



Cleveland Landmarks Commission

Thursday, September 22, 2022

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

Julie Trott, Commission Chair
Karl Brunjes, Interim 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.

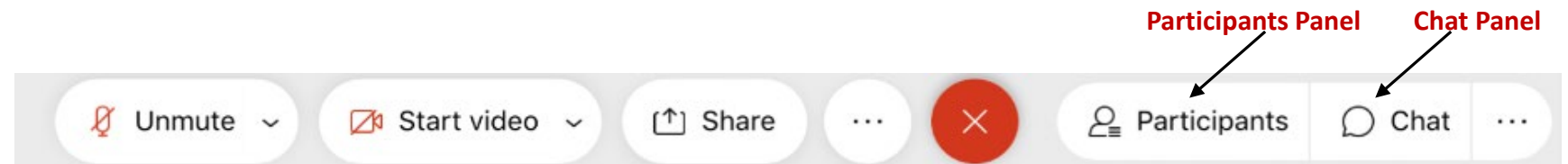
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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



September 22, 2022

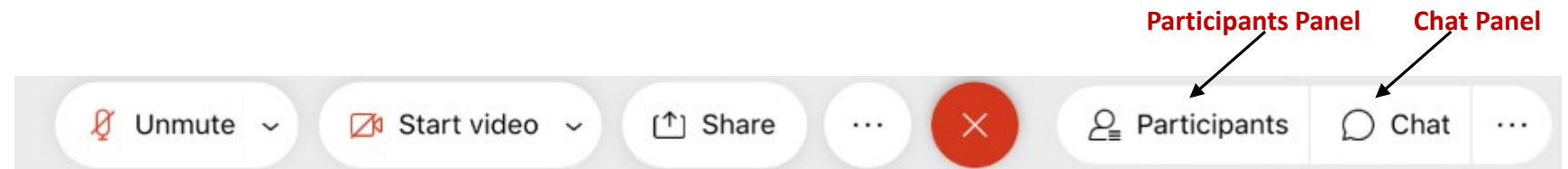
Cleveland Landmarks Commission

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.**



September 22, 2022

Cleveland Landmarks Commission

Call to Order & Roll Call



September 22, 2022

Cleveland Landmarks Commission

Certificates of Appropriateness



September 22, 2022

Certificates of Appropriateness

September 22, 2022



Case 22-068: Gordon Square Historic District

Blazing Cycles, 7427 Detroit Avenue

Mural

Ward 15: Spencer

Project Representative: Bob Peck (Artist)



