



CITY OF CLEVELAND
Mayor Justin M. Bibb

2025 City of Cleveland

Landmarks Commission

December 11th, 2025

Julie Trott, Commission Chair
Daniel Musson, Secretary





CITY OF CLEVELAND
Mayor Justin M. Bibb

Certificates of Appropriateness

December 11th, 2025



Case 25-077

Certificate of Appropriateness

**Clifton/West Boulevard
Historic District**

Safar Fine Casual Dining
11526 Clifton Boulevard

Signage and Awning

Project Representatives: Aldo Dure, Be Next Awnings & Graphics
Ward 15: Councilmember Spencer

Tabled October 9th, 2025





BNEXT

Cleveland Office

5109 Clark Ave.
Cleveland, Ohio 44102

216-688-1800

TEXT 216-407-7711 TO CHAT NOW!

| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: Safar Bar

CONTACT:

ADDRESS: 11526 clifton Blvd, Cleveland, oh 44102

DRAWING: 0000488

DATE: 06-09-2025

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: Safar Bar / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	06-09-25
Design	Juan J. Monsanto	06-09-25

JOB DESCRIPTION

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

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11526 clifton Blvd, Cleveland, oh 44102



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JOB DESCRIPTION

BACK BACKER WITH CHANNEL LETTERS ON RACEWAY

Illuminated cloud sign on flush mont for "Safar Bar"
Cloud Channel Letters faces to be 3/16" WHITE
ACRYLIC with translucent vinyl ORACAL 8500 #020 Golden Yellow, ORACAL 651 #070 black
1" BLACK trim cap.
5" BLACK Returns for cloud channel Letters

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

LANDLORD SIGNATURE:
(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

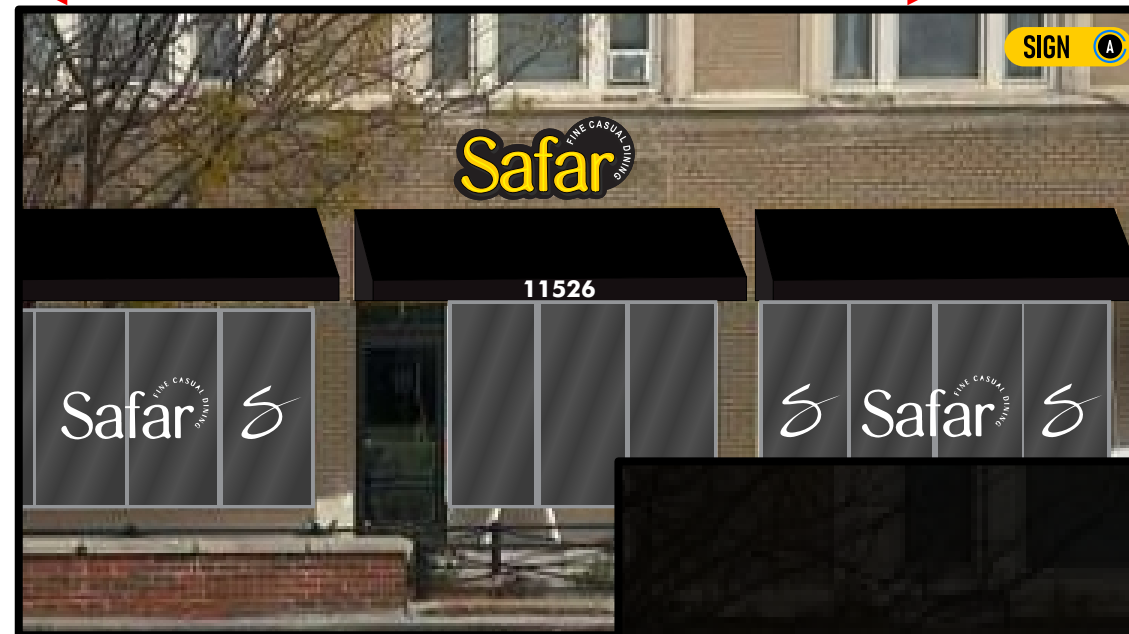
I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.
CLIENT SIGNATURE:

DATE:

BACK BACKER WITH CHANNEL LETTERS ON RACEWAY SIGN **A**

85'0 FRONTAGE

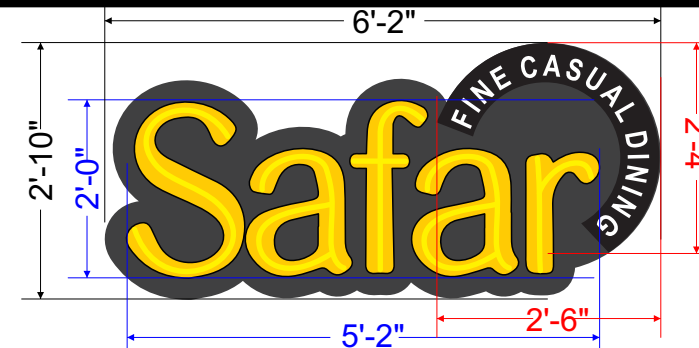
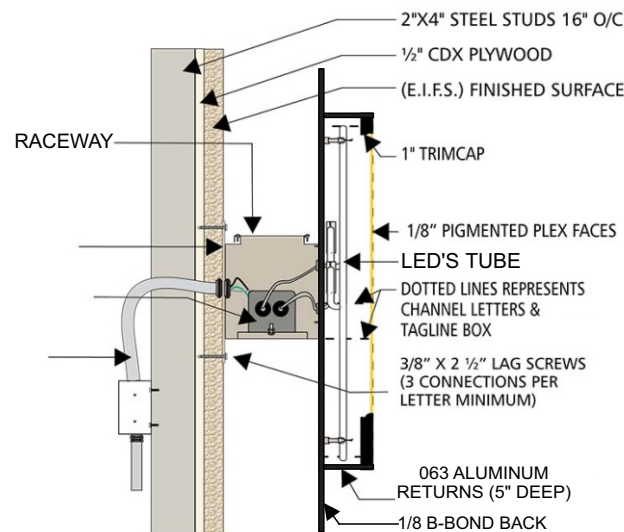
13'0 ELEVATION



SURVEY NEEDED TO
VERIFY DIMENSIONS

BASED ON
ARCHITECTURAL RENDERINGS

NEED SIGN PLACEMENT APPROVAL



**LED'S TUBE
RACEWAY MOUNT
TYPICAL-NOT TO SCALE**

MEASUREMENT SIGN **A**

SIGNAGE REPRESENTS 18.39' SQ FT

COLOR SPECIFICATIONS

3/16" WHITE
ACRYLIC

1/8" WHITE
B-BOND BACKS

1" BLACK
TRIMCAP

063 BLACK
ALUMINUM RETURNS

ORACAL 8500
#013 Zinc Yellow

ORACAL 8500
#070 Black

Customer Initials
to approve colors

This drawing and the concepts contained herein are the exclusive property of BNEXT DESIGN Signs and are not to be shared without our expressed written consent. All rights are retained.



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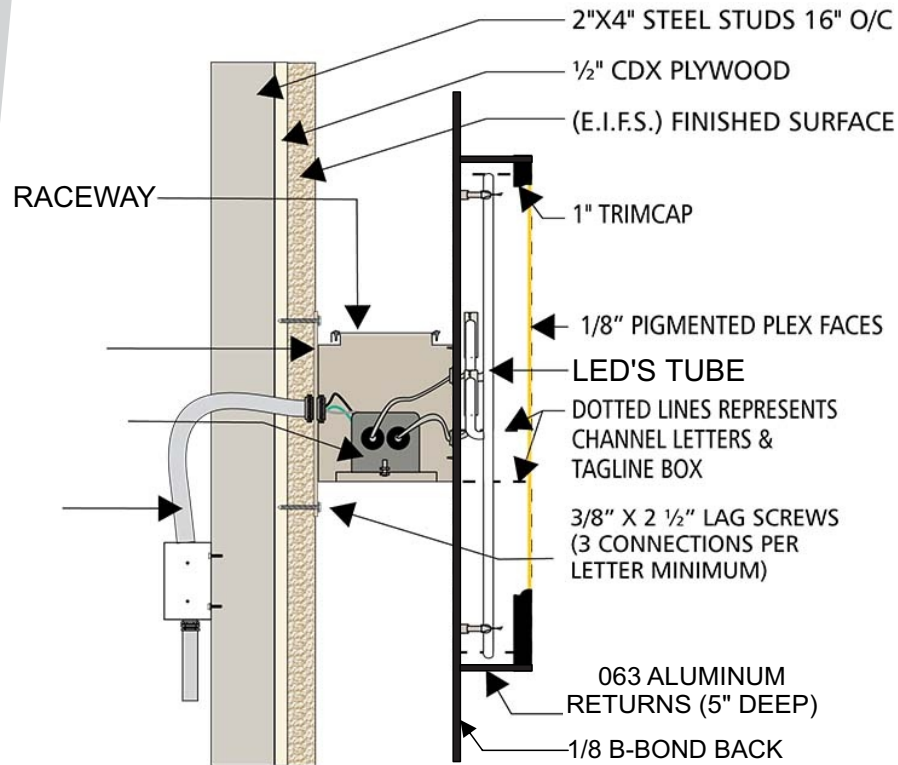
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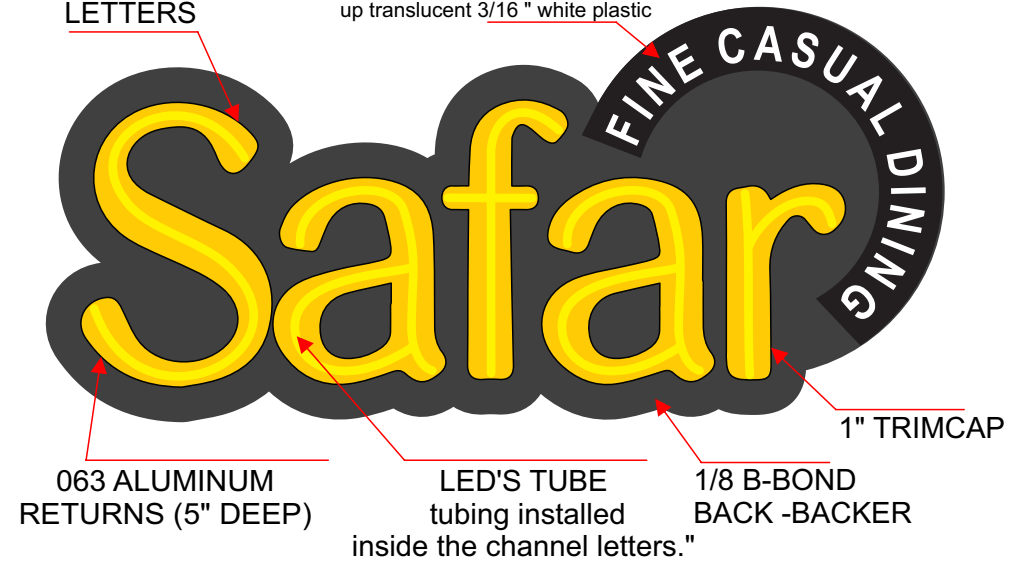
DATE:



LED'S TUBE RACEWAY MOUNT TYPICAL-NOT TO SCALE

WITH INDIVIDUAL
LETTERS

Fine casual dining letters
cut out on metal with backed
up translucent 3/16 " white plastic



