



CITY OF CLEVELAND
Mayor Justin M. Bibb

2026 City of Cleveland

Landmarks Commission

January 22nd, 2026

Julie Trott, Commission Chair
Daniel Musson, Secretary





CITY OF CLEVELAND
Mayor Justin M. Bibb

Certificates of Appropriateness

January 22nd, 2026



Case 26-001

Certificate of Appropriateness

Franklin-West Clinton Historic
District

Bubbett Residence 7209 Franklin Boulevard

Window Replacement

Project Representatives: Matthew Vujaklya, Renewal By Andersen
Ward 7: Councilmember Davis



LANDMARK WINDOW REPLACEMENT

HomeOwner -JONATHAN BUBBETT

7209 FRANKLIN BLVD, CLEVELAND, OH 44102



RENEWAL BY ANDERSEN - CLEVELAND Region

EXISTING FRONT WINDOWS

PROPOSED FRONT WINDOWS



Installation Package

FRONT WINDOW SPECIFICATIONS

Window: Acclaim™ Double-Hung, Cottage 2:3, Slope Sill Insert, Traditional Checkrail, Exterior Red Rock, Interior Pine

Performance Calculator: PG Rating: 25 | DP Rating: + 35 / - 35 **Glass:** All Sash: High Performance SmartSun Glass, No

Pattern **Hardware:** Black, Standard Color Hand Lift **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** Insert window,

RBA Cleveland will remove existing wood window sashes or vinyl / Fiberglass and aluminum frames to set the new window into

EXISTING SIDE WINDOWS



PROPOSED SIDE WINDOWS



Installation Package

SIDE WINDOW SPECIFICATIONS

Window: Acclaim™ Double-Hung, Cottage 2:3, Slope Sill Insert, Traditional Checkrail, Exterior Black, Interior White

Performance Calculator: PG Rating: 25 | DP Rating: + 35 / - 35 **Glass:** All Sash: High Performance SmartSun Glass, No

Pattern **Hardware:** Black, Standard Color Hand Lift **Screen:** Fiberglass, Full Screen **Grille Style:** No Grille **Misc:** Insert window, RBA Cleveland will remove existing wood window sashes or vinyl / Fiberglass and aluminum frames to set the new window into the existing opening. This type of installation will typically result in a loss of glass area. A new interior stop may be required



Replace Old Expectations

We believe your Renewal by Andersen® experience is about more than just windows. It's about caring for you and your home, every step of the way.

We own our entire process, from start to finish. What does that mean for you? It means we listen. It means we measure, we build, and we install. And it means we promise to stand by our product, today, tomorrow, and years into the future.

A Heritage That Looks to the Future

For more than a century, Andersen® products and patents have revolutionized the window and door industry. We pair that legacy of quality and innovation with a skilled team of specialists who are dedicated to making sure your window replacement is the best home improvement project you've ever done.

From Our Family to Yours

Your home is unique. It shouldn't be treated like every other house on the block. This is the place where you and your family are making memories and celebrating moments, both big and small. We want to make sure your new windows suit your home life.

You only want to replace your windows one time, so who you choose to do your project is important. When you work with Renewal by Andersen, you know you'll get an exclusive product that is durable, customizable, and beautiful. And you know we'll take care of you — and your home — from start to finish, and beyond.

the best **PEOPLE**

a superior **PROCESS**

an exclusive **PRODUCT**

From consultation to installation, Renewal by Andersen offers one-company accountability backed by a legacy of excellence. We're proud to work with the best people, offer a superior, start-to-finish replacement process, and provide you with exclusive, industry-leading products. **THAT'S RENEWAL BY ANDERSEN SIGNATURE SERVICE.**



WHY THEY NEED TO BE REPLACED

The homeowner is looking to update and replace 5 WINDOWS DOORS;;

The homeowner is looking to replace the current WINDOWS with new Andersen Acclaim Fibrex Windows to preserve the current styles and match neighboring properties. The current windows are hard to open and close, drafty and not energy efficient.

The homeowner would like to update the windows to modern standards and the ease of operation as well as increase the energy efficiency while maintaining the traditional look of the home.

Our goal is to keep to the original look of the windows while updating the design so that the homeowners can use this room with more comfort and ease.

Our Product – Fibrex Material



Click on "Fibrex Material" to watch How Fibrex is Made

Fibrex 20 Year Durability Study

Click on "Durability Study" to watch 20 Year Durability Test

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode. It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX
MATERIAL



Smart Materials

Fibrex material is twice as strong as vinyl, so weatheright seals stay weatheright.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates!

| | FIBREX MATERIAL | VINYL | ALUMINUM | WOOD |
|-------------------------------|--------------------|-------|----------|------|
| Insulating Properties | ✓ | ✓ | | ✓ |
| Low Maintenance | ✓ | ✓ | ✓ | |
| Resistance to Decay/Corrosion | ✓ | ✓ | | |
| Structural Rigidity | ✓ | | ✓ | ✓ |
| Durability | ✓ | | ✓ | ✓ |
| Color Choices | ✓ | | | ✓ |
| Dark Color Performance | ✓ | | ✓ | ✓ |

