



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

2026 City of Cleveland

# Landmarks Commission

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January 22<sup>nd</sup>, 2026

Julie Trott, Commission Chair  
Daniel Musson, Secretary





**CITY OF CLEVELAND**  
Mayor Justin M. Bibb

# Certificates of Appropriateness

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January 22<sup>nd</sup>, 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**

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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

ANDERSEN  
EXCLUSIVE  
FEATURE

### Smart Materials

Fibrex material is twice as strong as vinyl, so weatherstrips stay weatherstrips.

### 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.<sup>2</sup>

	FIBREX	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✗	✗	✓
Low Maintenance	✓	✗	✓	✗
Resistance to Decay/Corrosion	✓	✗	✗	✗
Strength & Rigidity	✓	✗	✗	✓
Durability	✓	✗	✓	✓
Color Choices	✓	✗	✗	✓
Dark Color Options	✓	✗	✗	✓

# 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.

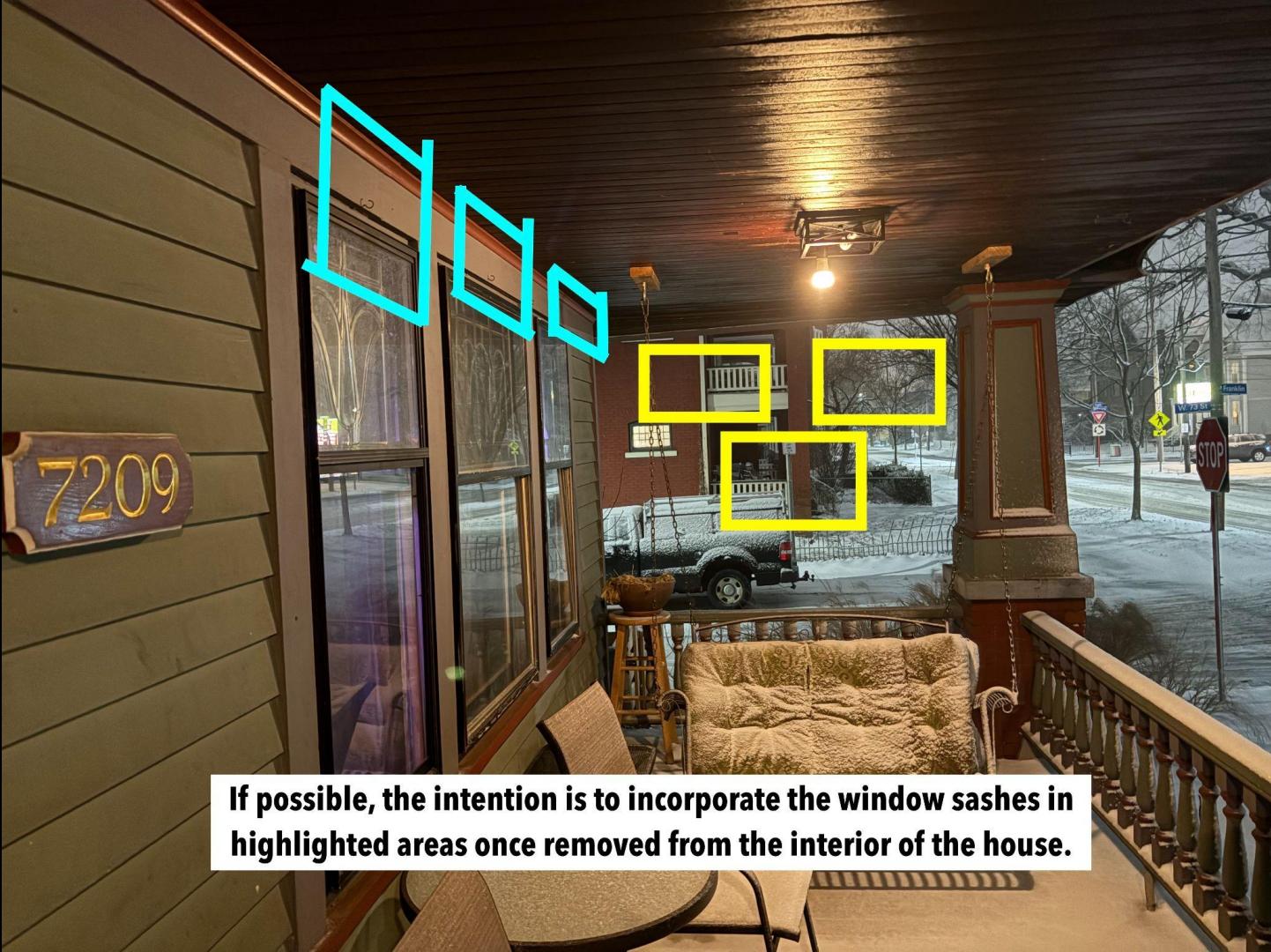
# Accomodations

- 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.**



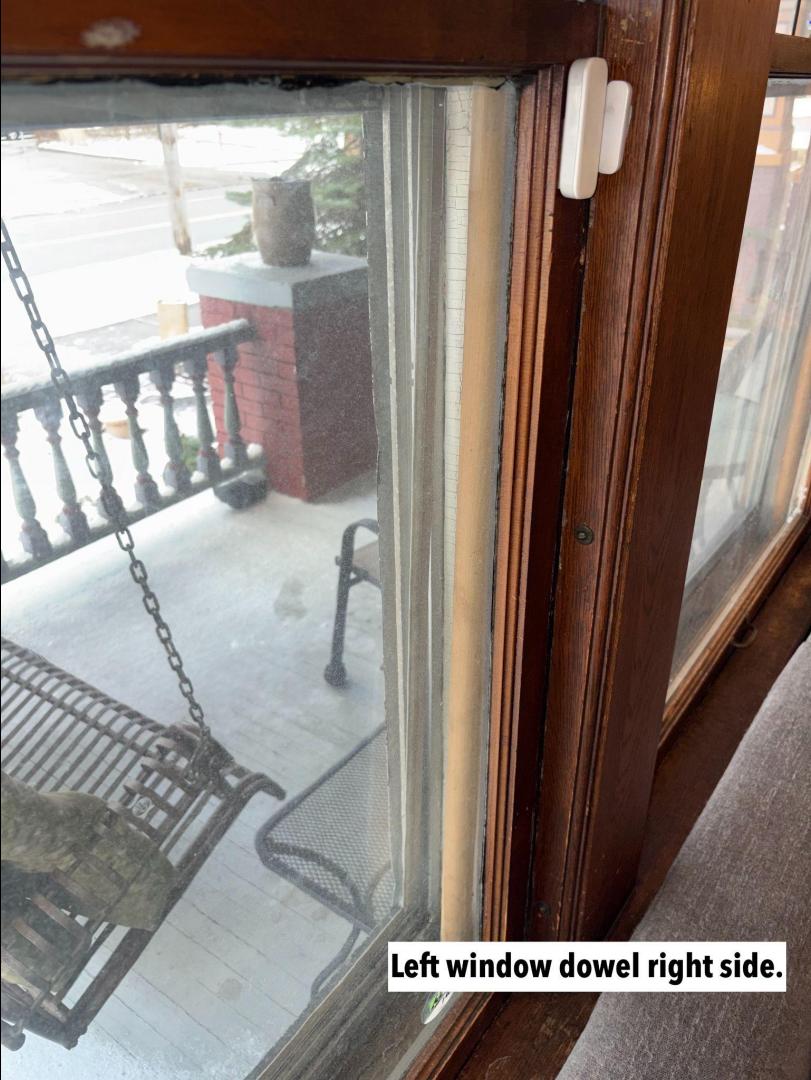




**If possible, the intention is to incorporate the window sashes in highlighted areas once removed from the interior of the house.**