EXAMPLE OF THE SIGN



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INSTALLATION DESCRIPTION

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CLIENT SIGNATURE:

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INSTALLATION DESCRIPTION

SIGN

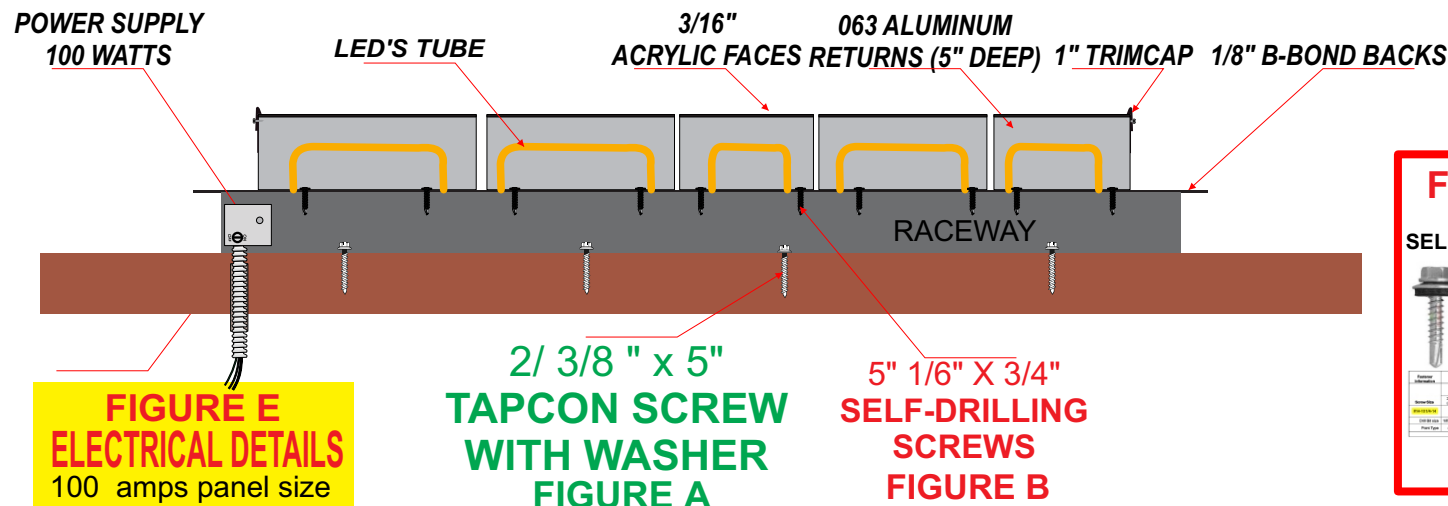
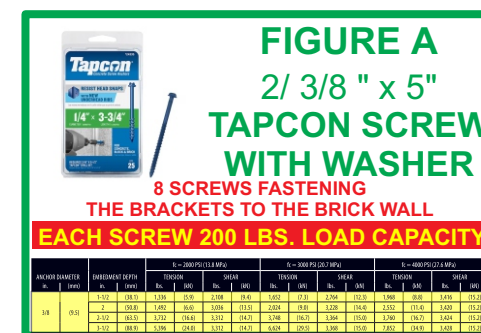
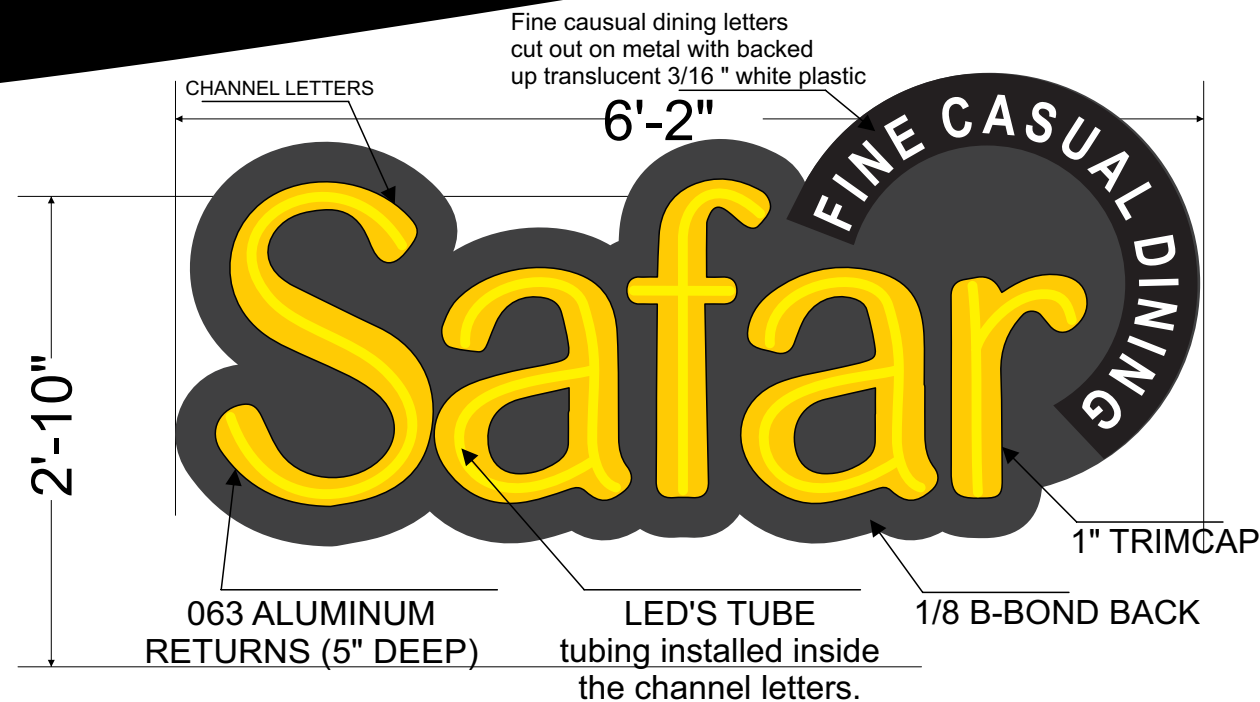


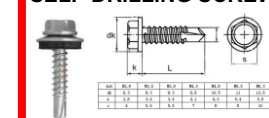
FIGURE E
ELECTRICAL DETAILS

100 amps panel size
12 gage wire
110 watts
20 amps braker
#15 Braker

SIGN WEIGHT
100 lbs

FIGURE B

5/16" X 3/4"
SELF-DRILLING SCREWS



Description	Part Number With Washer	Box Qty.	Wgt/M
#14-10 x 3/4"	14075AW35	250	10.8
#16-10 x 1"	14100AW34	250	14.2
#14-10 x 1-1/2"	14100AW35	150	19.1
#16-10 x 2"	14200AW35	150	23.4
#14-10 x 2-1/2"	14200AW35	150	28.1
#16-10 x 3"	14200AW35	100	34.1
#14-10 x 4"	14400AW35	100	45.5

Mechanical Properties

Screw Type	Major Dia.	Torsional Lb-in	Material		Tensile Lbs	Shear Lbs
			Material	Temp.		
#14-10 Type A	238" 240"	125	Carbon Steel	3,150	2,150	
			304 SS	2,925	1,925	
1/4-14 Type AB & B	237" 240"	150	Carbon Steel	3,850	2,575	
			304 SS	3,700	2,800	
#17-14 Type AB	280" 290"	170	Carbon Steel	5,890	3,285	
			304 SS	5,200	3,125	



DECAL



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DECAL

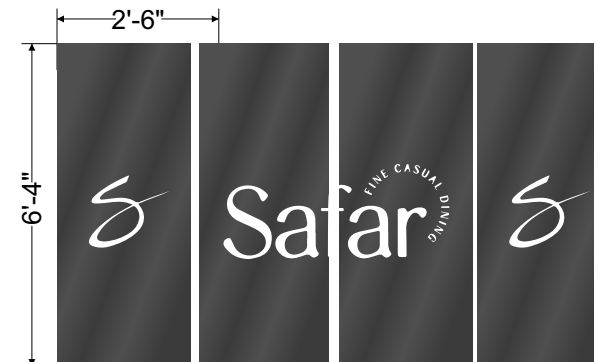
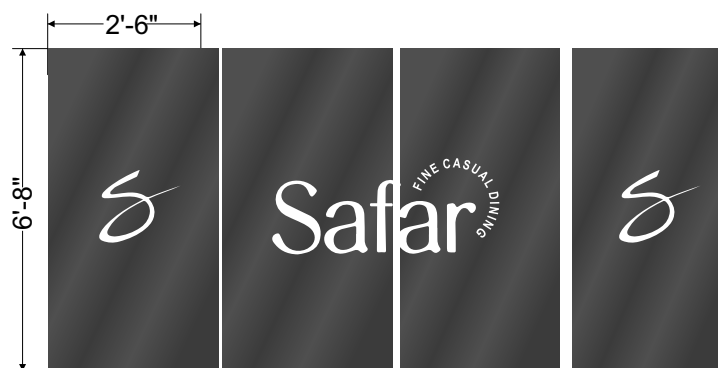
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X 3



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A NEON CHANNEL LETTER LOCATION



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DATE:



Case 25-090

Certificate of Appropriateness

Lorain Variety Historic District

Kids Can be Kids Learning Center 11642 Lorain Avenue

Signage

**Project Representatives: Alicia Garcia, Owner
Ward 11: Councilmember Kelly**



Kids Can Be Kids Learning Center

Signage Information

Hello, I have attached images of the signage we want to use, and I also highlighted/drew on the images of the location we would like to put our signage at.

All the signs are Vinyl banners the only ones are not on the window doors on the back and front entrances are Window decals to see outside but to not be able to see inside.

I have also attached the images of the signs as well.

We will not be making any structural changes to the building just wanting to add signs to the building

The Minute Man signage you see on the images are no longer on the building. Google maps has not updated that yet.