Timeline and Efforts to Retain

- Moved into house in August 2023
- Contacted Home Heritage Program in August 2023 - They provided 3 contacts to replace / refurbish rope and weight windows.
- Had front windows serviced twice (re-stringing, lubricating, creating custom storm windows and screens, etc.).
 - Both times the servicing failed.
 - Contractors were unable to address the sagging sash windows
- Windows deteriorate further Spring 2024.
- Windows inoperable throughout 2024-2025.
- With the birth of our child, the lead within our house became a major concern. There were high areas of lead detected on the windows. For this reason, we are now looking to replace.
- *More detailed timeline of efforts is laid out in the document sent to Jessica Beam.*

Our Goals for the Landmarks Commission Review:

- We are seeking a Certificate of Appropriateness to work with licensed and bonded professionals from Renewal by Andersen to replace the five non-functioning and unsafe counter weight windows in the downstairs of our home.
- We do so with the goals of:
 - Having a lead safe environment for our family in a busy and heavily used area of our home.
 - Having a structurally safe and sound window sash and casing for our family in a busy and heavily used area of our home.
 - Having functional windows in the downstairs of our home.
- We are seeking to present a timeline of events to show we have made a good faith effort to preserve the windows currently in our home.
- It is also a goal of ours to reiterate our willingness to accommodate concerns of the review committee's decision and of this Landmarks Commission meeting.

Safety Concerns

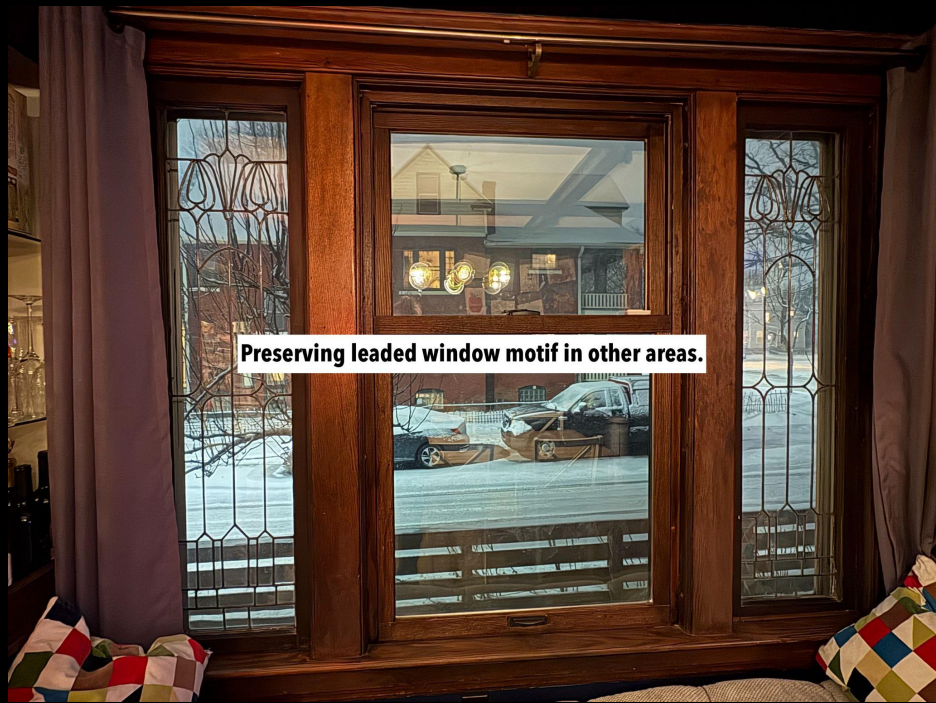
- **Lead poisoning:** We have a toddler who is frequently playing on the couch near the windows. The lead from soldering is oxidizing and creating dust, and after testing, we've found a high concentration of lead near the windows. Even if we are able to find someone to repair the windows, the lead eroding from the glass is still a serious health concern for our child.
- **Risk of falling:** The leaded windows are currently being propped up by dowels. Prior to this, they were nailed into the window to keep them held up. These windows are extremely heavy and if they fall on anyone, let alone our two year old, there could be serious damage.
- **Egress:** The windows are currently non-functional. In the event of an emergency, the only windows on the ground floor that are not elevated are located in the front off the porch. If our doors are blocked due to fire, we would be unable to safely leave the house.