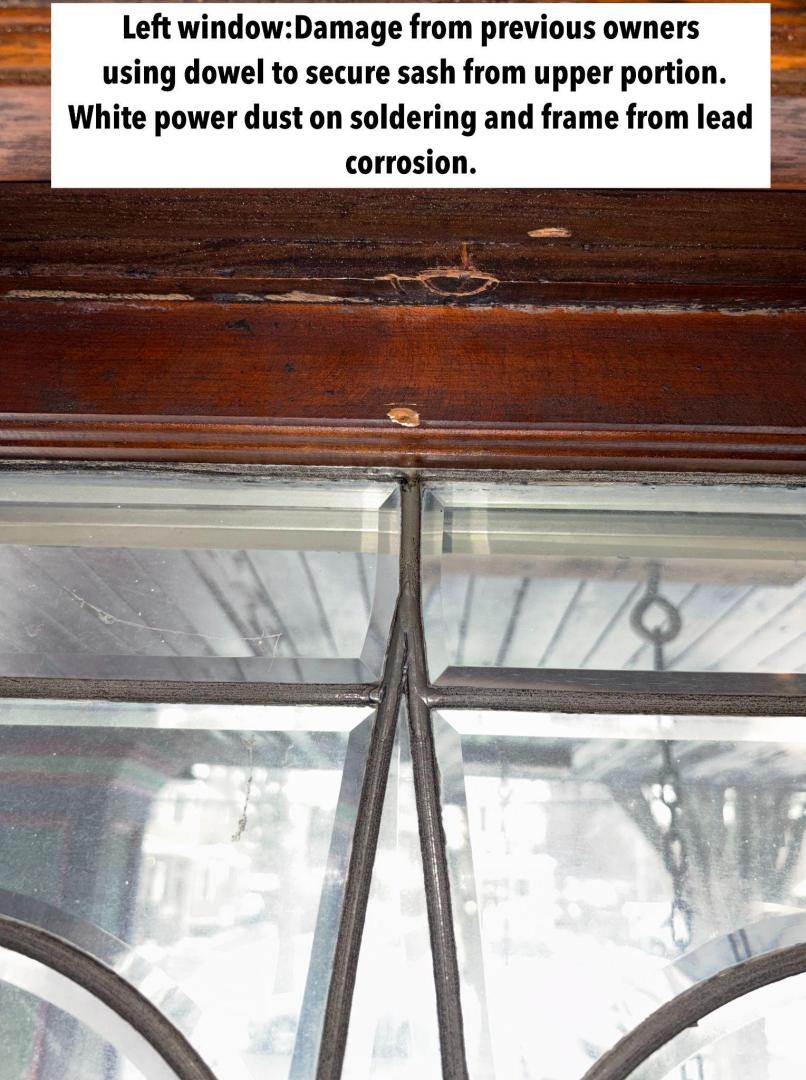


**Left window dowel left side.**

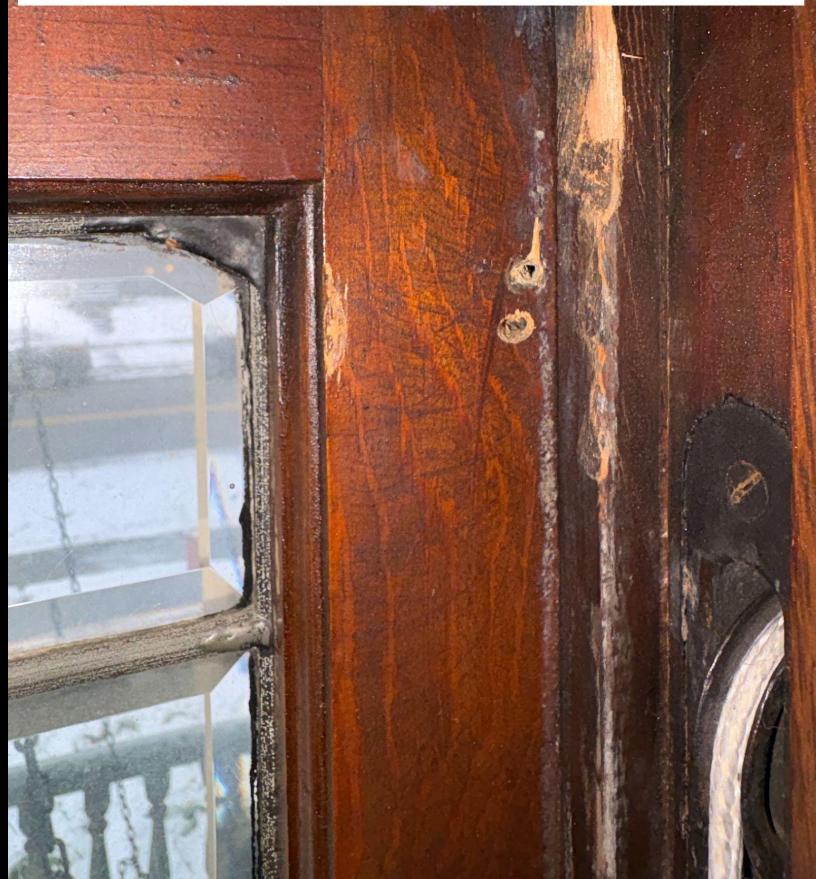


**Left window dowel right side.**

**Left window: Damage from previous owners using dowel to secure sash from upper portion. White powder 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.**





