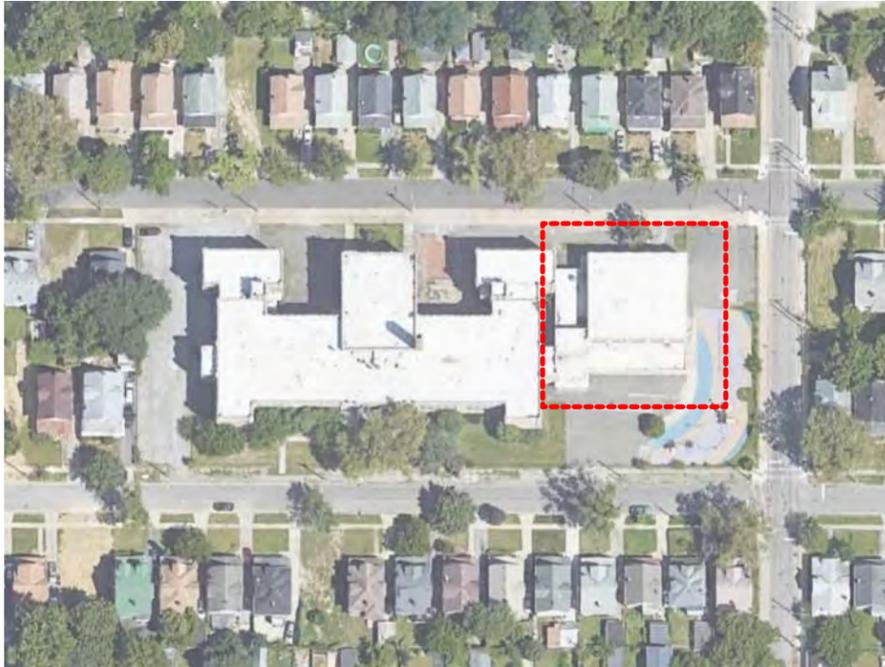
1 DEMO SITE PLAN
1" = 40'-0"