If anything, else is required please let me know

Thank you

11642 Lorain Avenue



Restaurants



Gas



Coffee



Shopping



Rent-A
Furn



Things outlet c
Temporarily closed

Cash Express



11642 Lorain Ave
Recently viewed



MoneyGram



20 ft
5 m



View

11642 Lorain Ave





11642 Lorain Avenue, Clevelan

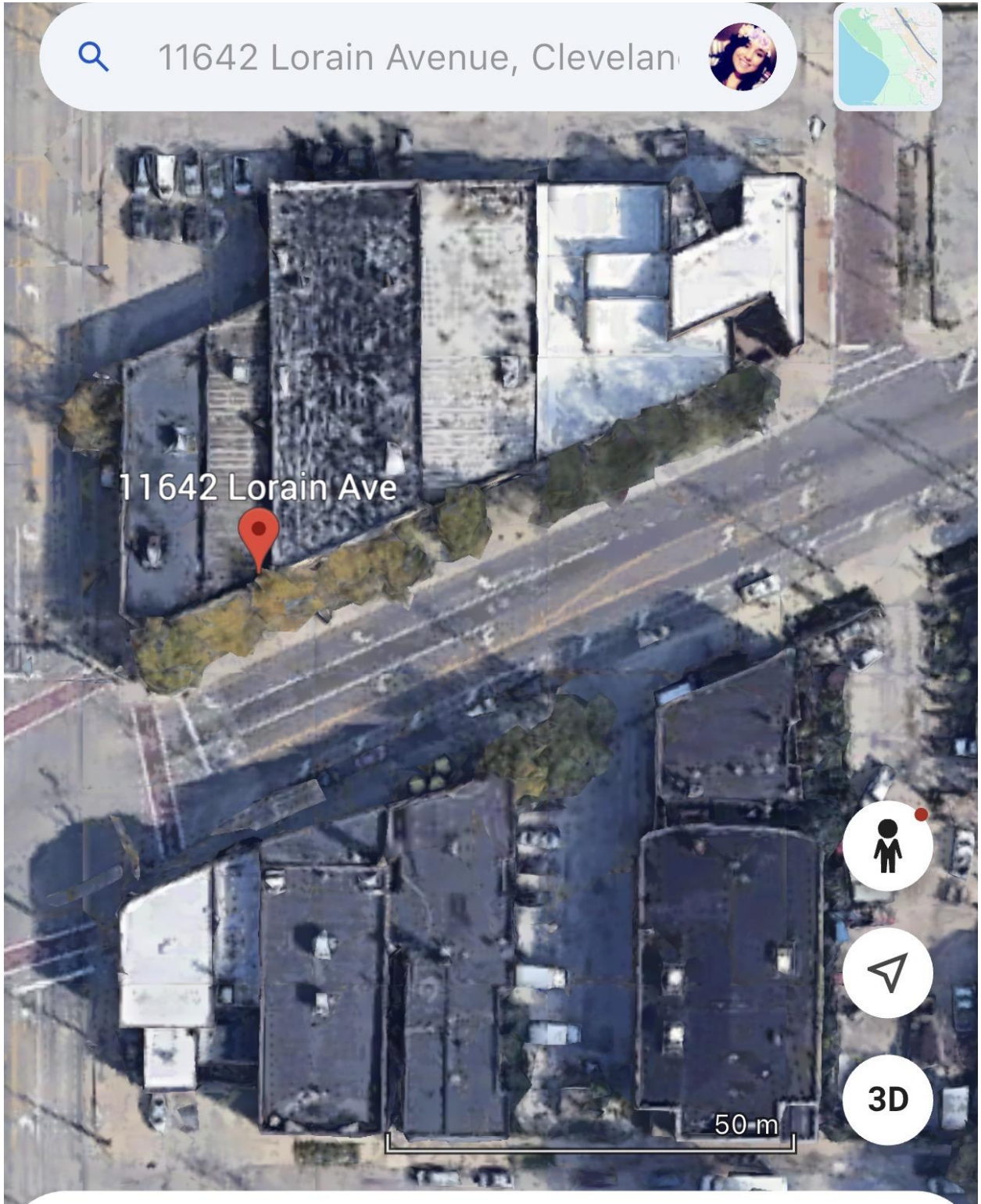


11642 Lorain Ave



3D

50 m



7:34



94



7:41

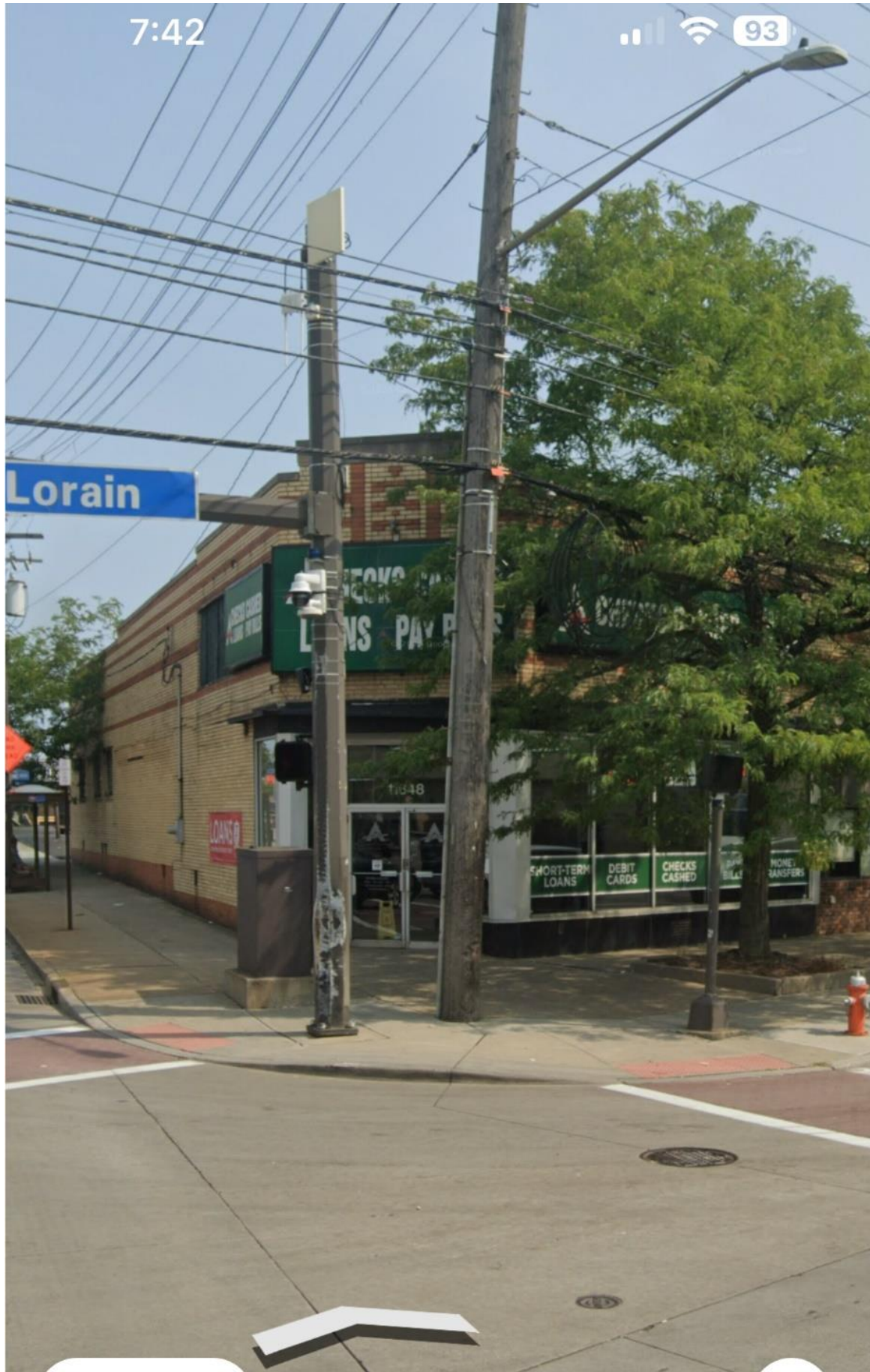
93



7:42

93

Lorain



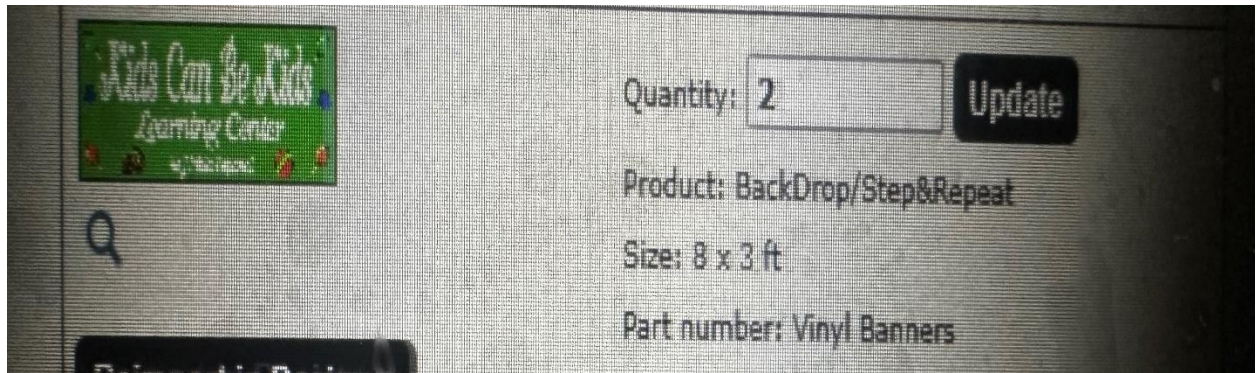


7:35

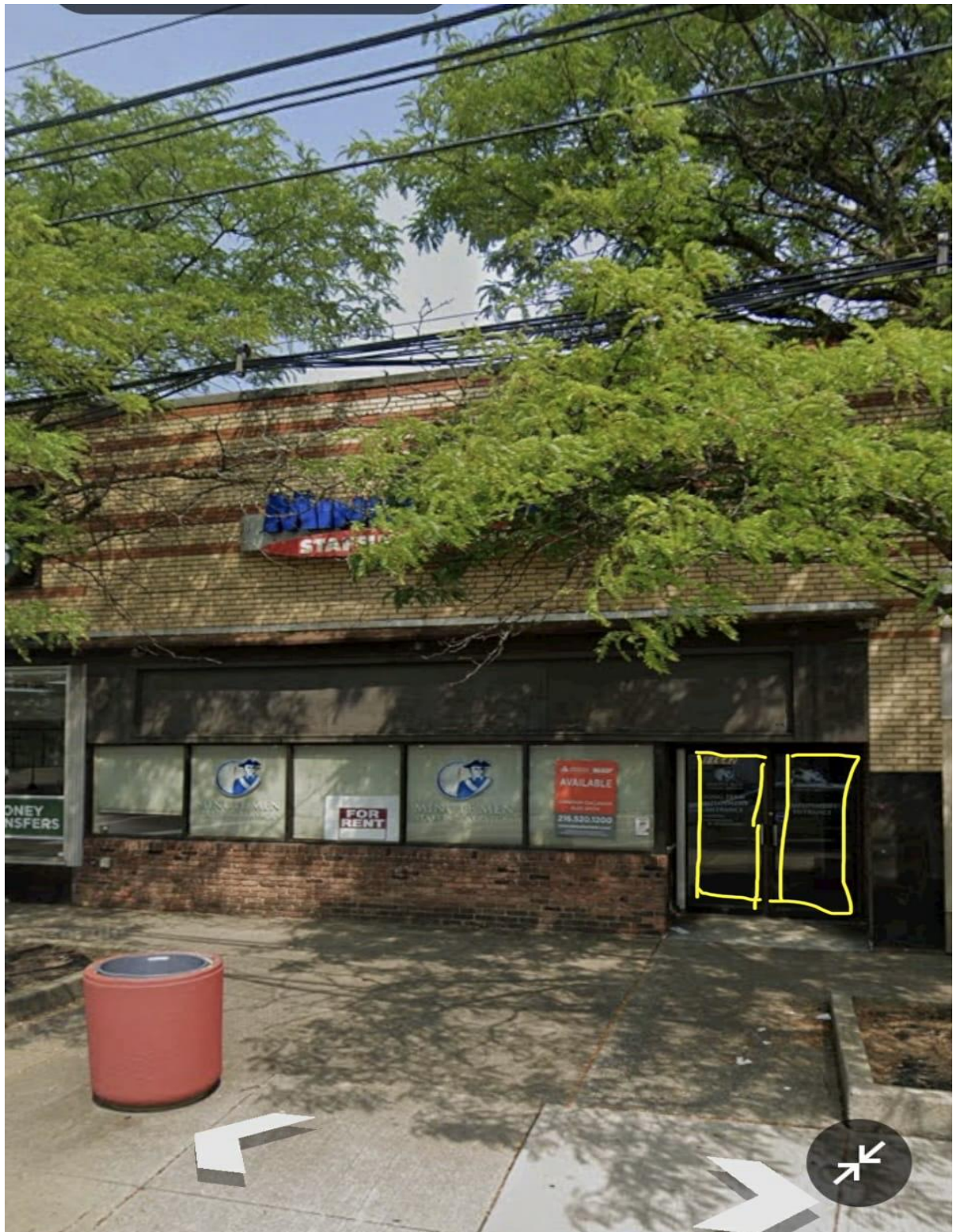


94

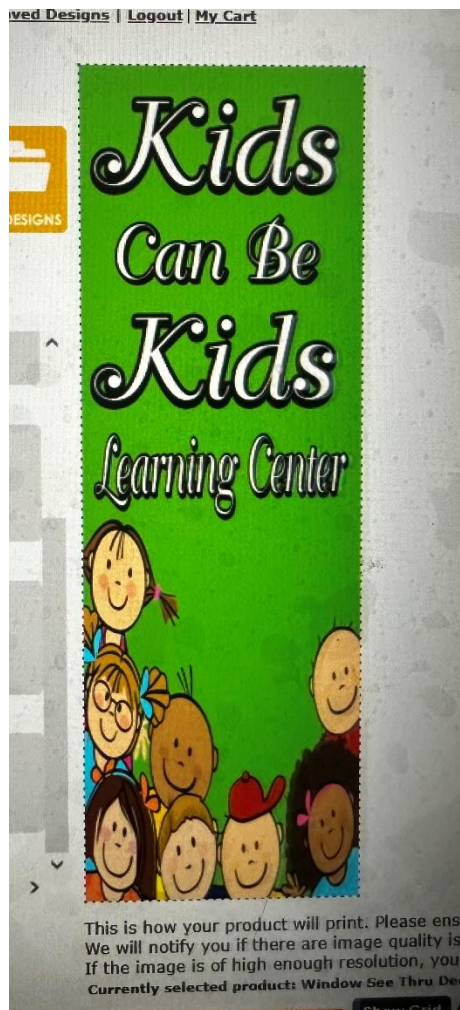




2 of these one on the front and the back







One for each side and it will be for both doors the same sign the front and the back



The Top sign on the building is going to be the same one from up front.

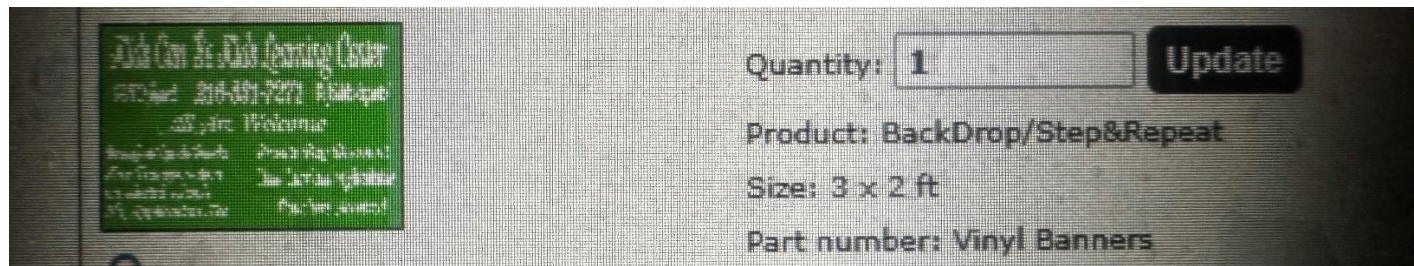
The window door decals from the front will also be the same ones for the back.



The first rectangle on the side of the door is for our Daycare rating which is the one below