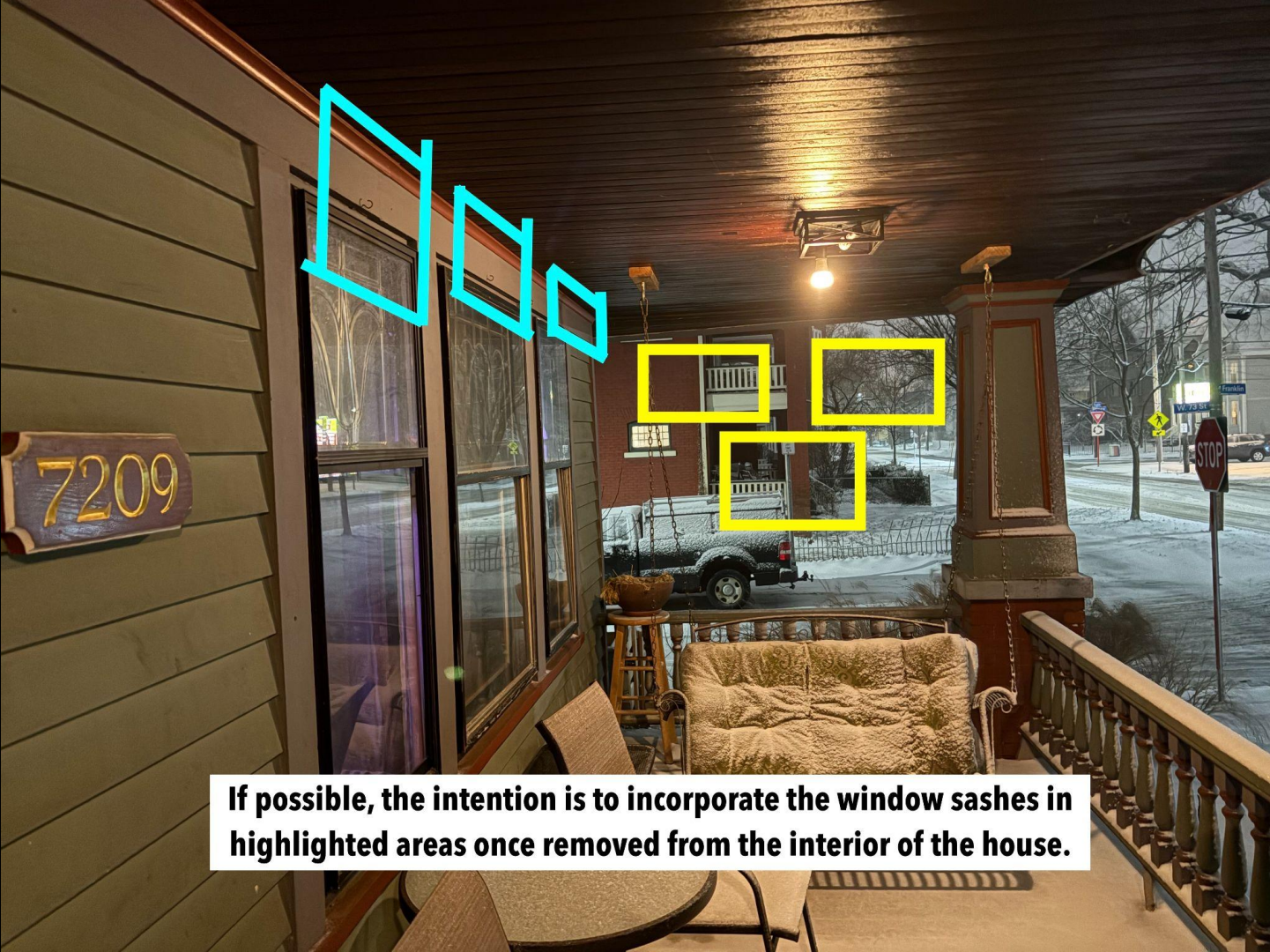
Accomodations

- If possible, preserve the leaded window sashes and display them in the front of the home. Preferably, in a similar position, to where they are now.
- Preserve leaded glass motif in other areas of home (front door, west facing street window).
- Preserve style and color as what is in place now (cottage styler, red rock color)
- Work with Renewal by Andersen for continuity throughout the house.