SK106 DEMO SITE PLAN

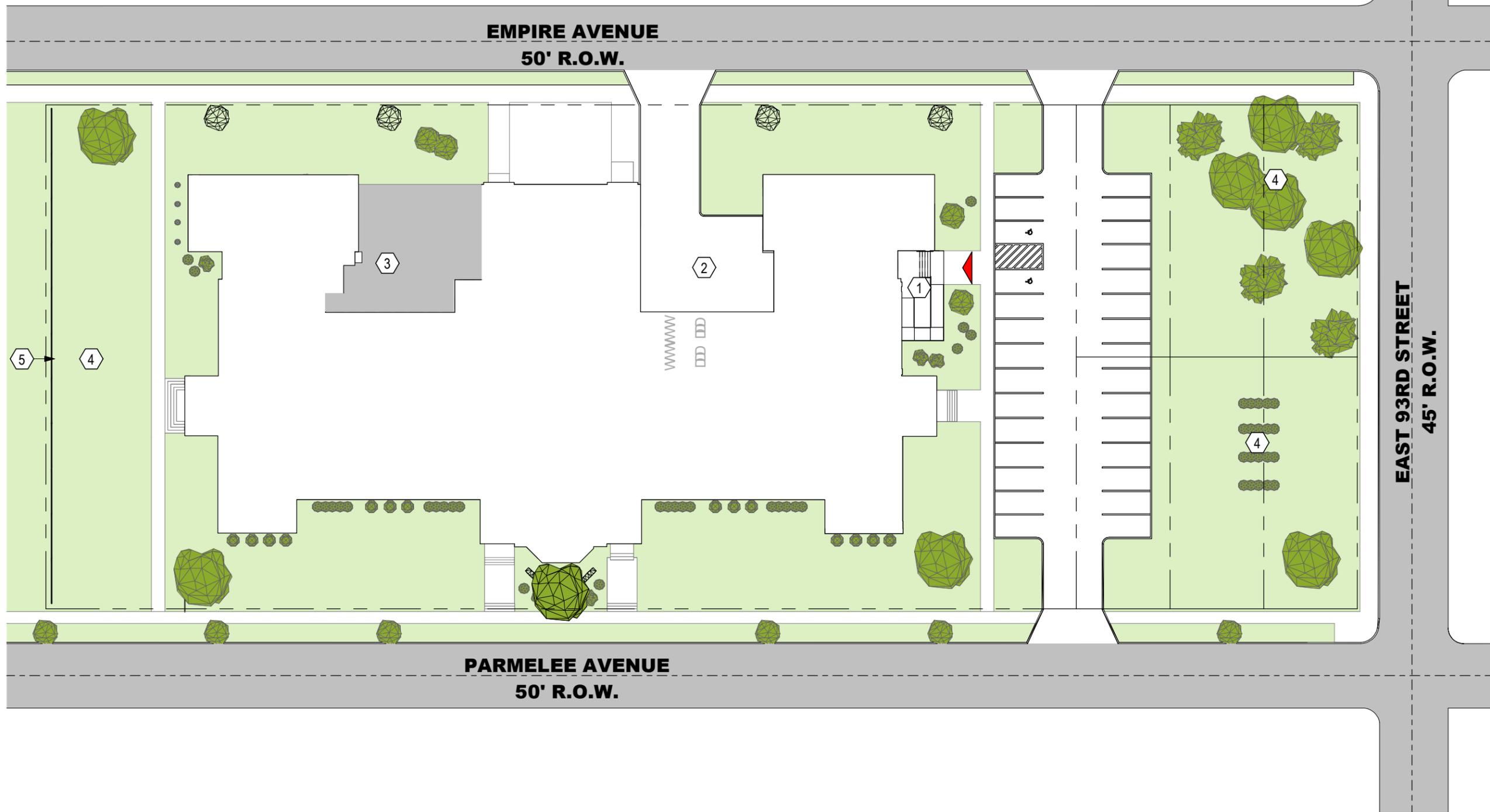
Empire CMSD Adaptive Housing





1952 GYMNASIUM ADDITION

- EXISTING EXTERIOR WALLS ARE CRACKED VERTICALLY DUE TO MOVEMENT OF ENCASED STEEL COLUMNS UNDER W36 ROOF GIRDERS.
- SEVERAL LINTEL FAILURES.
- ANTICIPATED THAT ADDITION HAS BEEN TOOTHED INTO PARTS OF THE ORIGINAL BUILDING.
- LIGHTWELL/COURTYARD BETWEEN GYM AND ORIGINAL BUILDING POINT OF WATER ENTERING THE ORIGINAL BUILDING.
- SANDSTONE EXTERIOR MASONRY ACCENTS, POTENTIAL GYM EQUIPMENT TO BE REVIEWED FOR SALVAGE AND REUSE.



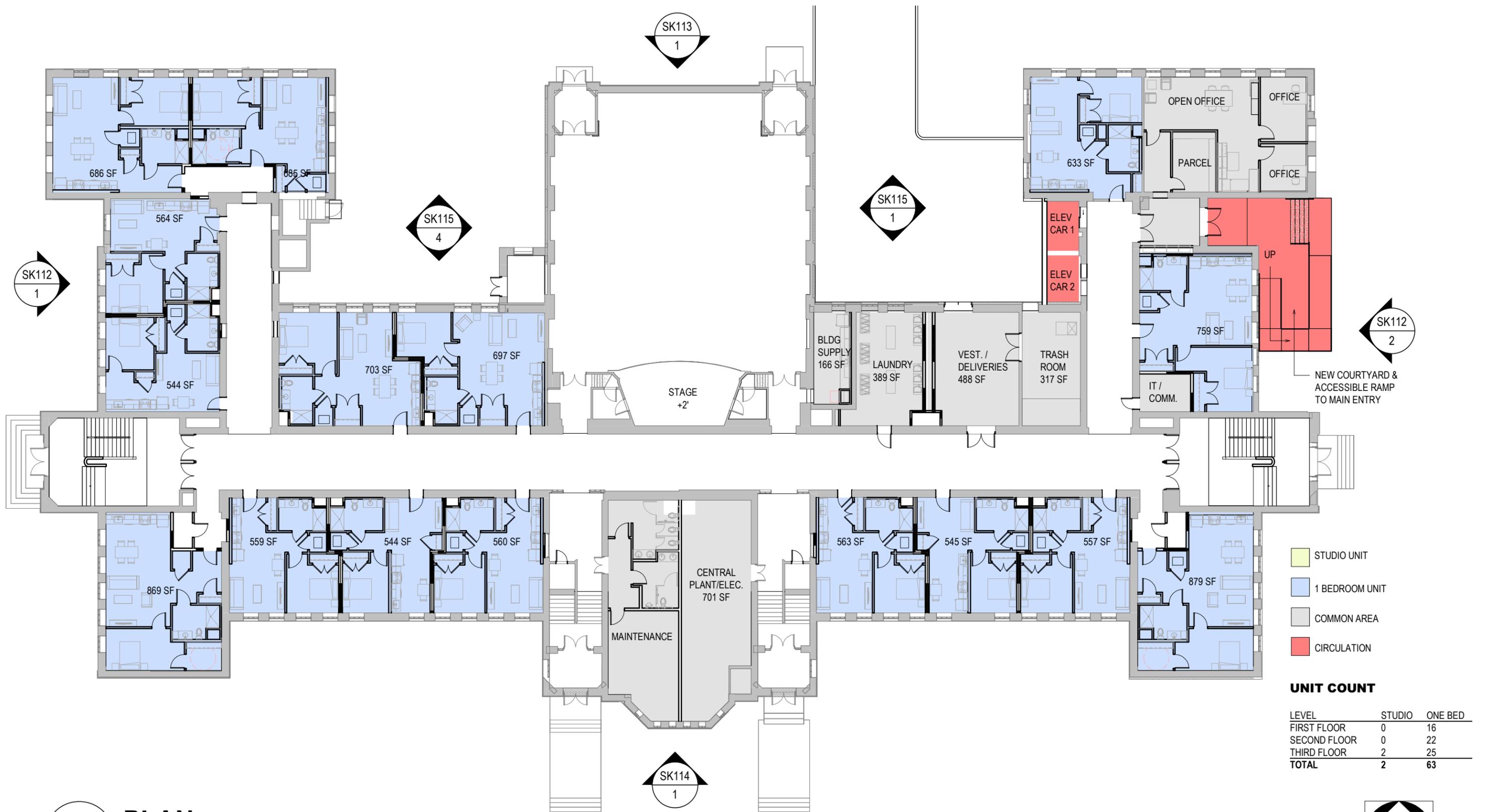
CODED NOTE LEGEND

- ① NEW SINGLE STORY ACCESSIBLE ADDITION
- ② MAINTENANCE YARD / TENANT MOVE-IN ENTRY
- ③ RESIDENT PATIO W/ AMENITIES
- ④ AMENITY/GREEN SPACE
- ⑤ 6' HIGH PRIVACY FENCE
- ▲ MAIN ENTRY