And the smaller square next to this sign is this one



Case 25-091

Certificate of Appropriateness

**First Methodist Church/Prospect
Avenue Historic District**

3001 Prospect Avenue

Fence Replacement

**Project Representatives: Bob Sparent, RJS Fence
Ward 7: Councilmember Howse-Jones**





Signature Health Fence Project


3001 Prospect Ave

Cleveland, Ohio

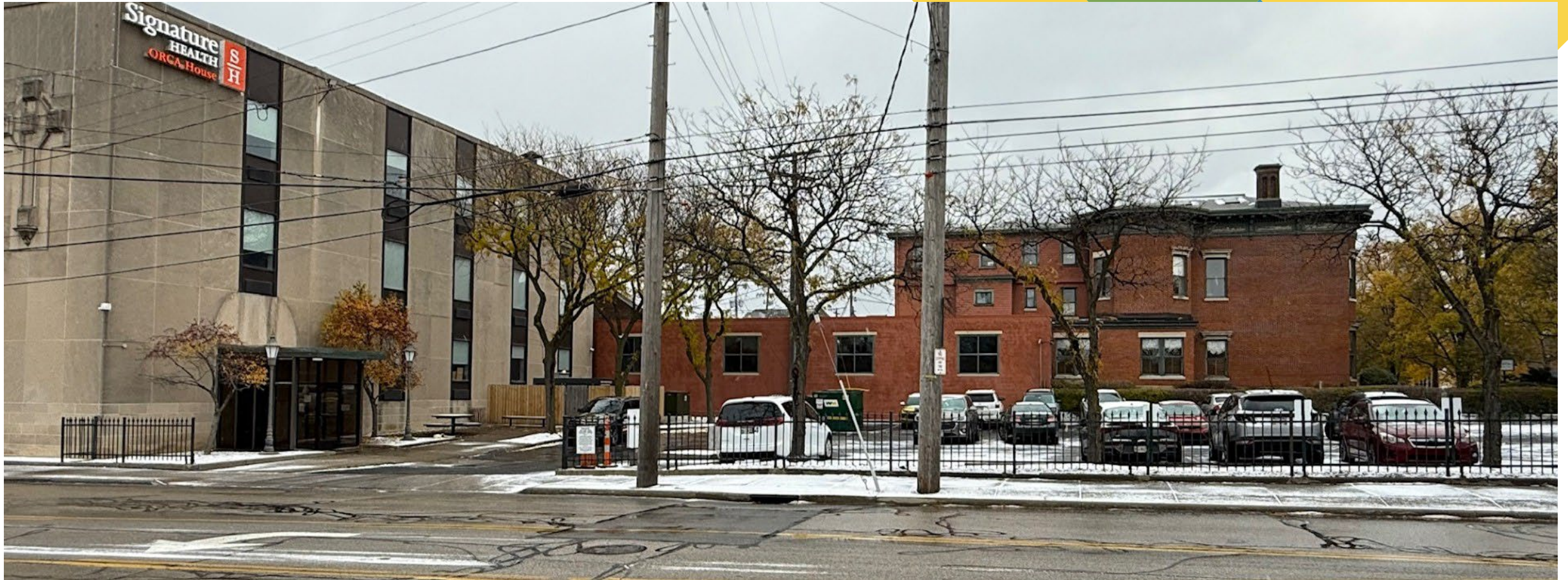
Aerial Mapping



Context

- Perimeter Boundary Fence of South Parking Lot
- The objective is to increase the security while maintaining it's historical appearance
- Site has existing 4' high black ornamental fence, along the West and South boundaries of the parking lot, and 4' high black chain link fence along the East boundary.

- New 6' high black ornamental fence to be installed in same location as existing 4' high black ornamental fence. New 6' high black chain link fence to be installed in same location as existing 4' high black chain link fence.