**Front facing windows of property from interior.
Storm window of right side does not match window panes on interior.**



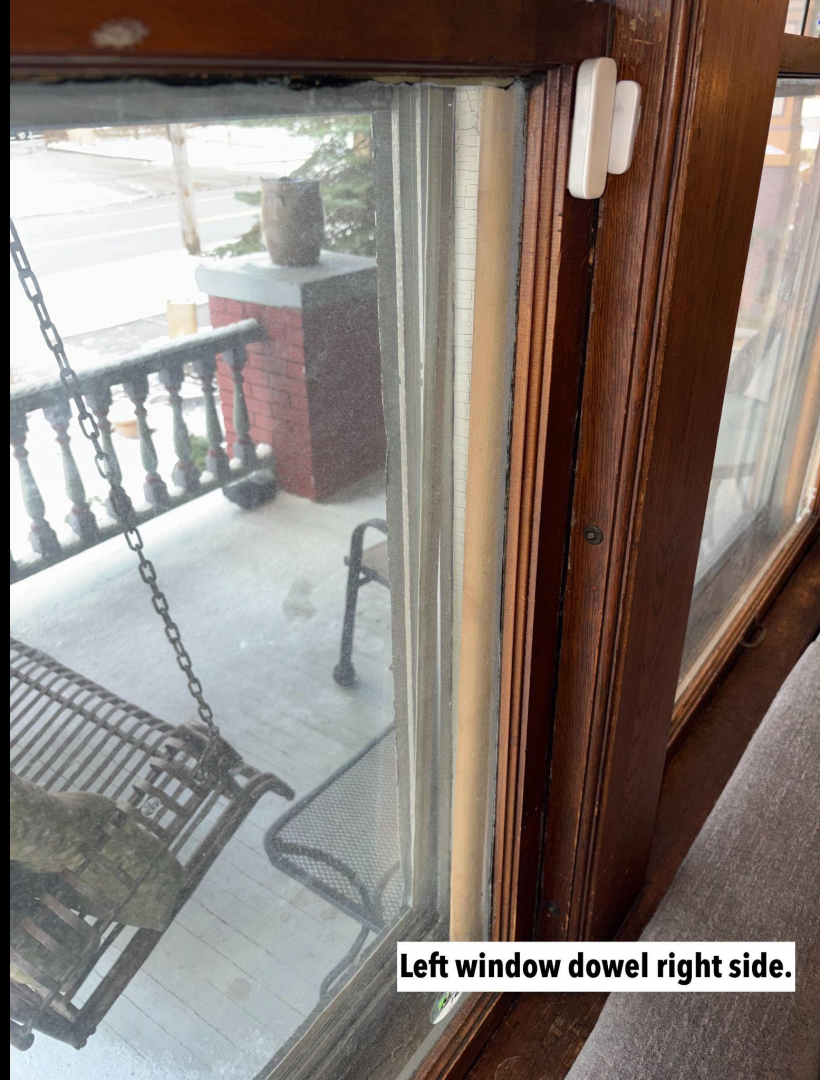




If possible, the intention is to incorporate the window sashes in highlighted areas once removed from the interior of the house.



Left window dowel left side.

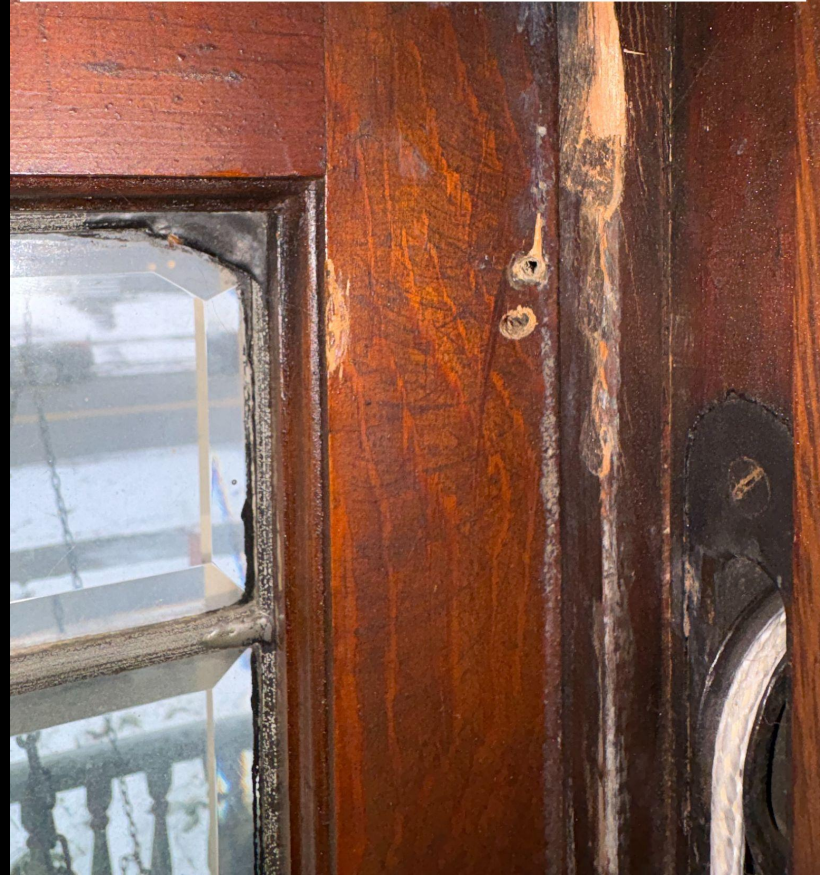


Left window dowel right side.

Left window: Damage from previous owners using dowel to secure sash from upper portion. White power dust on soldering and frame from lead corrosion.



Screw holes used to secure left window. Screws have since fallen out. Damaged frame indicates previous owners dowel slipped or this sash has fallen forward before. White lead dust on soldering.





**Left window:
Dowel indentations from weight of window on top of lower sash.
White powder lead dust from
soldering corrosion.**

Dowel supporting left side of center window.




Dowel supporting right side of center window.

A close-up photograph of a wooden window frame and casing. The wood is dark brown and shows significant signs of wear and damage, including deep cracks, splintering, and areas where the wood has been removed or severely weakened. The damage is most prominent along the top edge of the frame, where it meets the casing. The glass of the window is visible at the bottom of the frame, showing some reflections and a slightly hazy view of the outside.

Damage from previous owners attempts to support center sash with dowel on upper window frame and casing.

A photograph of a wooden window frame, likely made of oak, showing six distinct nail holes on the left side of the center window frame. The wood has a natural grain pattern and a warm, reddish-brown tone. The window is partially open, revealing a view of the outdoors through the glass panes. The glass panes are divided into several sections, including a large arched section at the top. The view outside shows a snowy landscape with a blue car and a white railing.

6 nail holes on the left side of center window frame. Previous owners' attempts to secure failing window.

A close-up photograph of a dark-stained wooden window frame. The frame is set into a wall of similar wood. A white text box is overlaid on the upper left portion of the frame. The window glass is visible on the left, showing a view of a snowy outdoor area with a railing and a building in the background.

7 nail holes on right side of center window frame. Previous owners' attempts to secure failing window.

A close-up photograph of a dark-stained wooden window frame, similar to the one in the first image. The frame is set into a wall. A white text box is overlaid on the upper right portion of the frame. The window glass is visible on the right, showing a view of a snowy outdoor area with a railing and a building in the background.

Right window dowel left side.