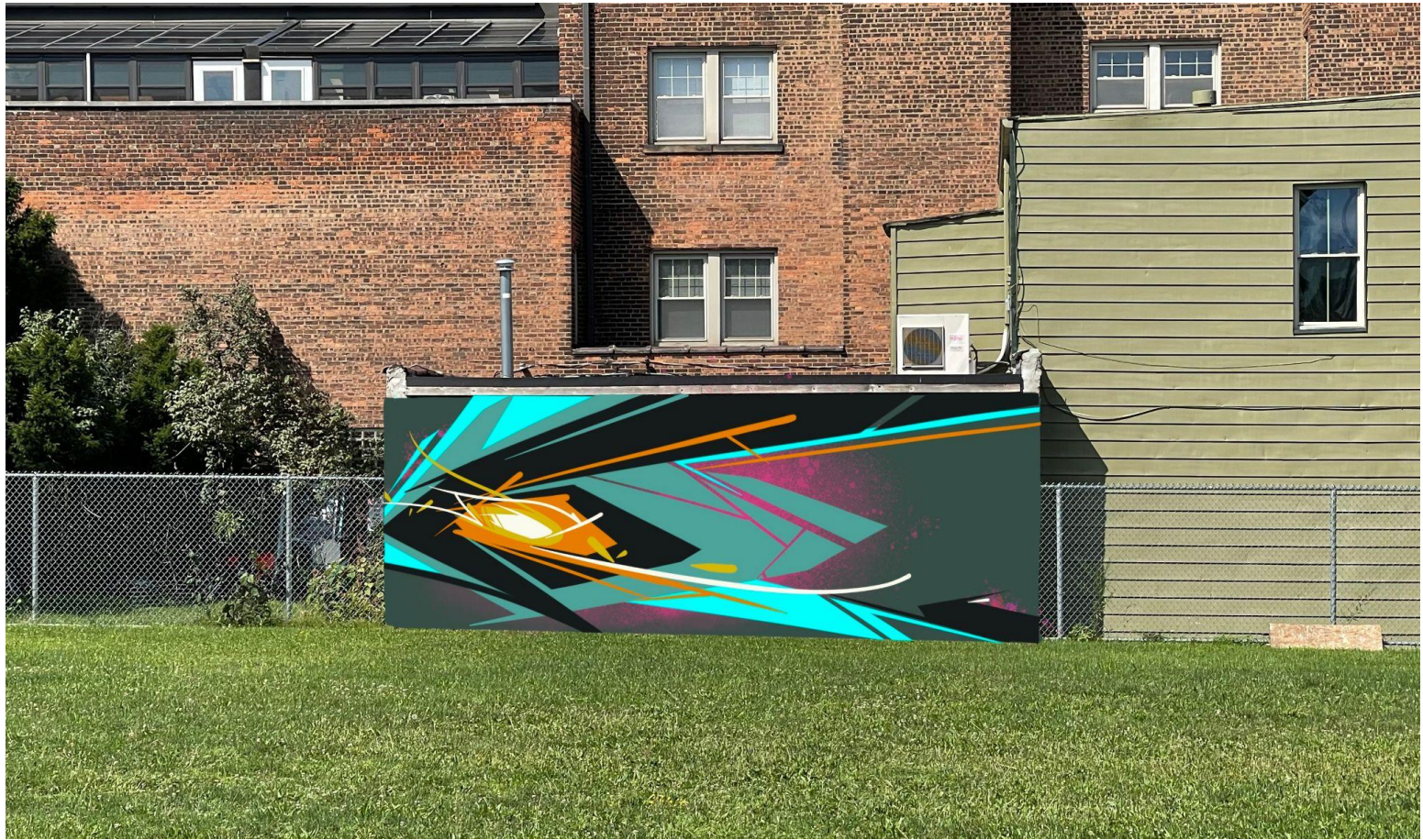
Blazing Saddles Bicycle Shop - 7427 Detroit Avenue