E 30th Main Entrance



E 30th Fence Line



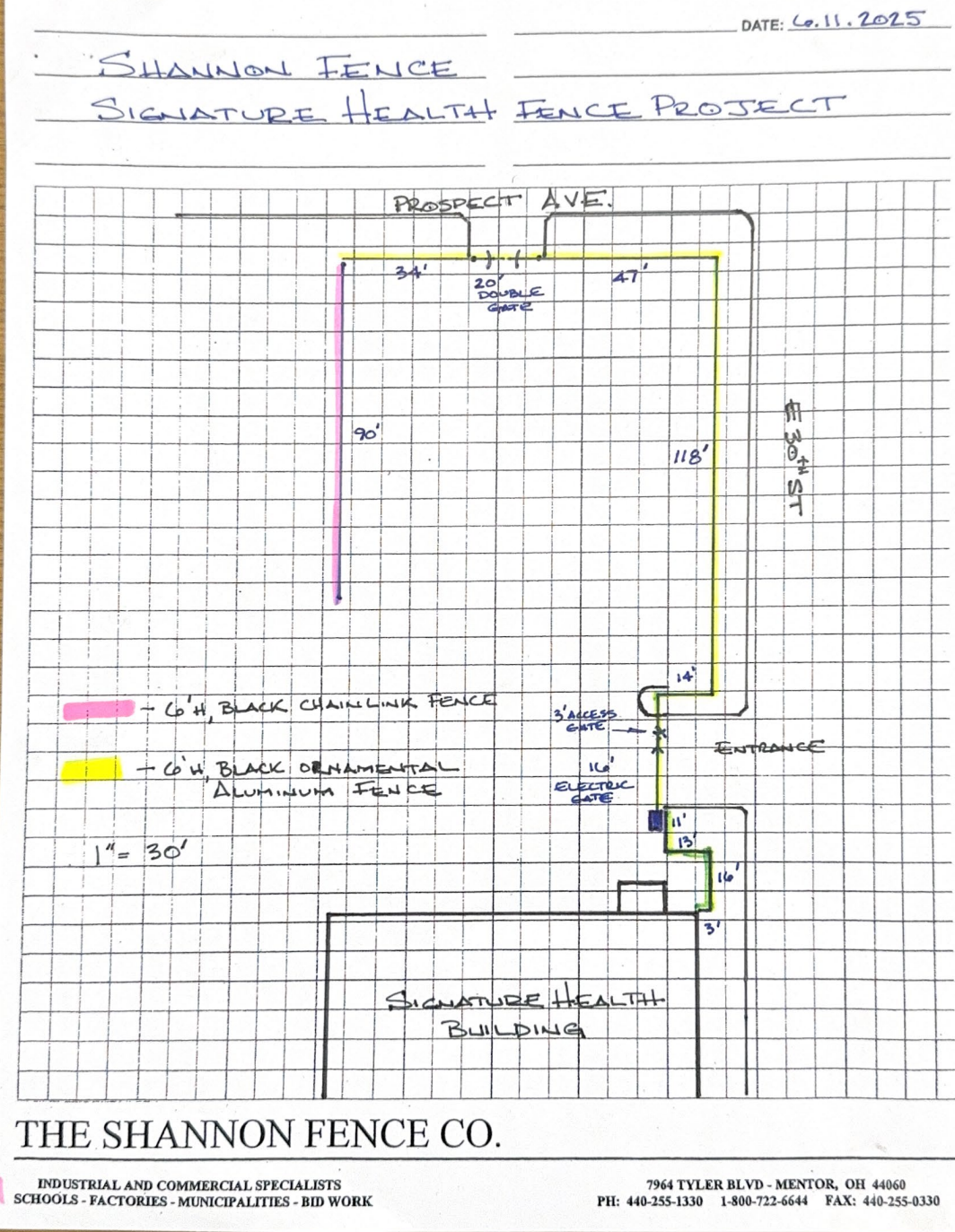
E 30th & Prospect Ave Fence Line



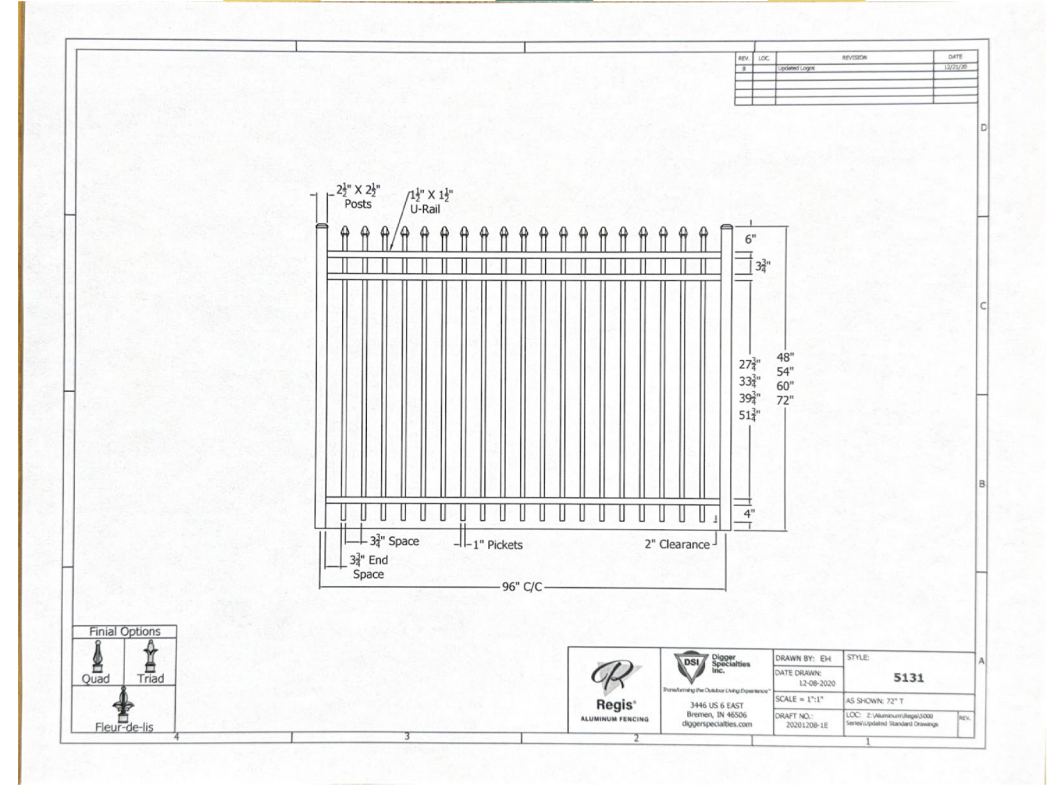
Prospect Ave Fence Line



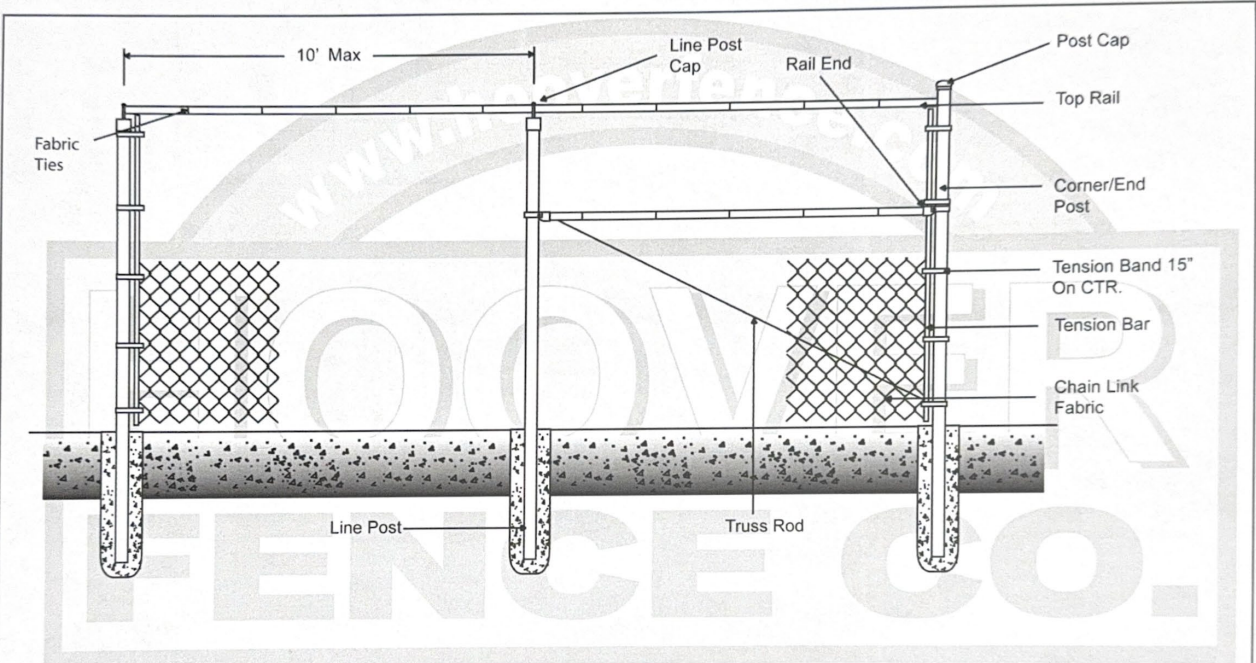
Signature Health Site Plan



A decorative graphic in the bottom right corner consisting of several overlapping diamond shapes. The colors used are teal, yellow, and olive green. The diamonds are arranged in a way that they appear to be layered, with some partially obscuring others.

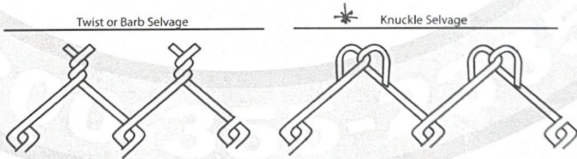


Cut Sheet Chain Link Fence




Fabric	Height	Mesh	Gauge	Selvaage	Finish
6	2	3	16	16	16
Framework	O.D.	Wall	Wt. per ft.	Length	
End/Corner Post	3	16			
Line Post	2 1/2	16			
Rails	1 1/2	11			
Gate Frame	N/A				
Gate Post	N/A				

Notes
 - Gate Fabric to match fence
 - For more information please see
www.hooverfence.com



Last Revised: 10-02-06

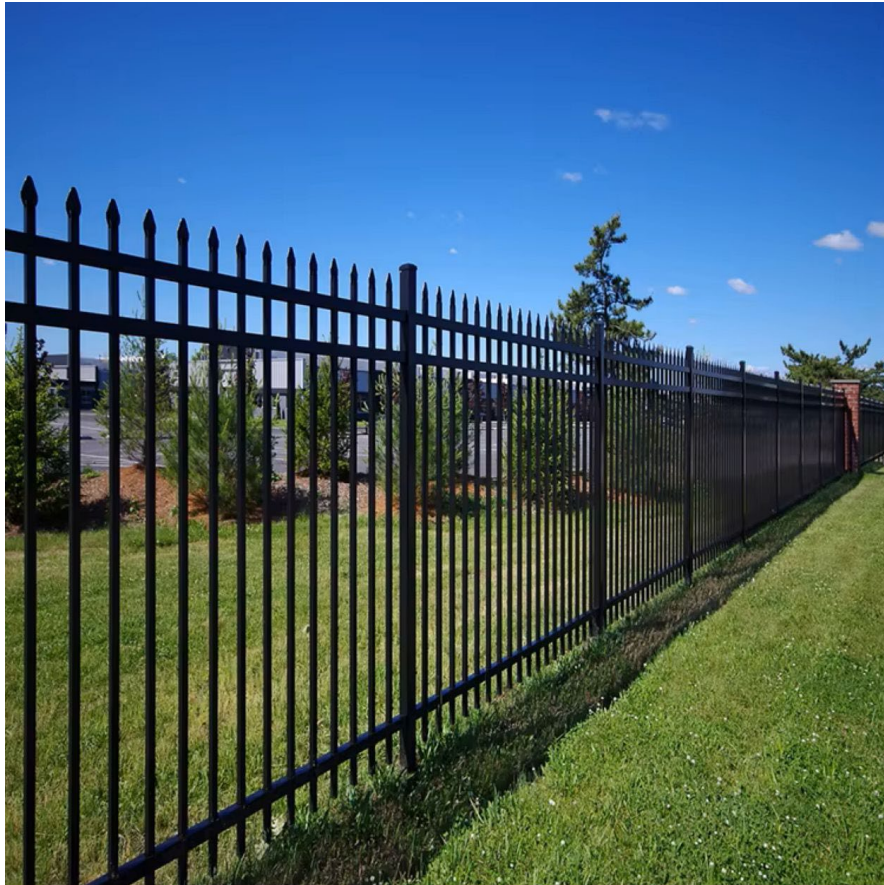


Standard Chain Link Fencing

Approved By Date	Revision No.	Drawing NO.
Drawn By	Checked By	

Standard ChainLink Fence W/Top Rail & Brace Assembly

Examples of proposed fences



Examples Cont.



Neighboring Properties w/ similar fences





Thank you

RJS Fence LLC DBA Shannon Fence LTD

7964 Tyler Blvd. Mentor, Ohio. 44060

O:440-255-1330 C: 440-336-3649

Bob Sparent, bob@shannonfence.com

Case 25-092

Certificate of Appropriateness

Lorain Station Historic District

**Related Case 25-088
approved November
13th, 2025**

Kims Caribbean Kitchen
9615 Lorain Avenue

Pole Signage

Project Representatives: Aldo Dure, Be Next Awnings & Graphics
Ward 11: Councilmember Kelly





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Cleveland, Ohio 44102

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| Monday-Friday | 9:00 am - 5:00 pm |

CLIENT: kims caribbean kitchen

CONTACT:

ADDRESS: 9615 Lorain Avenue, Cleveland, Ohio, EE. UU.

DRAWING: 0000501

DATE: 09-05-2025

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: kims caribbean kitchen / drive bnextrd@gmail.com

DRAWING HISTORY

INFO	NAME	DATE
Reception	Aldo Dure	09-02-25
Design	Juan J. Monsanto	09-05-25

JOB DESCRIPTION

ILLUMINATED CLOUD CHANNEL LETTERS ON RAIL

I have reviewed the artwork and approve that everything is 100% correct and give my permission to move forward with this project.