PARKING CALCULATIONS
 1 SPACE PER 3 UNITS
 65 UNITS/3 = 22 SPACES REQ'D
 + 4 STAFF SPACES
 + 3 VISITOR SPACES
 29 TOTAL SPACES PROVIDED
 (2 ACCESSIBLE SPACES)

1 SITE PLAN
 1" = 40'-0"





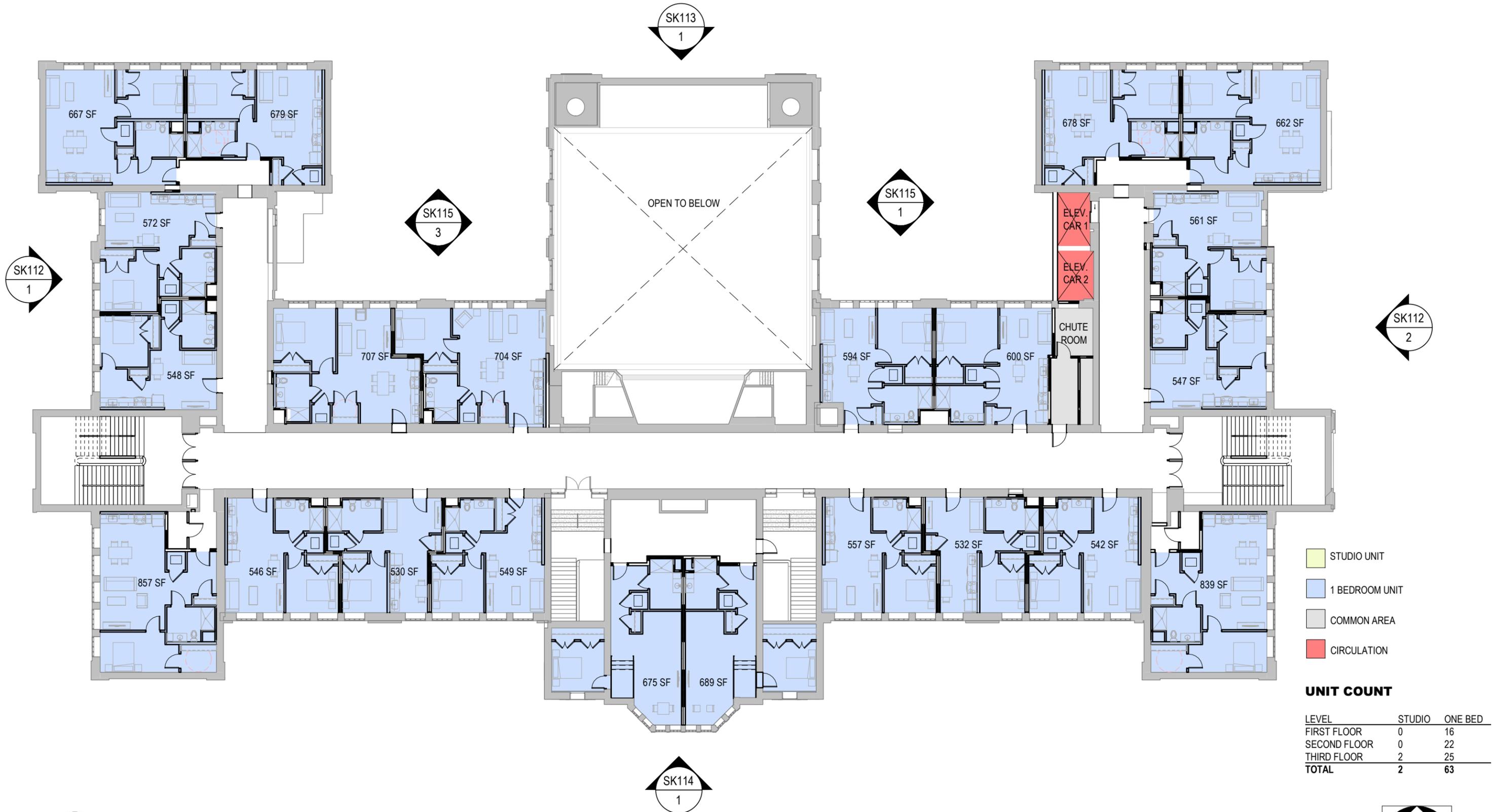
- STUDIO UNIT
- 1 BEDROOM UNIT
- COMMON AREA
- CIRCULATION

UNIT COUNT

LEVEL	STUDIO	ONE BED
FIRST FLOOR	0	16
SECOND FLOOR	0	22
THIRD FLOOR	2	25
TOTAL	2	63

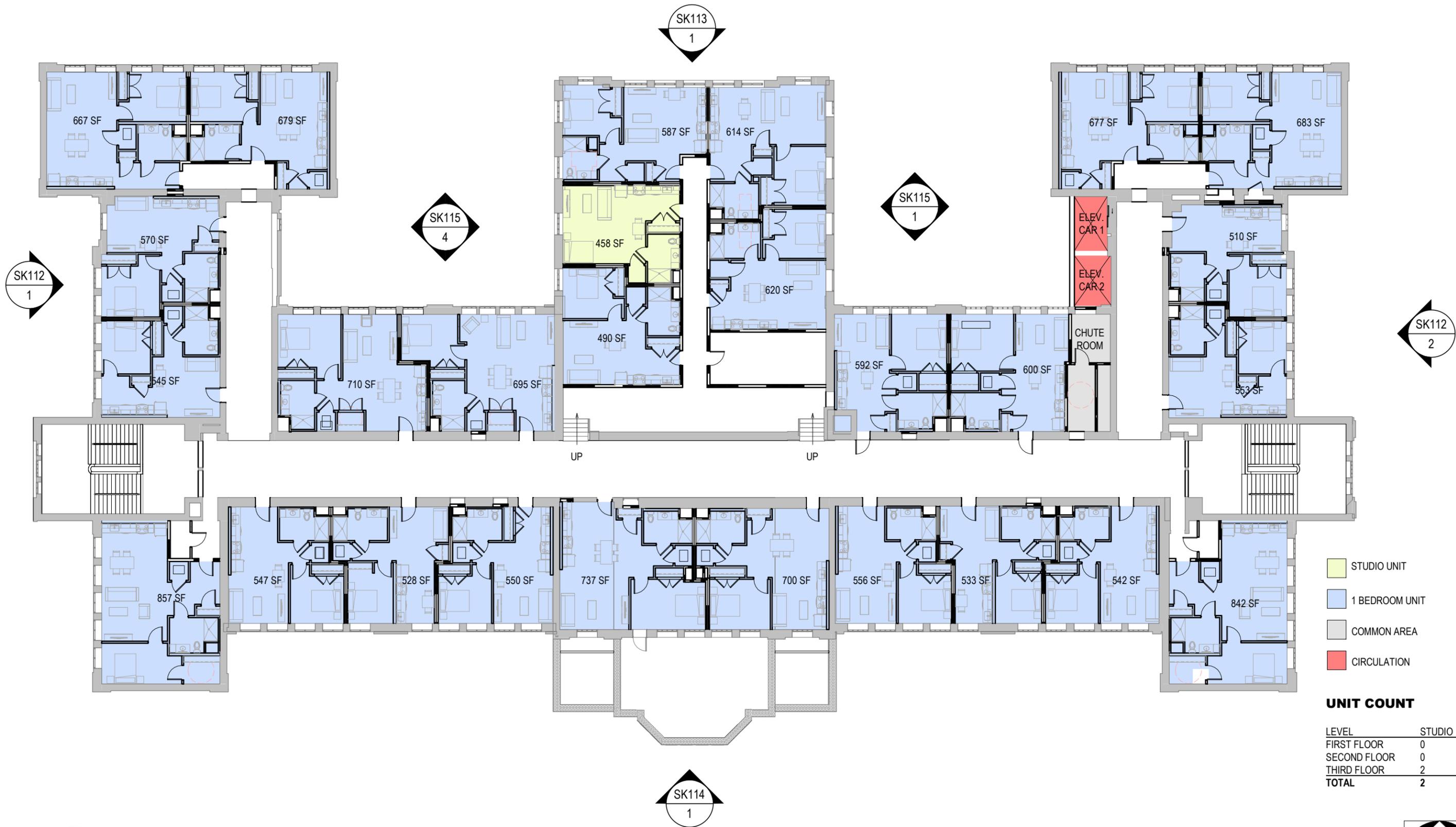
1 PLAN LEVEL 1
1" = 20'-0"





1 PLAN LEVEL 2
1" = 20'-0"





- STUDIO UNIT
- 1 BEDROOM UNIT
- COMMON AREA
- CIRCULATION

UNIT COUNT

LEVEL	STUDIO	ONE BED
FIRST FLOOR	0	16
SECOND FLOOR	0	22
THIRD FLOOR	2	25
TOTAL	2	63

1 PLAN LEVEL 3
1" = 20'-0"



SK111 FLOOR PLAN

Empire CMSD Adaptive Housing



CODED NOTE LEGEND	
①	NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW IN EXISTING OPENING
②	EXISTING MASONRY TO REMAIN; CLEAN
③	NEW DOOR IN EXISTING OPENING
④	OUTLINE OF GYMNASIUM TO BE DEMOLISHED; PATCH AND REPAIR BRICK.
⑤	NEW ACCESSIBLE ENTRANCE WITH RAMP AND STAIRS.