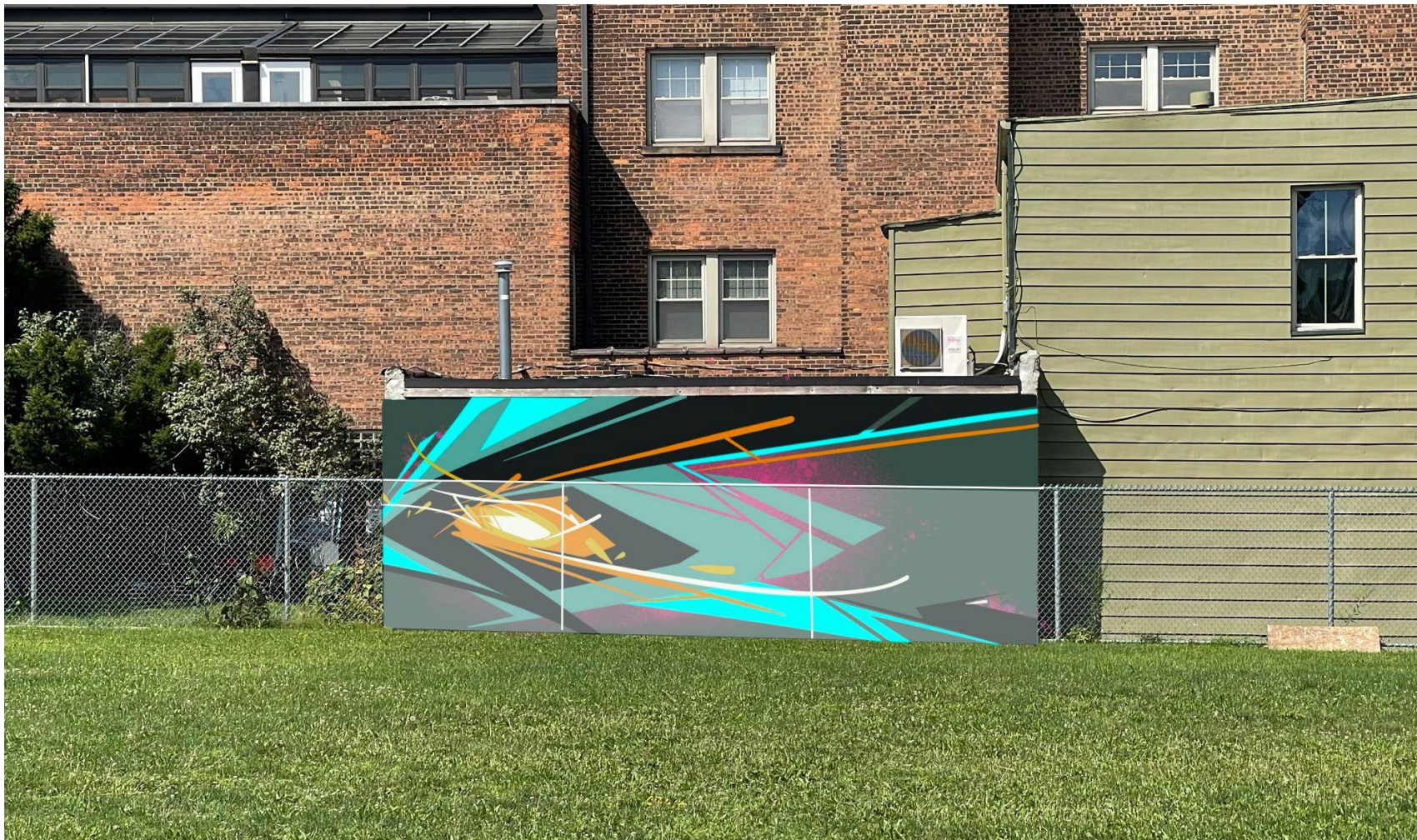
Proposed mural location currently faces a vacant field.

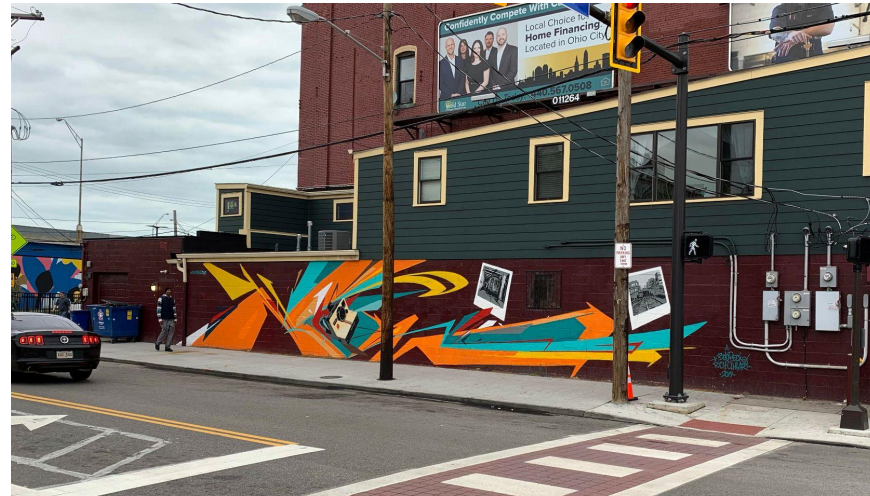


Current view of wall.



Proposed design.