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KIMS CARIBBEAN KITCHEN

9615 Lorain Avenue, Cleveland, Ohio, EE. UU.



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JOB DESCRIPTION

REFACING EXITING POLE SIGN DOUBLE FACES

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DATE:

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CLIENT SIGNATURE:

DATE:

REFACING EXITING POLE SIGN DOUBLE FACES

SIGN

B

EXITING POLE SIGN



NIGHT VIEW SIGN



APPROXIMATE MEASUREMENT SIGN

SIGNAGE REPRESENTS 64.0' SQ FT

COLOR SPECIFICATIONS

ORACAL 8500
#087 Emerald

ORACAL 8500
#070 Black

Customer Initials
to approve colors

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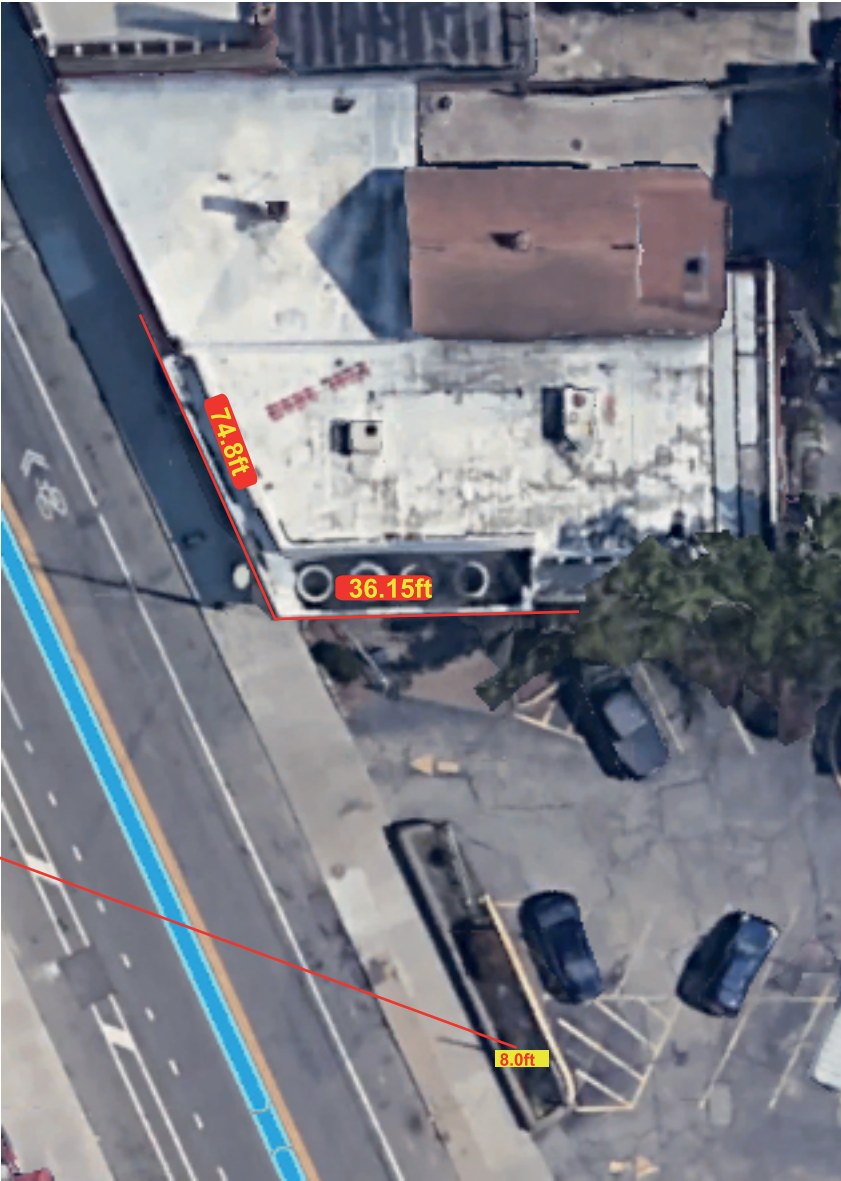
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B EXITING POLE SIGN

SURVEY NEEDED TO
VERIFY DIMENSIONS

BASED ON
ARCHITECTURAL RENDERINGS

NEED SIGN PLACEMENT APPROVAL





SURROUNDING

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ARCHITECTURAL RENDERINGS

NEED SIGN PLACEMENT APPROVAL

4

Case 25-093

Certificate of Appropriateness

Shaker Square Historic District

Blace Building
2860 East 130th Street

Demolition

Project Representatives: Woo Jun, City of Cleveland

Ward #: Council President Griffin



2860 E 130th St (Blace Building)

Proposal for Nuisance Abatement Demolition
of a Commercial Structure



CITY OF CLEVELAND

Mayor Justin M. Bibb

§161.05 Regulation of Environmental Changes; Certificate of Appropriateness

- (b)(2) In evaluating applications for demolition or removal of property, the Commission shall consider the following standards:
 - A. The architectural and historic significance of the subject building or structure;
 - B. The significance of the building or structure in contributing to the architectural or historic character of its environs;
 - D. The present and potential economic viability of the subject building or structure, given its physical condition and marketability;
 - E. If the demolition will remedy conditions imminently dangerous to life, health, or property, as determined in writing by the Department of Building and Housing, the Division of Fire or the Department of Public Health;



§161.05 Regulation of Environmental Changes; Certificate of Appropriateness

- (c) If the Commission finds that the environmental change proposed by the applicant will not adversely affect any significant historical or aesthetic feature of the property and is appropriate and consistent with the spirit and purposes of this chapter, or will remedy conditions imminently dangerous to life, health or property, as determined in writing by the Division of Building and Housing or the Division of Fire or the Department of Public Health, then the Commission shall issue a certificate of appropriateness.



2860 E 130th St., Cleveland, OH 44120
PPN: 129-17-068

Property Information:

- Land Use: Office Building
- Zoning use: Commercial Office
- Lot size: 0.27 acres/11,761 sq ft
- Ward: 6
- CDC: Burten, Bell, Carr Development, Inc.
- Neighborhood: Buckeye-Shaker Square
- Council Representative: Blaine Griffin



Property Information

01 Owner

- Cuyahoga Real Estate Group
- 12/09/2022
-

02 Complaints & Board-ups

- Date of Condemnation: 02/04/2025
- Complaints: 3
- Board-Ups: B&H put up temporary fencing
- Civil Ticket: 1

03 Legal Issues

None, the Demolition Bureau is prepared to move forward. An asbestos survey has been completed.

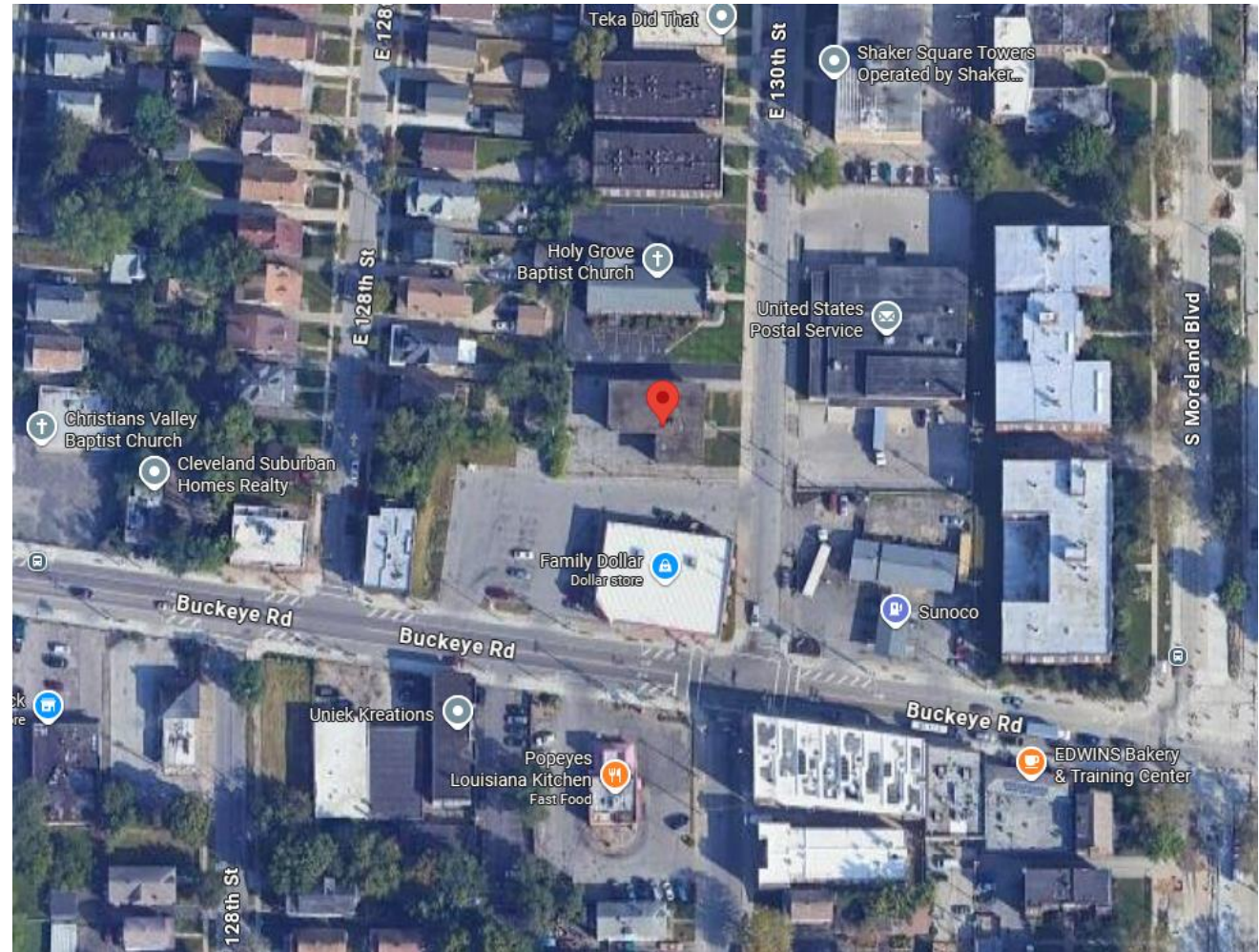
04 Vacancy & Background

- Vacant at least since 2022
- Community members complained about drug activity, human wastes, and trash and debris.
- CPD, Public Health, and BH have considered this property a nuisance