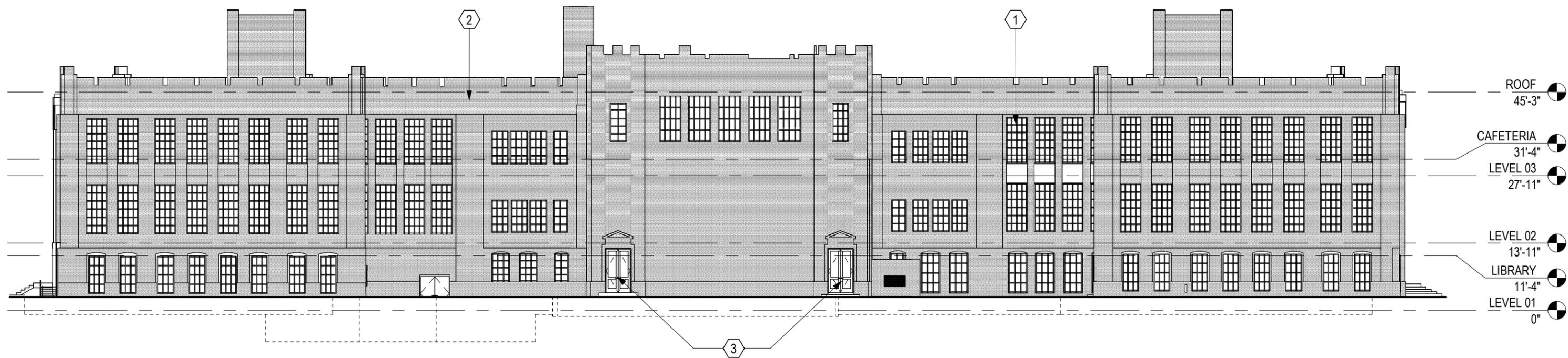
2 ELEVATION WEST ELEVATION
 1" = 20'-0" REF: 1 / A202



1 ELEVATION EAST ELEVATION
 1" = 20'-0" REF: 1 / A201



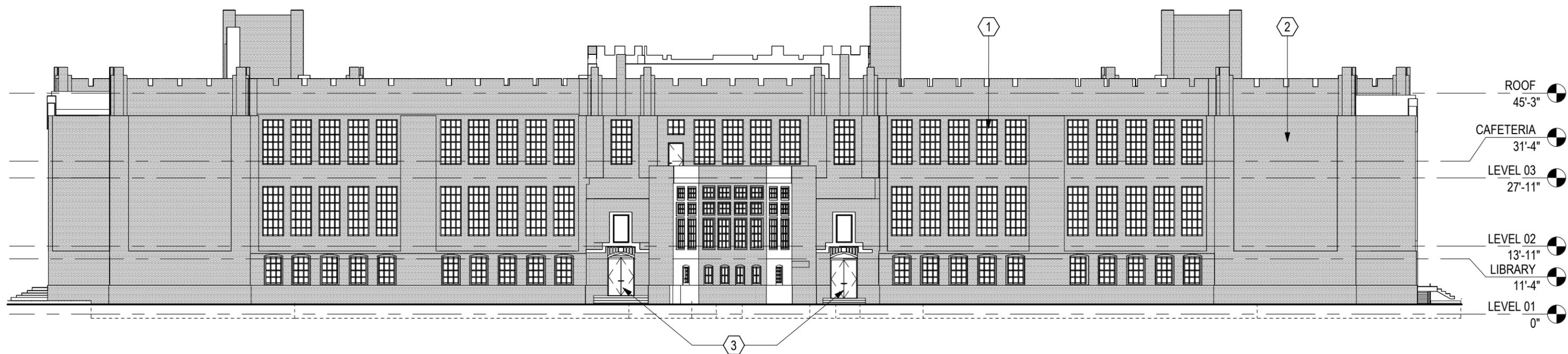
CODED NOTE LEGEND	
①	NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW IN EXISTING OPENING
②	EXISTING MASONRY TO REMAIN; CLEAN
③	NEW DOOR IN EXISTING OPENING
④	OUTLINE OF GYMNASIUM TO BE DEMOLISHED; PATCH AND REPAIR BRICK.
⑤	NEW ACCESSIBLE ENTRANCE WITH RAMP AND STAIRS.