Case 22-069: Ohio City Historic District

Rose Building, 4500 Lorain Avenue

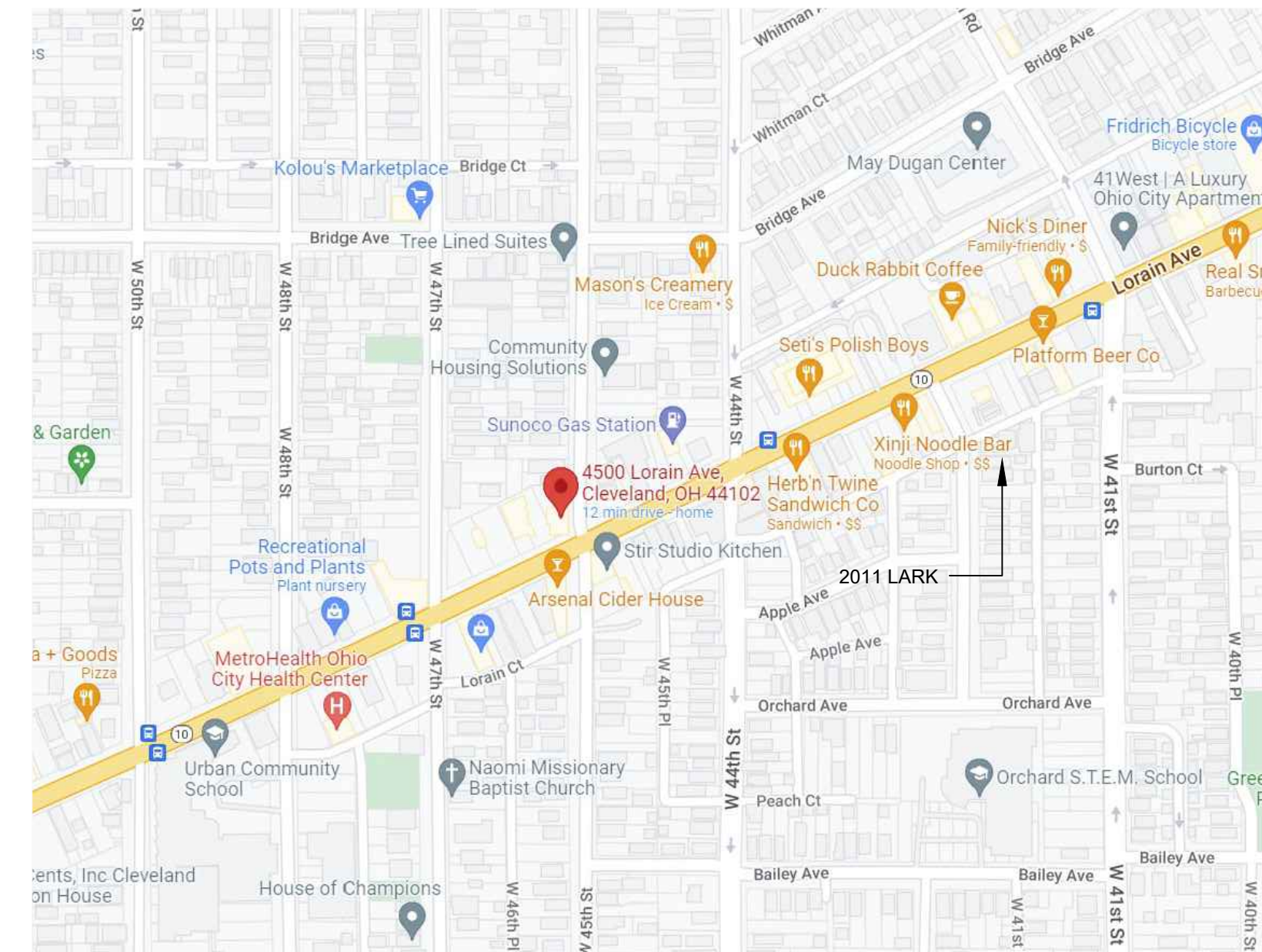
Façade Reconstruction, Renovations

Ward 3: McCormack

Project Representatives: Jim Miketo (Owner), David Maniet (Architect), Paul Hayes (Restoration)



Historic Photo



Location Map
Not to Scale

Drawing Index

- A1 Location Map and Context Photos
- A2 Lorain Avenue Elevations
- A3 W45th Street Elevations
- A4 Material Information
Detail Context Photos
- A5 Colored Elevation