Site Location

Situated north of Buckeye Rd on E 130 behind Family Dollar

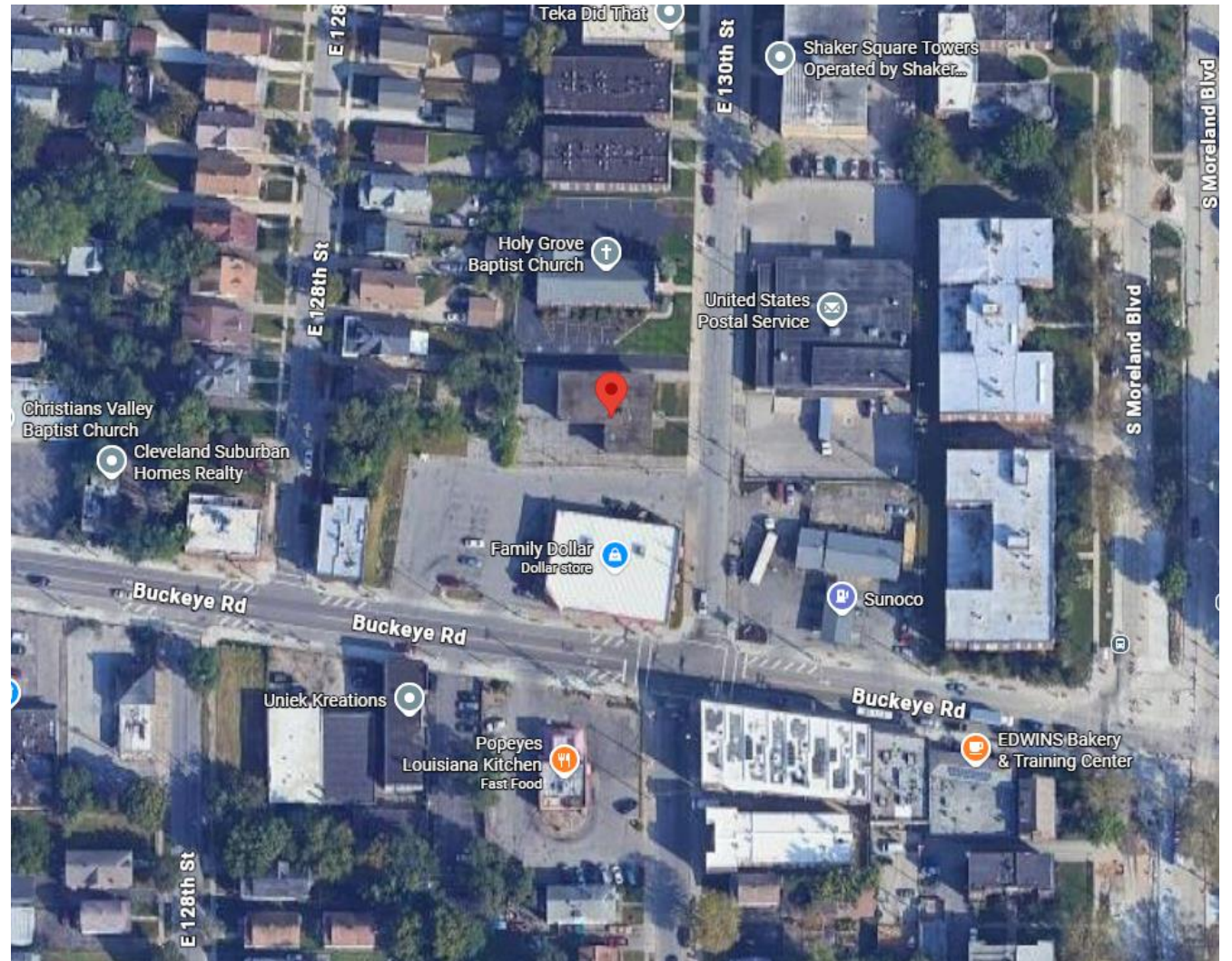
The immediate area is surrounded by both residential and commercial structures.



Site Context

Properties in the near vicinity are commercial structures

Properties toward the rear are residential



CITY OF CLEVELAND
Mayor Justin M. Bibb

CONFIDENTIAL

Exterior Photos



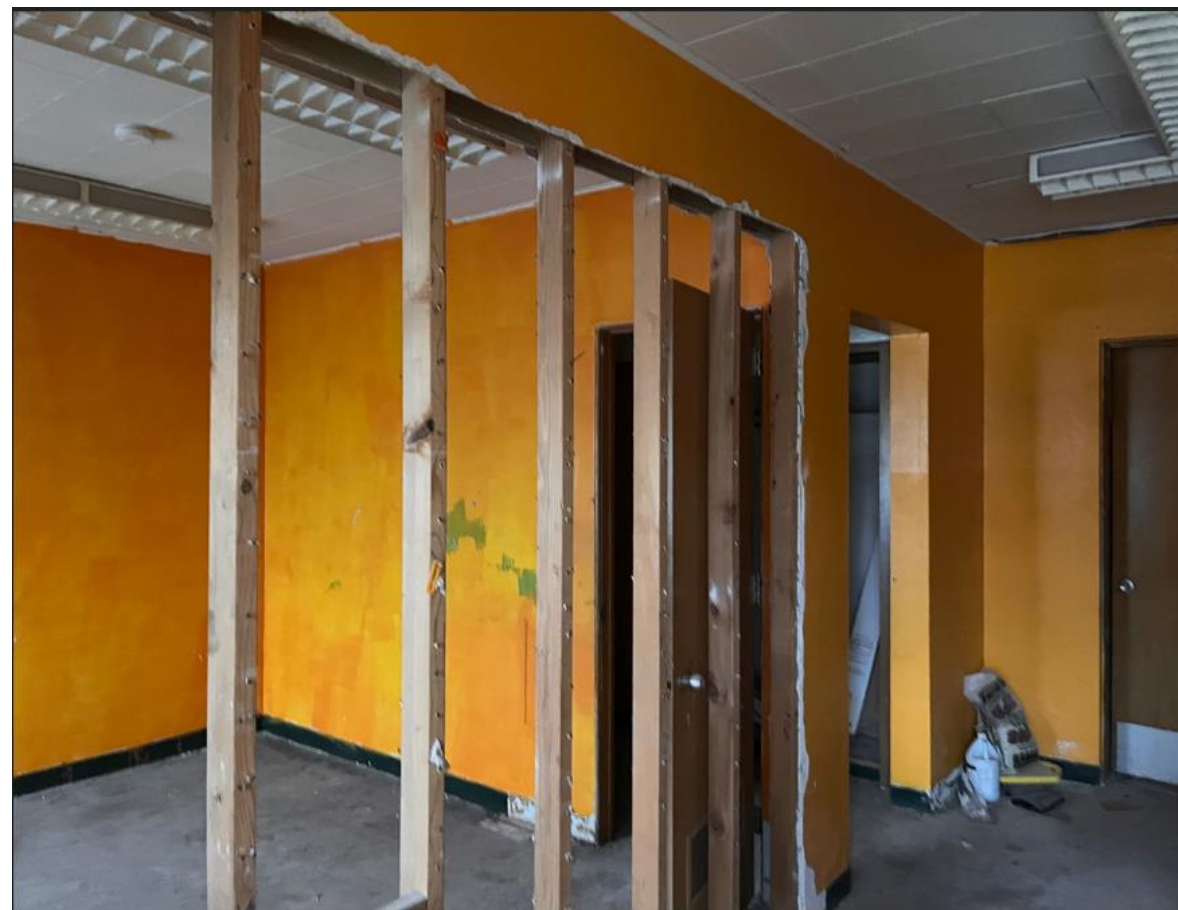
Exterior Photos



Interior Photos



Interior Photos



Interior Photos



Adjacent Structures

North of 2860 E 130th



South of 2860 E 130th



Street Opposite 2860 E 130th



Site Plan & Finish

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

Final Comments



Motion



CITY OF CLEVELAND

Mayor Justin M. Bibb

Case 25-084

Certificate of Appropriateness

**Cleveland Music School
Settlement/Magnolia-Wade Park
Historic District**

**Schematic Review
completed October 23rd,
2025**

The Music Settlement 1560 Mistletoe Drive

Renovation and Addition

**Project Representatives: Peter Bohan, Perspectus Architecture
Ward 9: Councilmember Conwell**





The Gries House Renovation and Addition for The Music Settlement

Greater Northeast Historic Design Review Advisory Committee
December 2, 2025

**NORTHEAST
Design Review Region**
**EUCLID CORRIDOR/BUCKEYE
Design Review Region**

Magnolia Wade Park Historic District

WADE PARK AVE

Project Site

MAGNOLIA DR

MISTLETOE
DR

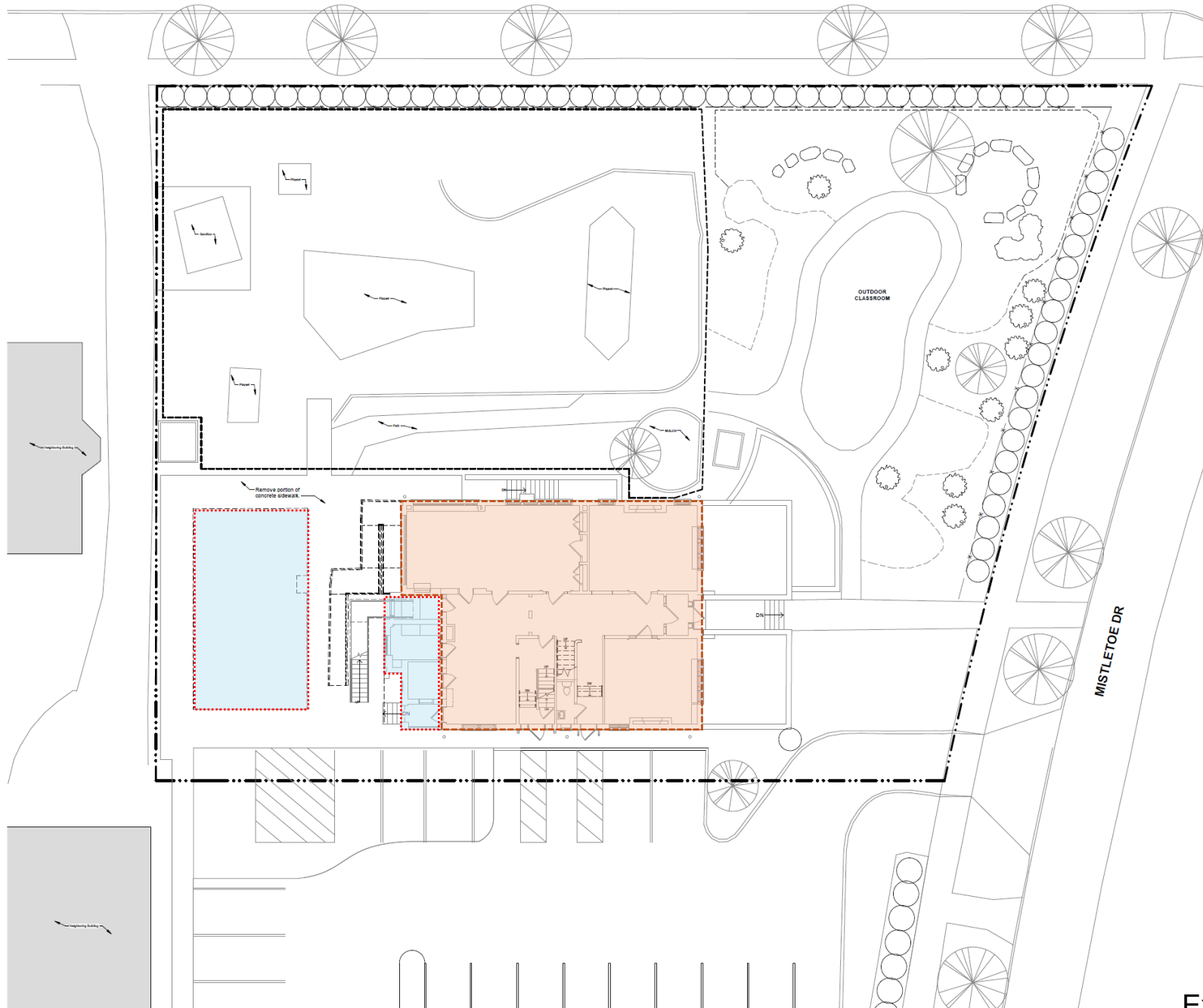
District Location Map





Site Context Plan







Homes across Wade Park (north)