1 **ELEVATION** NORTH ELEVATION
 1" = 20'-0" REF: 1 / A201

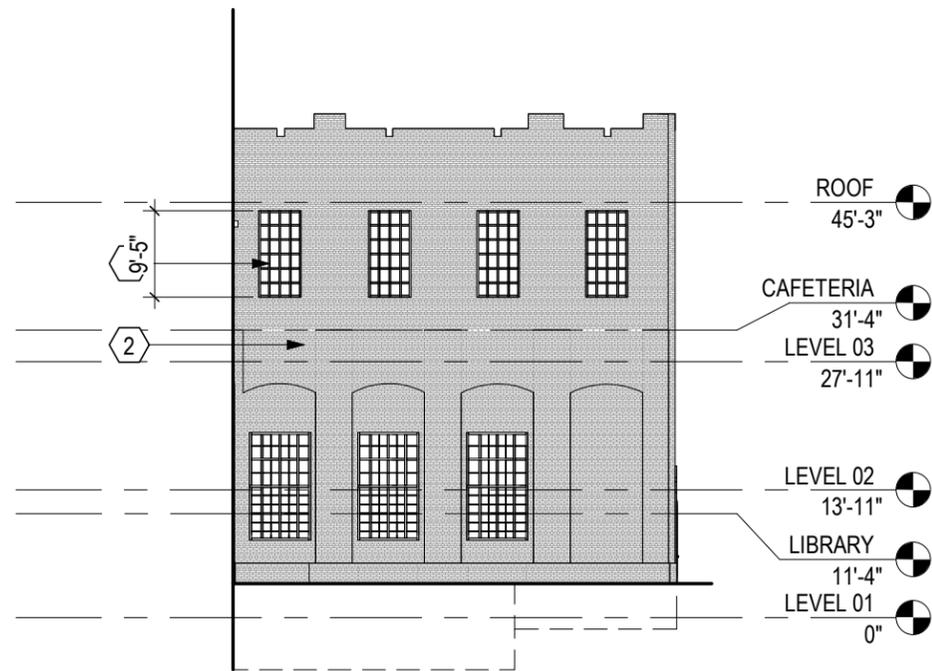
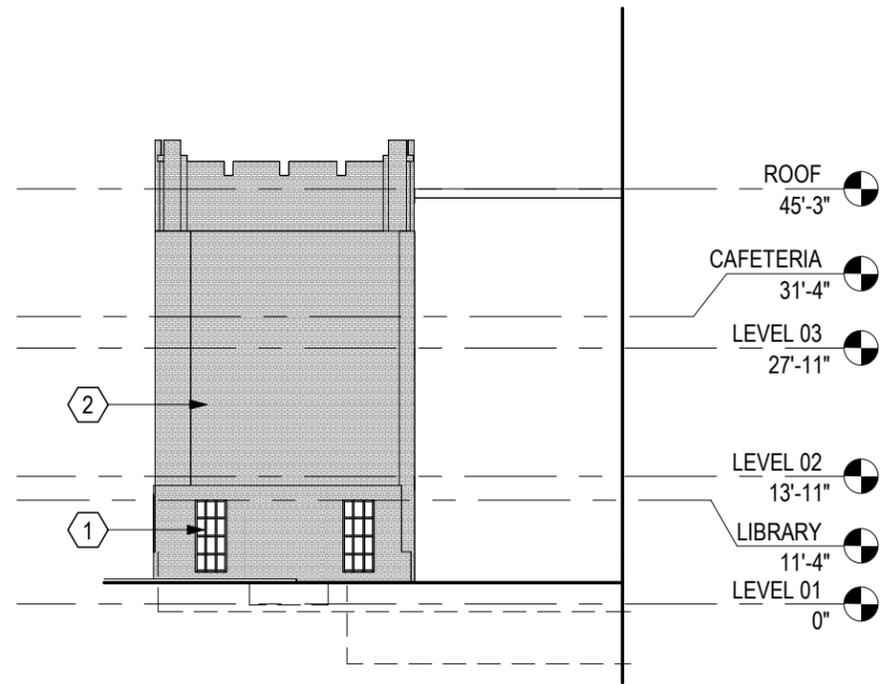


CODED NOTE LEGEND	
①	NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW IN EXISTING OPENING
②	EXISTING MASONRY TO REMAIN; CLEAN
③	NEW DOOR IN EXISTING OPENING
④	OUTLINE OF GYMNASIUM TO BE DEMOLISHED; PATCH AND REPAIR BRICK.
⑤	NEW ACCESSIBLE ENTRANCE WITH RAMP AND STAIRS.