Diagonal Neighbor



Existing Exterior Photo and Adjacent Building



Across Lorain



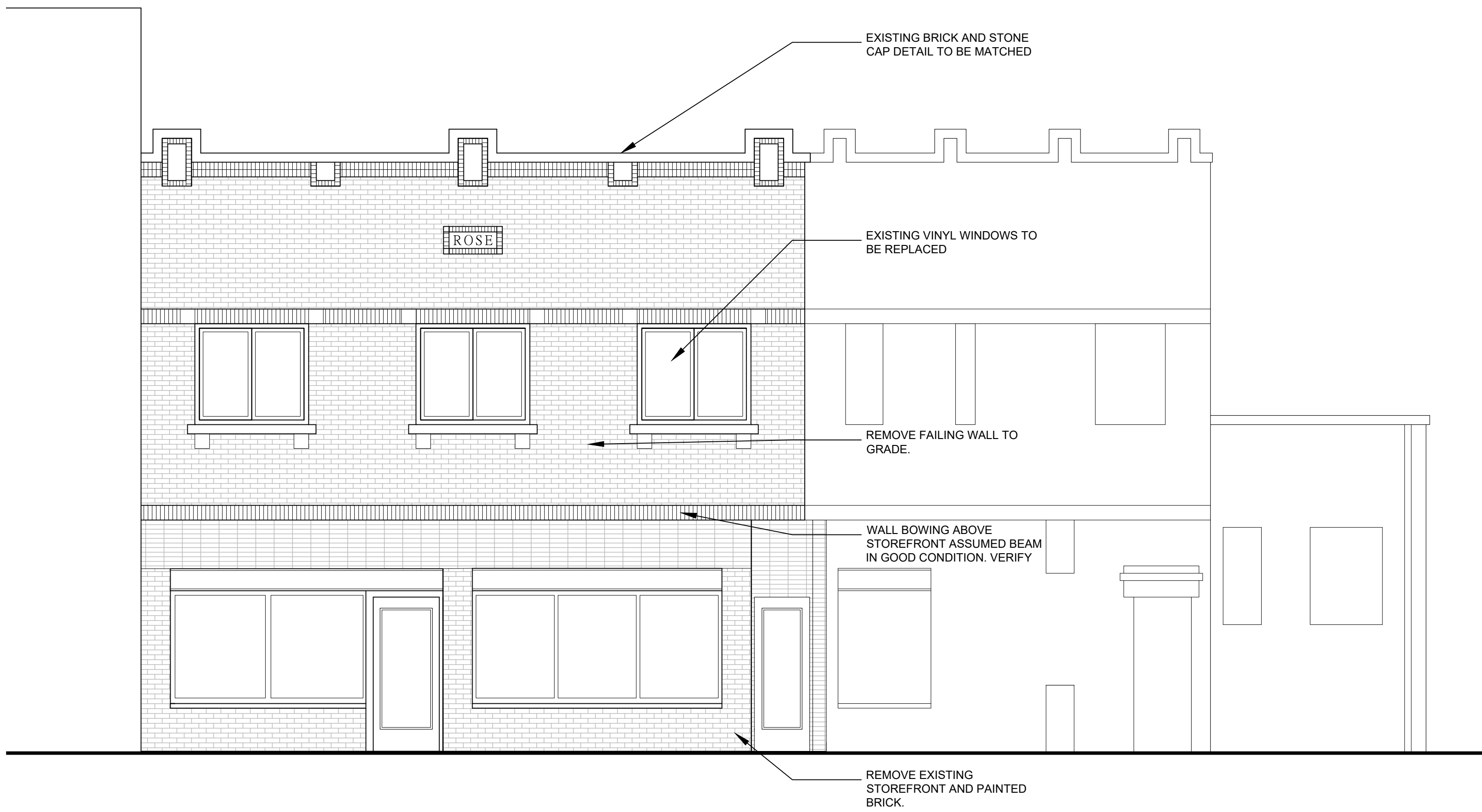
4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
The Rose Building
4500 Lorain Avenue
Cleveland, Ohio 44102