Homes across Wade Park (northeast corner)



Homes adjacent to project on Wade Park (west)



Southeast Corner of Magnolia and Mistletoe

Nearby Buildings



Music School Settlement

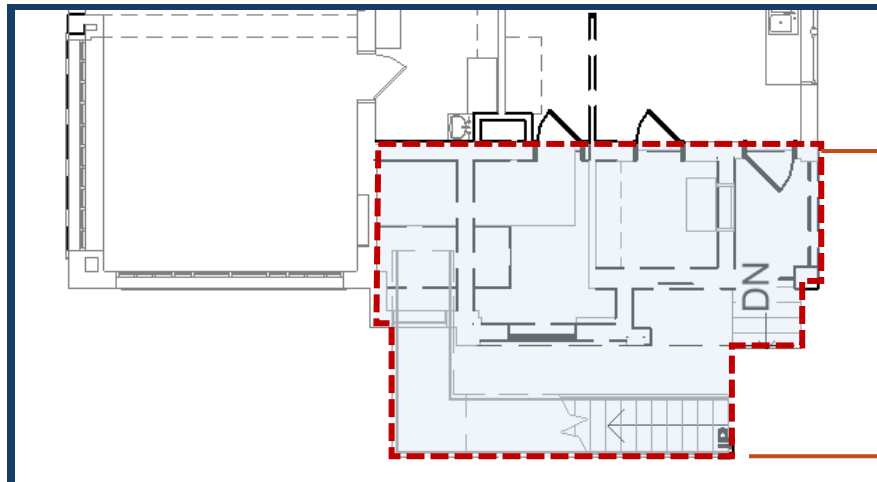
Elements to be Demolished



Addition Removal

Materials and Features:

- Brick masonry exterior
- Shorter in height than the historic structure
- Added for egress



Later addition and modified portions of the structure to be removed.

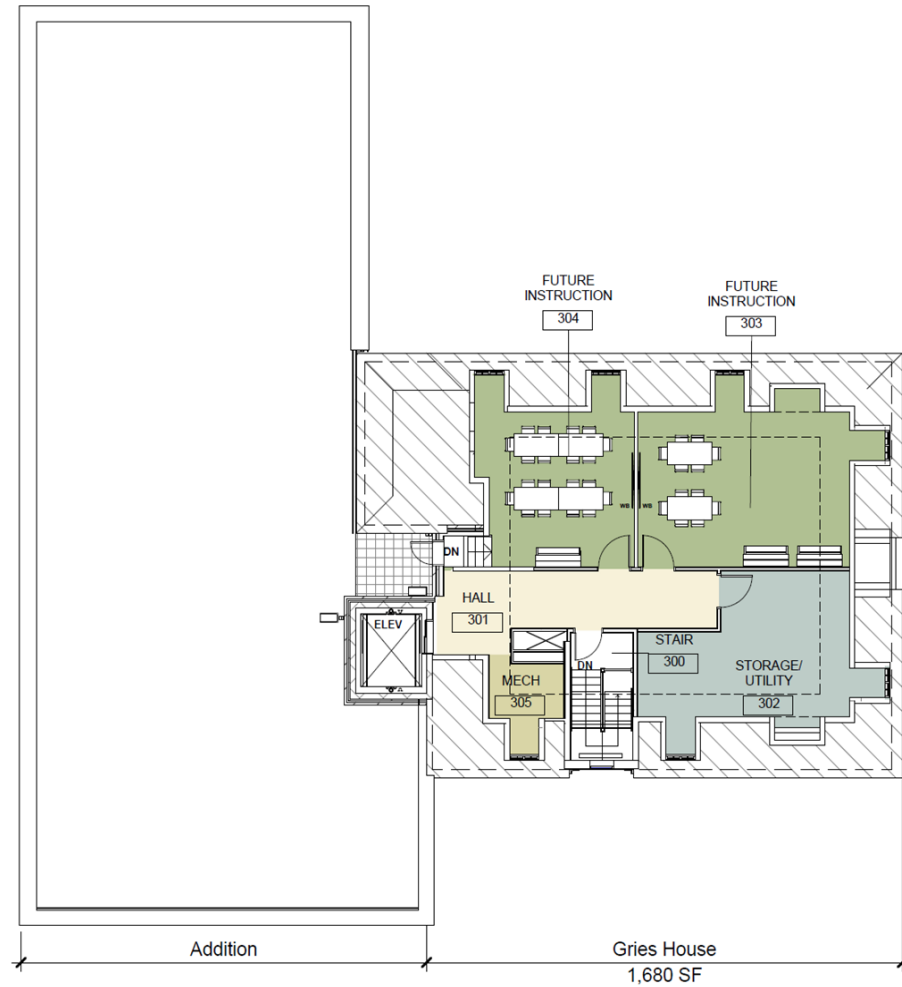


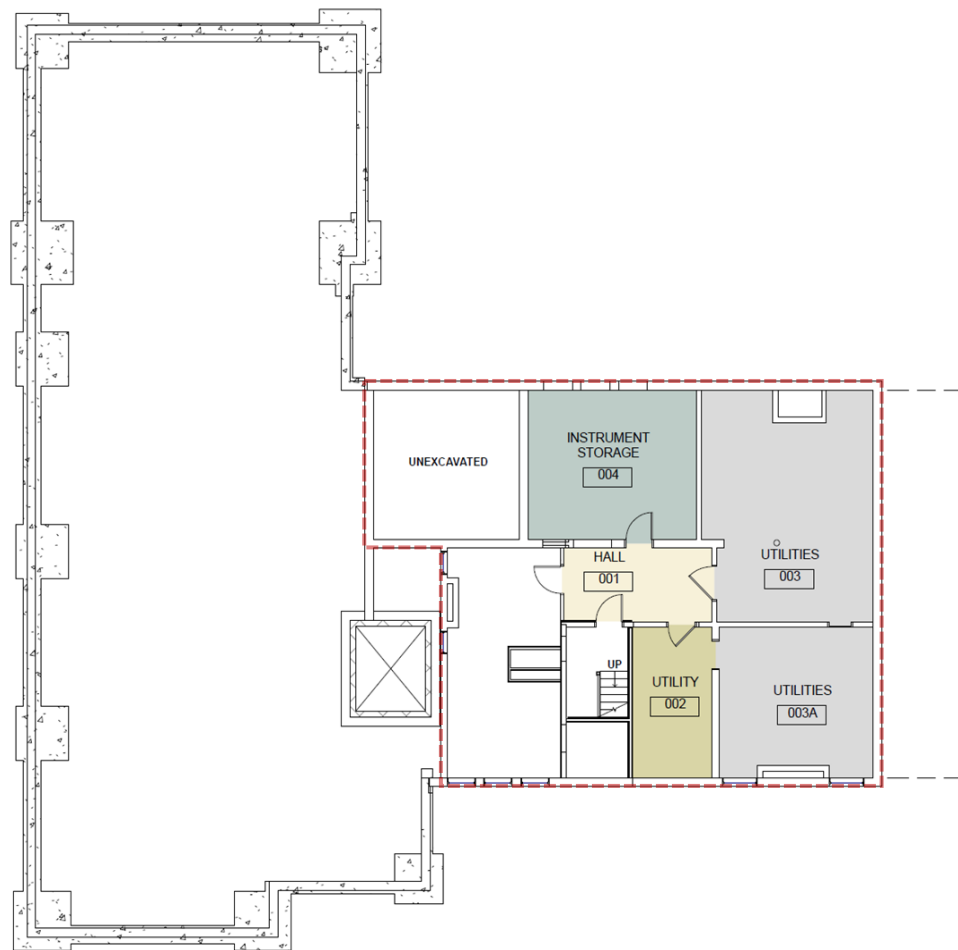


Music School Settlement

Addition Footprint







Restoration

Dormers: Restore casement sashes and trim;
Restore or replace siding and trim;
Replace metal roof & flashing.

Roof: Replace asphalt shingles and flashing with similar materials, retain gutters & downspouts. Replace sheathing and membrane at flat roof.

Windows: Restore & repaint all trim & casing; replace sashes with similar profile units.

Trim: Restore or replace and repaint all wood trim.

Brick (above soldier course): Repoint 75% of mortar joints.

SOLDIER COURSE

Brick (below soldier course): Repoint 100% of mortar joints.

Mortar: Color & texture to match existing.

Brick (general): Clean after repointing.

Doors: Repair & repaint.



Burke Mansion

Early Childhood

Gries House



View of campus looking west



Previous design - view of new entry from South



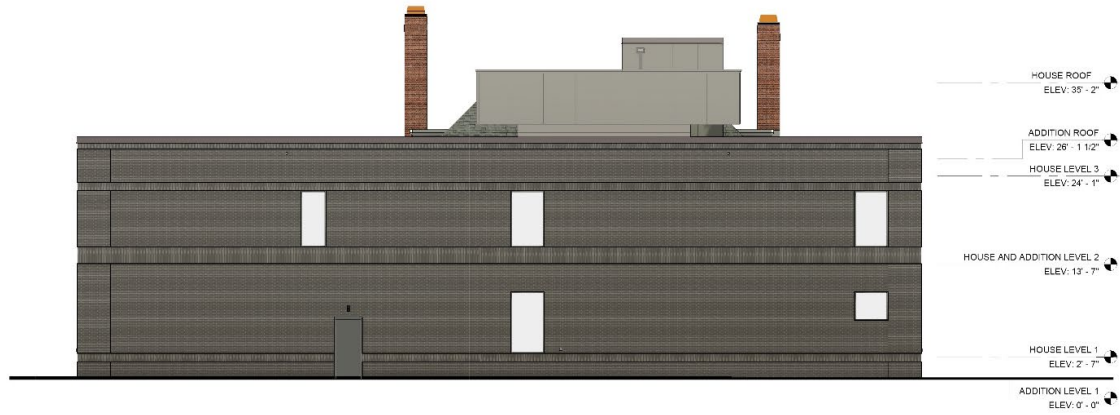
Revised design - view of new entry from South



Previous design - view of Music Patio from North



Revised design - view of Music Patio from North



4 WEST ELEVATION
A-201 Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION
A-201 Scale: 1/8" = 1'-0"



2 EAST ELEVATION
A-201 Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
A-201 Scale: 1/8" = 1'-0"



Proposed brick at
Burke Mansion



Proposed brick at
Early Childhood



Proposed brick at
Gries House

Materials

Addition:

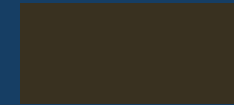
- Hebron Brick Company
Slate Gray
- New Storefront windows basis of design:
Kawneer Trifab 451T
- Coping – Metalera Aged Bronze

Existing House:

- Replacement brick to be determined, color to
match existing house
- Replacement dormer window basis of design:
Pella Traditional Reserve,
wood clad aluminum window



Addition brick



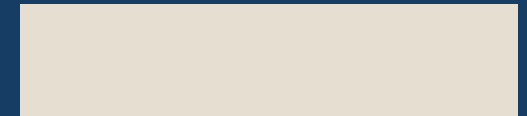
Addition Coping color (Aged Bronze)



Existing brick



Addition storefront finish (Sea Wolf)



House trim and window color



Trim and new window color on house to match building A, B, and C