**Close up of lead dust between routine cleanings on window latch.
This is found on all three windows.**



Case 26-002

Certificate of Appropriateness

St. Michael Church

Related to Previous
Case 21-001

The Arch at St. Michael
3146 Scranton Road

Signage

Project Representatives: Abigail Jasper, Hiti, DiFrancesco and Siebold, Inc.

Ward 14: Councilmember Santana





The Arch at St. Michael

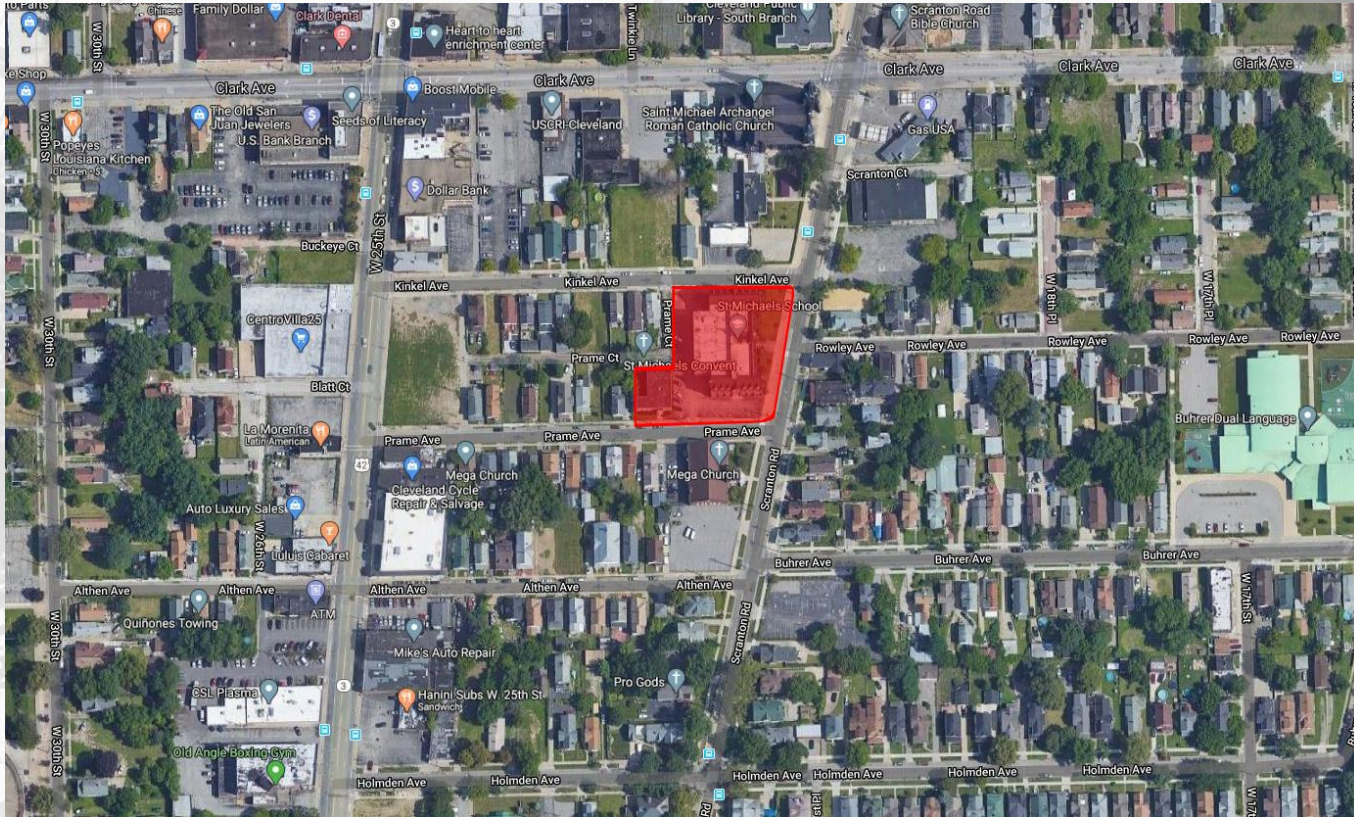
Monument Sign Review

Landmarks Commission

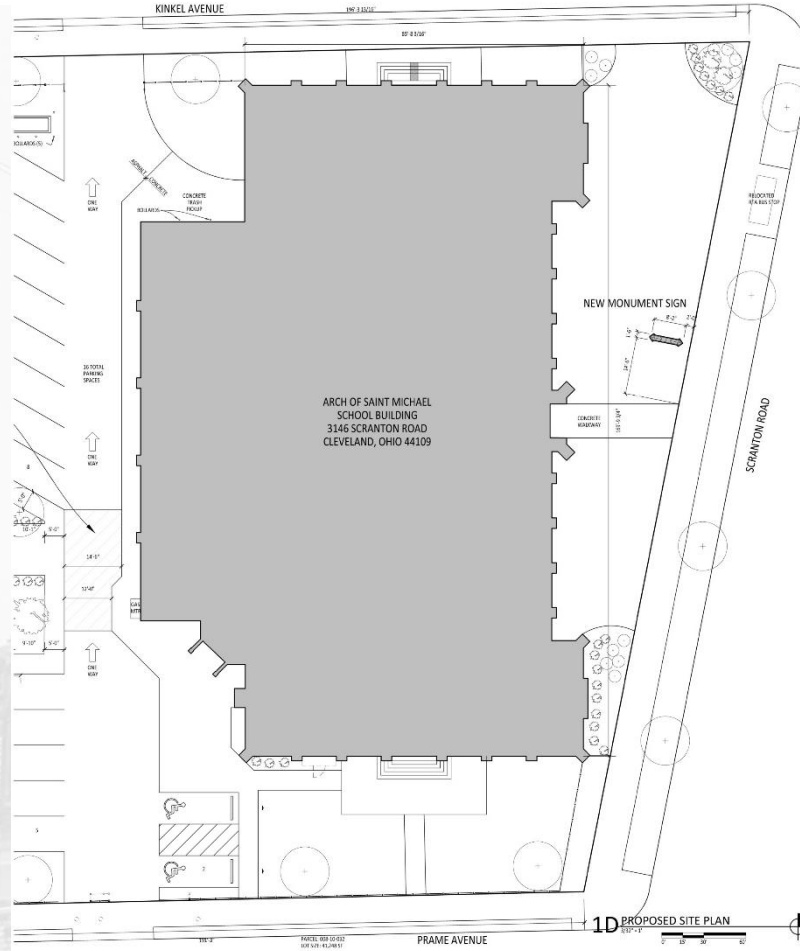
hd+s

HITI
DIFRANCESCO
+SIEBOLD

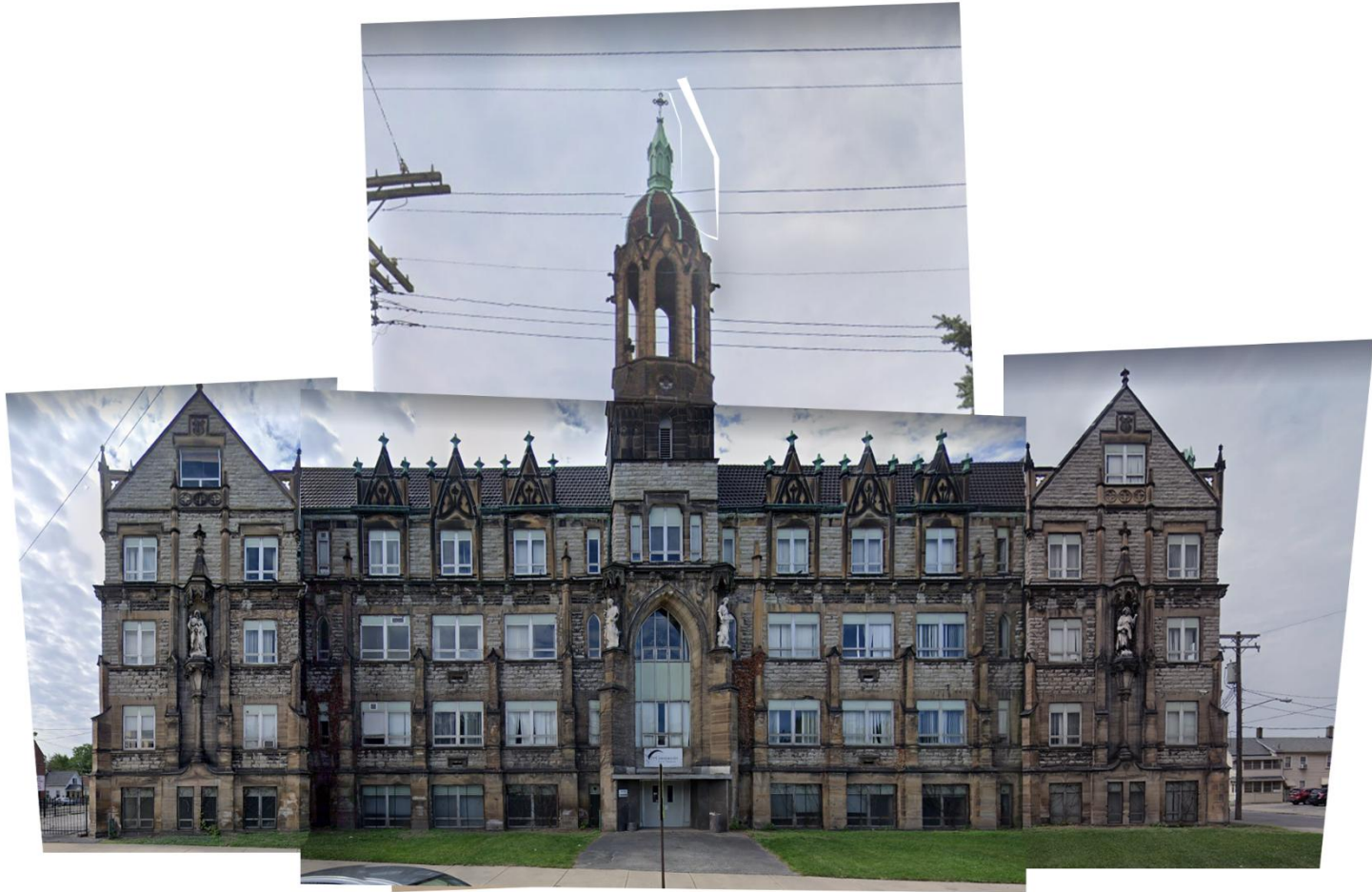
LOCATION MAP



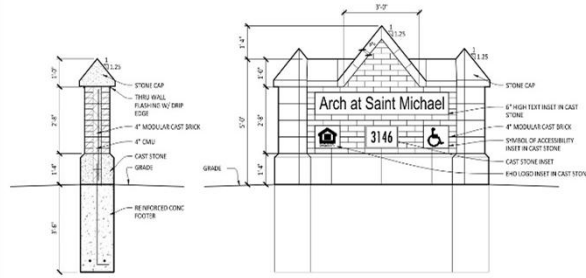
SITE PLAN



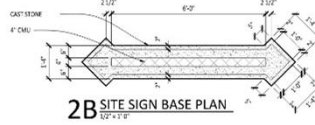
EXISTING EAST ELEVATION - COMPOSITE PHOTO