Issue for Review Meeting	Sheet
Date 9/15/2022	A1
Drawn By DJM	

Drawing Index

- A1 Location Map and Context Photos
- A2 Lorain Avenue Elevations
- A3 W45th Street Elevations
- A4 Material Information
Detail Context Photos
- A5 Colored Elevation



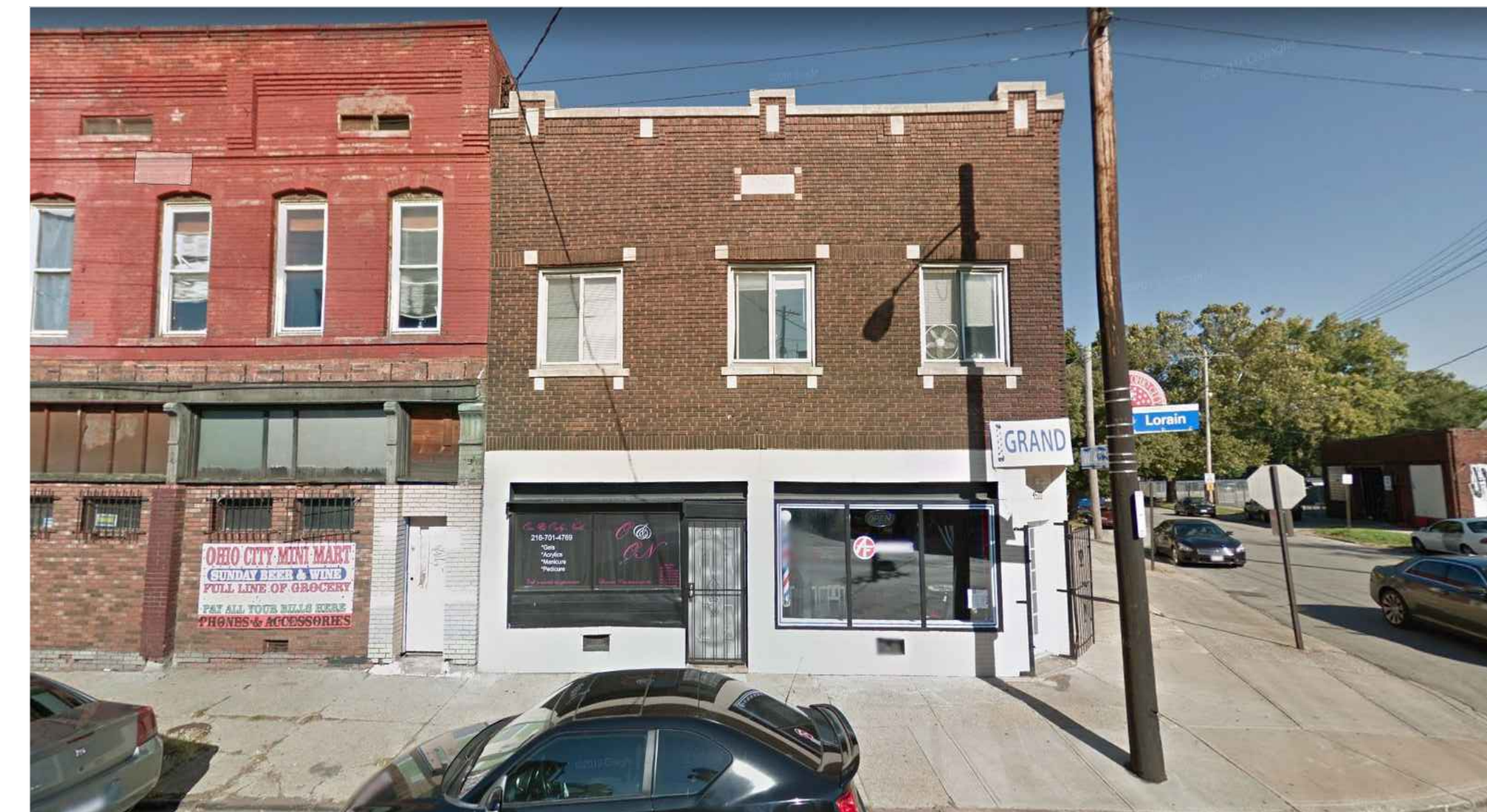
Existing Facade Lorain Elevation

1/4" = 1'-0"