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



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

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



**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





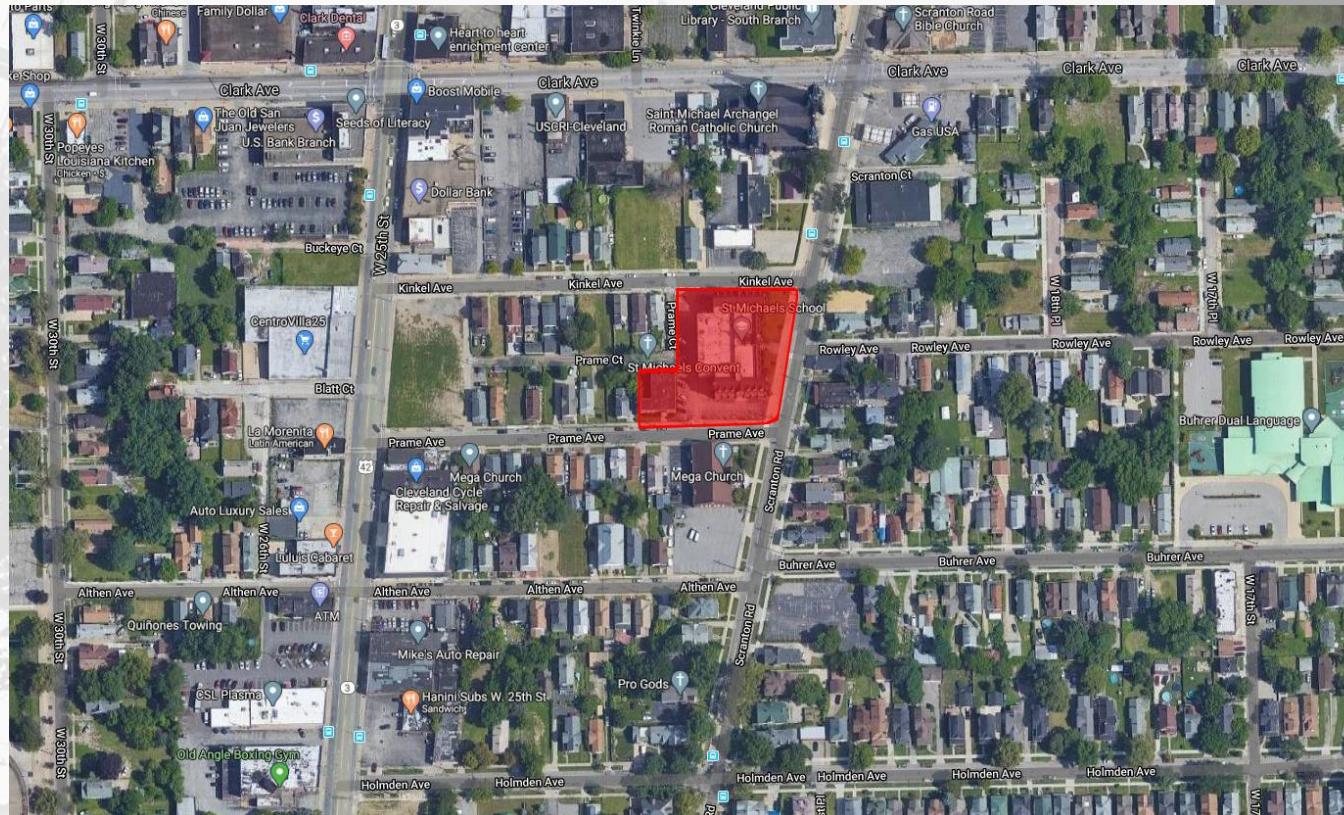
# The Arch at St. Michael

## Monument Sign Review Landmarks Commission

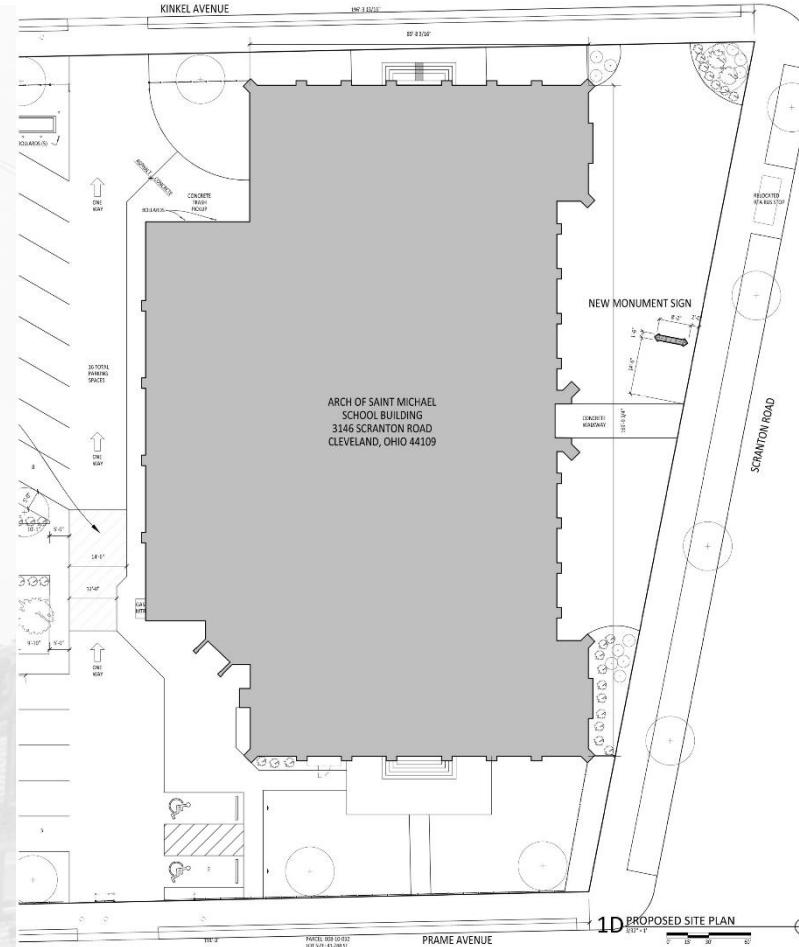
hd+s

HITI  
DIFRANCESCO  
+ SIEBOLD

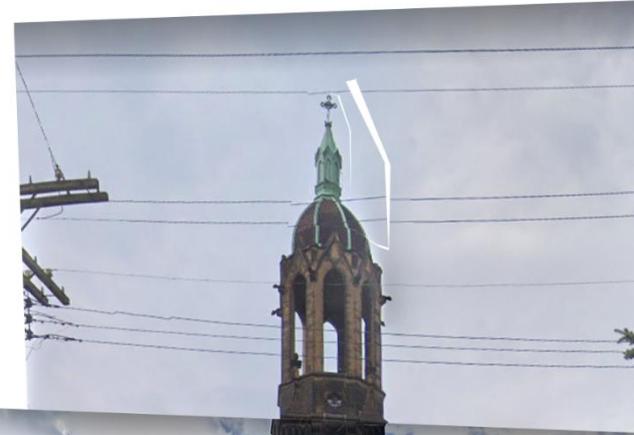