1 ELEVATION SOUTH ELEVATION
 1" = 20'-0" REF: 1 / A201

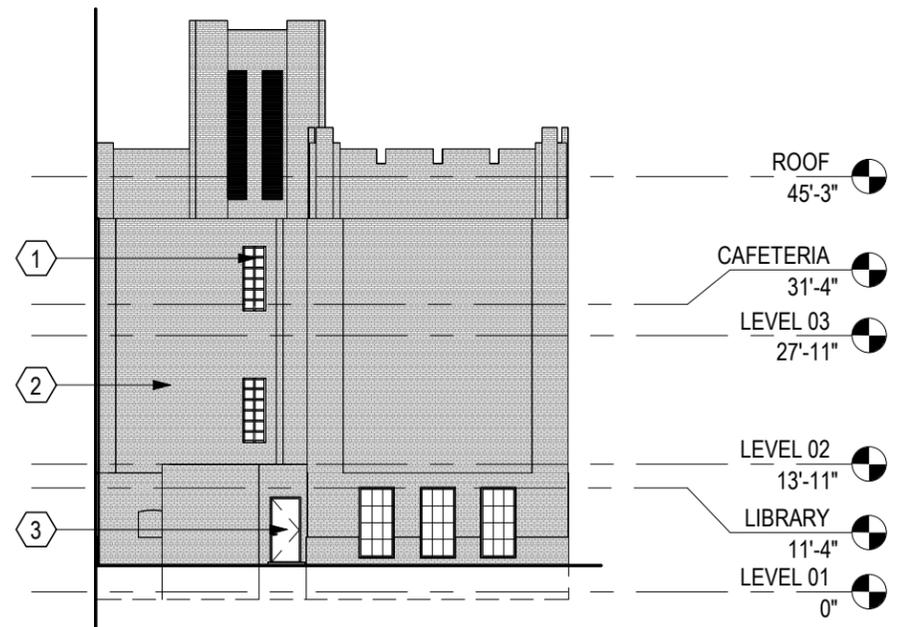
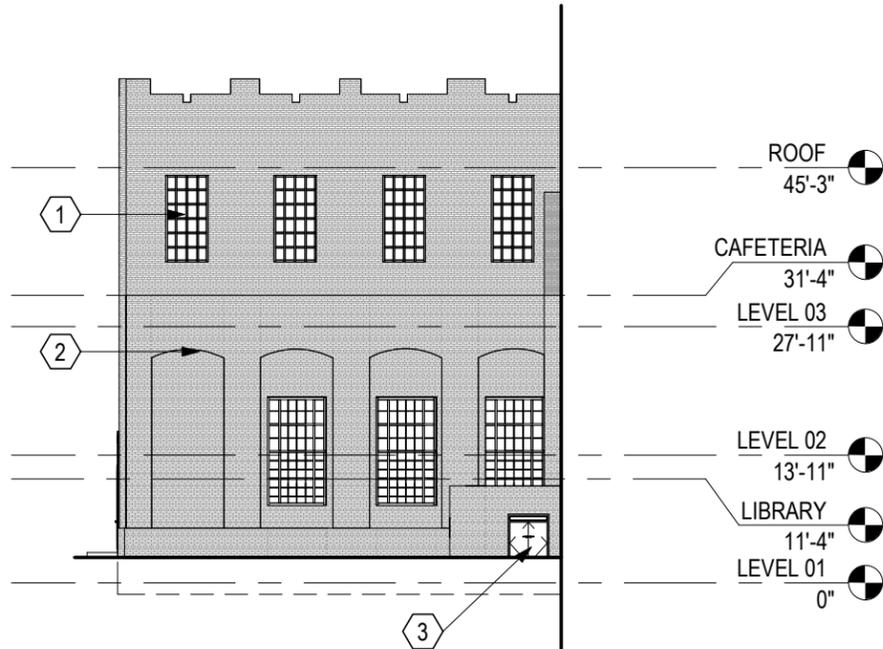




CODED NOTE LEGEND	
1	NEW WINDOW TO MATCH EXISTING HISTORIC WINDOW IN EXISTING OPENING
2	EXISTING MASONRY TO REMAIN; CLEAN
3	NEW DOOR IN EXISTING OPENING
4	OUTLINE OF GYMNASIUM TO BE DEMOLISHED; PATCH AND REPAIR BRICK.
5	NEW ACCESSIBLE ENTRANCE WITH RAMP AND STAIRS.

1 ELEVATION EAST COURTYARD - EAST ELEVATION
1" = 20'-0" REF: 1 / A201

2 ELEVATION EAST COURTYARD - WEST ELEVATION
1" = 20'-0" REF: 1 / A201



3 ELEVATION WEST COURTYARD - EAST ELEVATION
1" = 20'-0" REF: 1 / A201

4 ELEVATION WEST COURTYARD - WEST ELEVATION
1" = 20'-0" REF: 1 / A201



Cleveland Landmarks Commission

Design Review



February 23, 2023



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

Date: 2/2/23

File Number: NE23-03

Building / Project Name: Empire School Renovation

Property Address: 9113 Parmelee Ave

Property Owner:

Historic Designation: National Register Local Landmarks District Landmark Building

Presenters: Rob Donaldson, Jessica Sheldon

Specifications of work proposed:

- Adaptive reuse for senior housing; some original windows remaining-all windows boarded
- Demo gym addition and include new ramp and accessible entrance in gym space and restore facade
- Remove excess paving for greenspace; parking as required, possible EV charging station

Recommendations of Design Review Committee:

Concept Review – no action taken

Notes/Comments:

- Rezoning, community, and council support
- Positive impact in neighborhood; lighting and landscaping important to have enjoyable space
- Accessible entrance and impacts to historic structure
- Parking available for tenants and guests – opinions from committee mixed on too little or just enough

Design Review Committee:

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
Jeff Johnson	<input type="checkbox"/> Not Present	<input 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 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 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 type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse
Ava Schmidt	<input checked="" type="checkbox"/> Not Present	<input 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
Rob Norton	<input type="checkbox"/> Not Present	<input type="checkbox"/> In-Favor	<input type="checkbox"/> Opposed	<input type="checkbox"/> Table	<input type="checkbox"/> Abstain/Recuse

Non-Voting In Attendance

Ariel Washington, Jessica Beam (City of Cleveland)