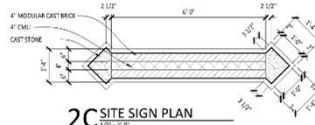
MONUMENT SIGN PLAN, SECTION, & ELEVATION



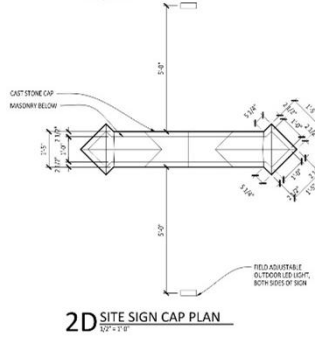
2A SITE SIGN ELEVATION - TYP
1/2" = 1'-0"



2B SITE SIGN BASE PLAN
1/2" = 1'-0"



2C SITE SIGN PLAN
1/2" = 1'-0"



2D SITE SIGN CAP PLAN
1/2" = 1'-0"







VIEW LOOKING SOUTHWEST FROM SCRANTON



The Arch at St. Michael

hd+s

HITI
DIFRANCESCO
+SIEBOLD

Case 26-003

Certificate of Appropriateness

Lorain Station Historic District

Tienda Guatemala
10106 Lorain Avenue

Signage

Project Representatives: Aldo Dure, Be Next Awnings & Graphics
Ward 12: Councilmember Shah





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: TIENDA GUATEMALA

CONTACT:

ADDRESS: 10106 Lorain Ave, Cleveland, Ohio

DRAWING: DATE: 06-06-2025

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: TIENDA GUATEMALA / drive bnextrd@gmail.com

DRAWING HISTORY

| INFO | NAME | DATE |
|-----------|-----------|------------|
| Reception | Aldo Dure | 06-06-2025 |
| Design | GABRIEL | |
| | | |

JOB DESCRIPTION

ILLUMINATED CHANNEL LETTERS ON RAIL

ACRYLIC with translucent vinyl ORACAL 651 #035 Pastel Orange
1" BLACK trim cap.
5" BLACK Returns for Channel Letters
Rail painted to match facade TBD.

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:



TIENDA GUATEMALA

10106 Lorain Ave, Cleveland, Ohio



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| Design | GABRIEL | |

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CLIENT SIGNATURE:

DATE:

42'0 FRONTAGE

NEW CABINET SIGN

A

SURVEY NEEDED TO VERIFY DIMENSIONS

BASED ON ARCHITECTURAL RENDERINGS

NEED SIGN PLACEMENT APPROVAL

COLOR SPECIFICATIONS

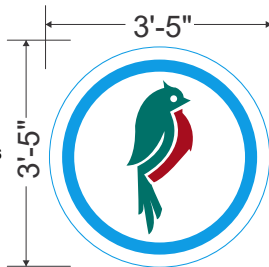
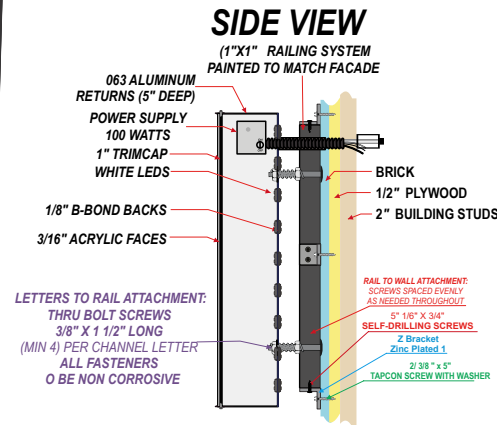
- 3/16" WHITE ACRYLIC
- 1/8" WHITE B-BOND BACKS
- 1" BLACK TRIMCAP
- 063 BLACK ALUMINUM RETURN
- ORACAL 8500 BLUE #005
- ORACAL 8500 GREEN #614
- ORACAL 8500 RED #017

Customer Initials to approve colors

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no graphics will be install at windows for the moment.