# LOCATION MAP



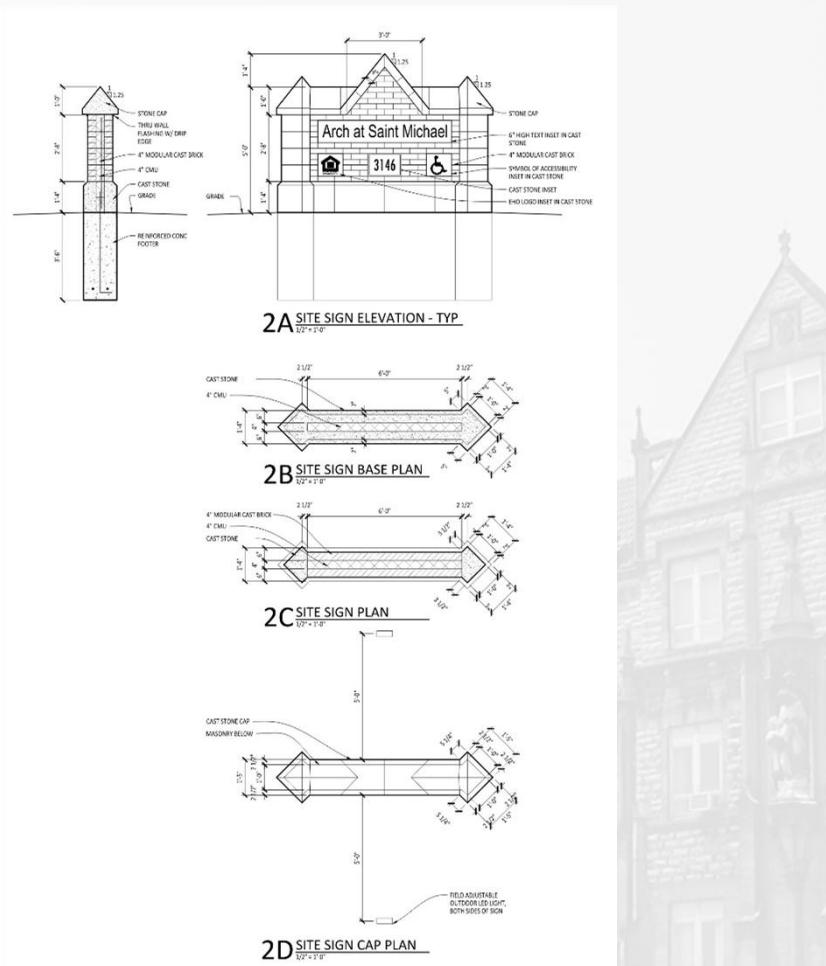
# SITE PLAN

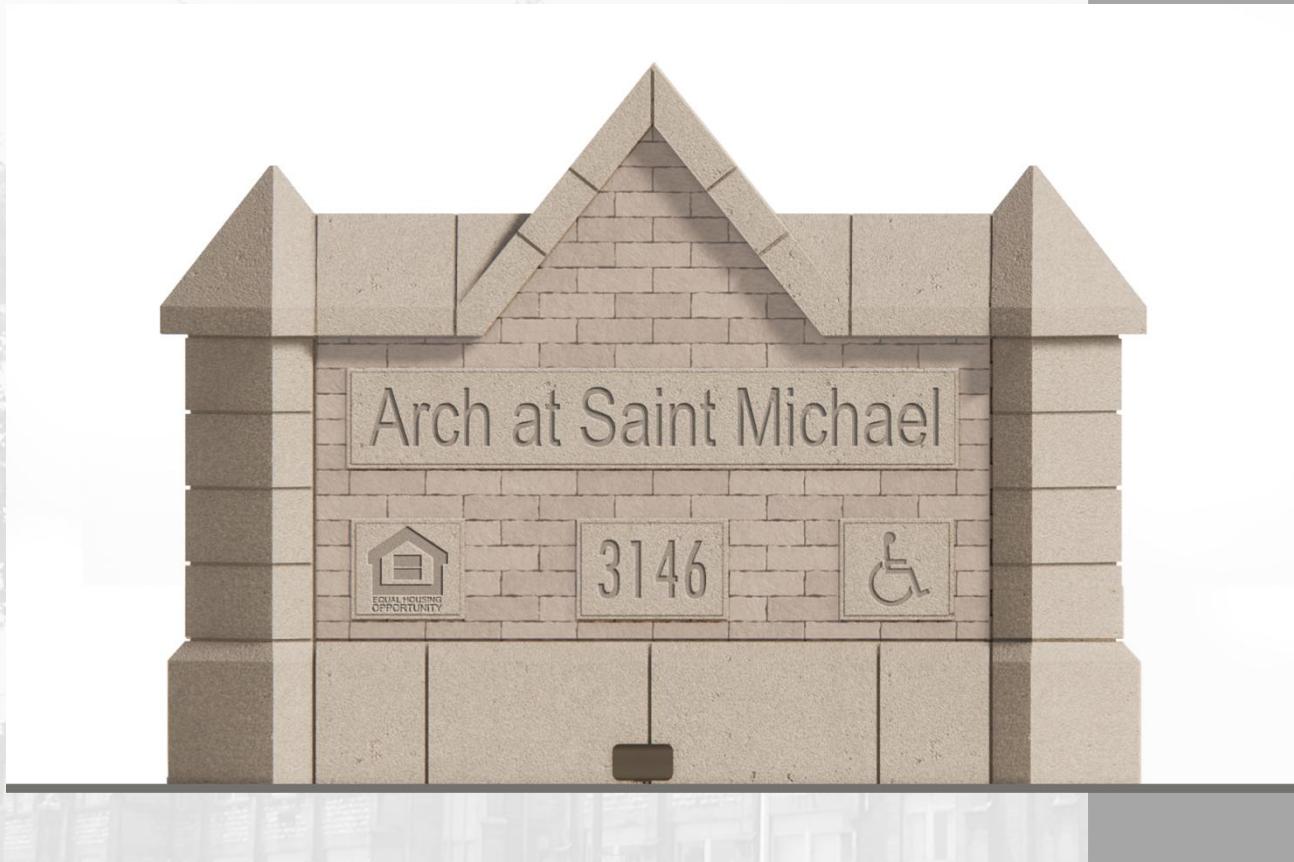


## EXISTING EAST ELEVATION - COMPOSITE PHOTO



# MONUMENT SIGN PLAN, SECTION, & ELEVATION





# NIGHT RENDERING



## 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	<b>GABRIEL</b>	

## 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:

NEW CABINET SIGN

A

42'0 FRONTAGE

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