Required to present at Cleveland Landmarks Commission? Yes No **Date:** 2/23

Cleveland Landmarks Commission

Staff Report



February 23, 2023

National Register of Historic Places Nomination



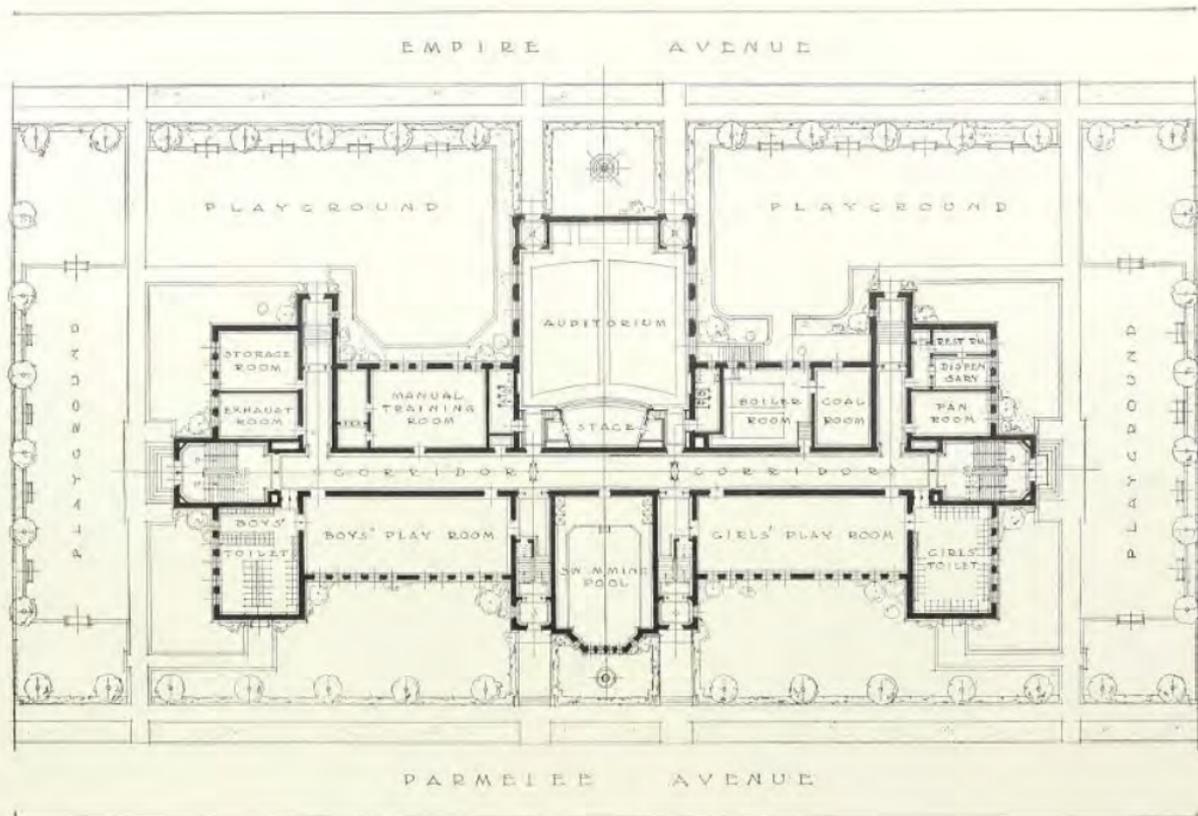
National Register of Historic Places Nomination

February 23, 2023



Ohio Historic Site Preservation Advisory Board 3/17/2023

Empire Junior High School
9113 Parmelee Avenue
Ward 9: Conwell



GROUND FLOOR PLAN
 EMPIRE SCHOOL
 DIVISION OF ARCHITECT
 BOARD OF EDUCATION CLEVELAND
 SCALE 1/8" = 1'-0"



FIG. 581. — **EMPIRE** SCHOOL, CLEVELAND, OHIO.

Mr. W. B. McCormack, Architect















Eric S. Gordon
Chief Executive Officer

September 6, 2022

Barbara Powers
Department Head
Inventory and Registration
State Historic Preservation Office
Ohio History Connection
800 East 17th Street
Columbus, OH 43211

Re: **Empire School**
9133 Parmalee Avenue, Cleveland, OH 44108
Support for National Register Nomination

As owner of the Empire School building, the Cleveland Metropolitan School District (CMSD) is aware of, acknowledges, and has no objection to the actions being taken by Beacon Communities or any of its associated affiliates/LLCs relative to the submission of the National Register nomination and all federal state historic tax credit 1) applications, 2) amendments, 3) additional information requests, and 4) project certification requests for the rehabilitation of Empire School.

The Empire School Building is a designated local landmark, and CMSD looks forward to supporting the City of Cleveland and Beacon Communities in their proposed redevelopment and adaptive reuse of this significant community asset.

Sincerely,

A handwritten signature in black ink, appearing to read 'E S Gordon', written over a light blue horizontal line.

Eric S. Gordon
Educator: Chief Executive Officer

Chief Executive Officer
Eric S. Gordon

Board of Education
Anne E. Bingham
Board Chair

Robert M. Heard Sr.
Vice Chair

Louise P. Dempsey, Esq.
Sara Elaqaq, J.D.
Leah D. Hudnall
Denise W. Link
Nigamanth Sridhar, Ph.D.
Lisa Thomas, Ph.D.
Kathleen C. Valdez, Esq.

Ex Officio Members
Michael A. Baston, Ed.D., J.D.
Laura Bloomberg, Ph.D.

Administrative Reports



Cleveland Landmarks Commission

Adjournment



February 23, 2023

Cleveland Landmarks Commission



February 23, 2023