MEASUREMENT SIGN A

SIGNAGE REPRESENTS 45.85 SQ FT





INSTALLATION DESCRIPTION SIGN A

BNEXT

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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: **CREPEESCAPE**

CONTACT: _____

ADDRESS: 5421 Pearl Rd, Parma, OH 44129

DRAWING: _____ DATE: 17-07-2025

REPRESENTATIVE: Aldo Dure aldodure2000@gmail.com

FILE: **CREPEESCAPE** / drive bnextrd@gmail.com

DRAWING HISTORY

| INFO | NAME | DATE |
|-----------|-----------|------------|
| Reception | Aldo Dure | 17-07-2025 |
| Design | GABRIEL | 17-07-2025 |

JOB DESCRIPTION

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

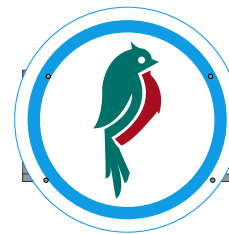
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DATE:



TIENDA GUATEMALA

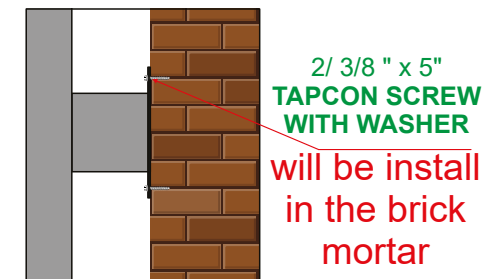
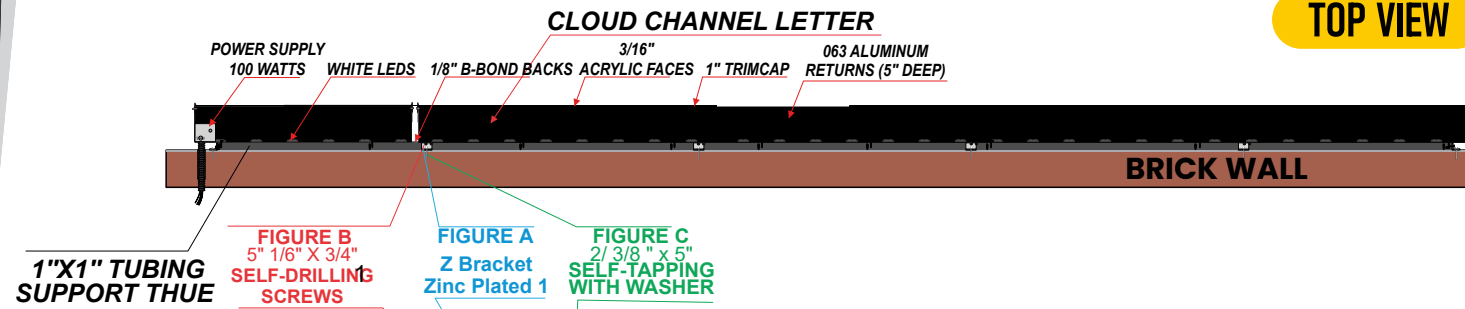
FRONT VIEW

FIGURE A DESCRIPTION

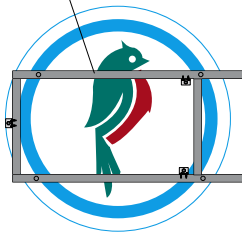


Awning frames can easily be these sturdy 1" Z brackets. Made rolled steel, the Z brackets are additional longevity and corrosion single gusset is added for additional Multiple 1/4" hole supports a Tek® attaching the frame. The single hole base accommodates a 3/8-inch industry-standard Z Bracket pairs square tubing. Use the fitting awnings. This Z bracket has a hole and is 2 inches wide. See break at 1,000 pieces.

TOP VIEW




BACK VIEW



TIENDA GUATEMALA

FIGURE C 2/ 3/8 " x 5" SELF-TAPPING WITH WASHER

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




| Description | | Part Number | Qty | Unit | Material | Finish | Length | Thread |
|---------------|---------------|-------------|-----|------|--------------|--------|--------|--------|
| Self-Drilling | 5/16" X 3/4" | 1000000000 | 100 | 100 | Carbon Steel | Black | 3.7500 | 1/4" |
| Self-Tapping | 2/ 3/8 " x 5" | 1000000000 | 100 | 100 | Carbon Steel | Black | 5.0000 | 1/4" |

Mechanical Properties

| Specimen | Min | Max | Units | Material | Temp | Strength |
|------------|-----|-----|-------|--------------|------|----------|
| 1000000000 | 230 | 240 | ksi | Carbon Steel | 70 | 2300 |
| 1000000000 | 100 | 110 | ksi | Carbon Steel | 70 | 1000 |
| 1000000000 | 230 | 240 | ksi | Carbon Steel | 70 | 2300 |
| 1000000000 | 100 | 110 | ksi | Carbon Steel | 70 | 1000 |
| 1000000000 | 230 | 240 | ksi | Carbon Steel | 70 | 2300 |
| 1000000000 | 100 | 110 | ksi | Carbon Steel | 70 | 1000 |

Self-Tapping vs. Self-Drilling Screws Do You Know the Difference?





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(PROPERTY OWNER OR AUTHORIZED AGENT)

DATE:

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CLIENT SIGNATURE:

DATE:

RECOVERING EXITING AWNING

SIGN **A**

SURVEY NEEDED TO VERIFY DIMENSIONS

BASED ON ARCHITECTURAL RENDERINGS

NEED SIGN PLACEMENT APPROVAL

COLOR SPECIFICATIONS

 COBALT BLUE 536



MEASUREMENT SIGN **A**

SIGNAGE REPRESENTS 133.2 SQ FT

the awning will be cover with sunbrella Cobalt Blue 536

Customer Initials to approve colors

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DATE:

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CLIENT SIGNATURE:

DATE:



CLOUD CHANNEL LETTERS



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Cleveland, Ohio 44102
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