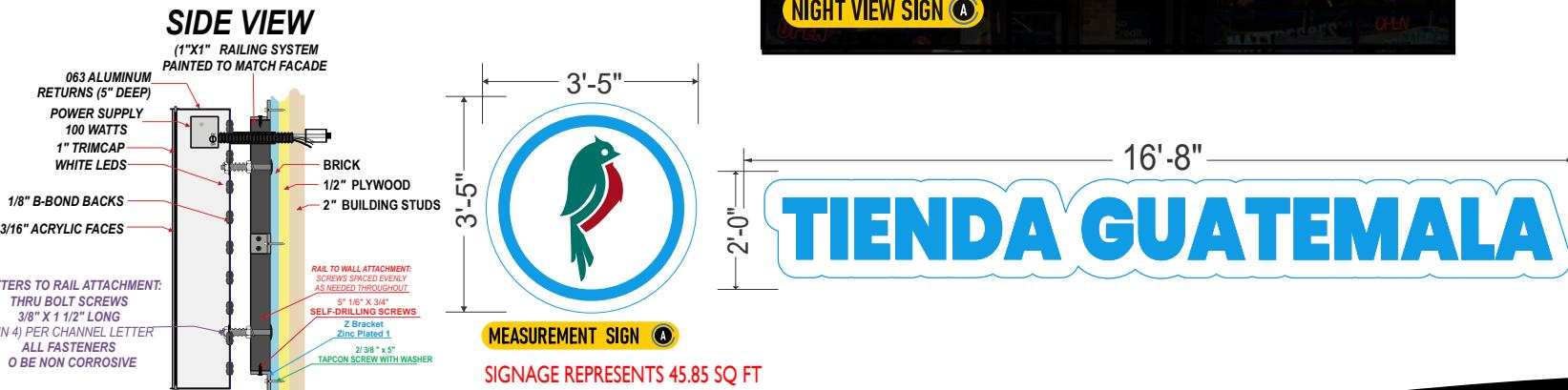
063 BLACK ALUMINUM RETUR

ORACAL 8500 BLUE #005

ORACAL 8500 GREEN #614

ORACAL 8500 RED #017

Customer Initials  
to approve colors



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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:

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CLIENT SIGNATURE:  
DATE:

## INSTALLATION DESCRIPTION SIGN

A

### FRONT VIEW

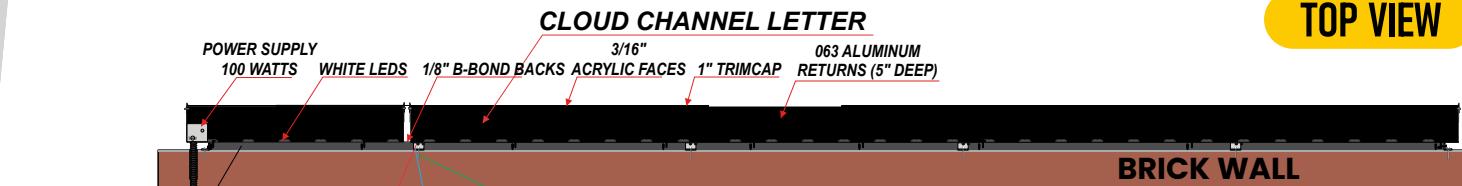


### FIGURE A DESCRIPTION

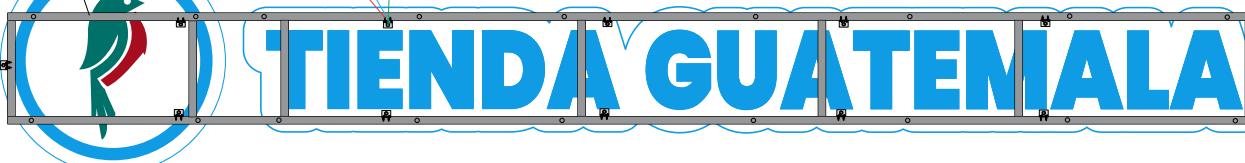


Awning frames can easily be made with these sturdy 1" Z brackets. Made of rolled steel, the Z brackets are additional longevity and corrosion resistance. A single gusset is added for additional support. Multiple 1/4" hole supports a Tek® bracket. The single hole base accommodates a 3/8-inch industry-standard 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





# BNEXT

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FILE: TIENDA GUATEMALA / drive.bnextrd@gmail.com

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Design	GABRIEL	

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CLIENT SIGNATURE:  
DATE:

## RECOVERING EXISTING 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:**

## SITE PLAN

A



A

### CLOUD CHANNEL LETTERS

5



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**DATE:**

## SURROUNDING

A



6