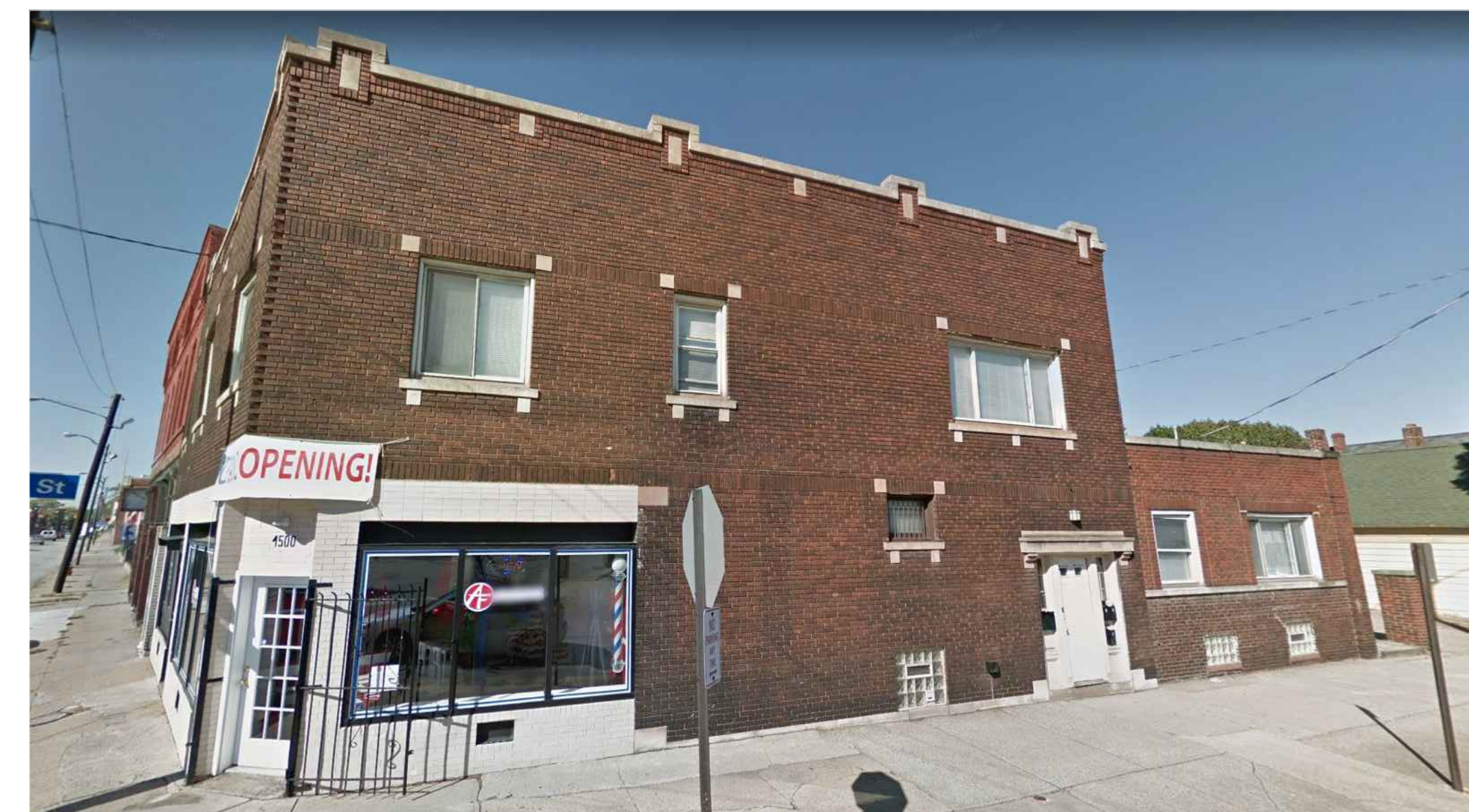


Proposed Facade Lorain Elevation

1/4" = 1'-0"



2016 Lorain Elevation



2016 W45th Elevation



Existing Elevation



4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

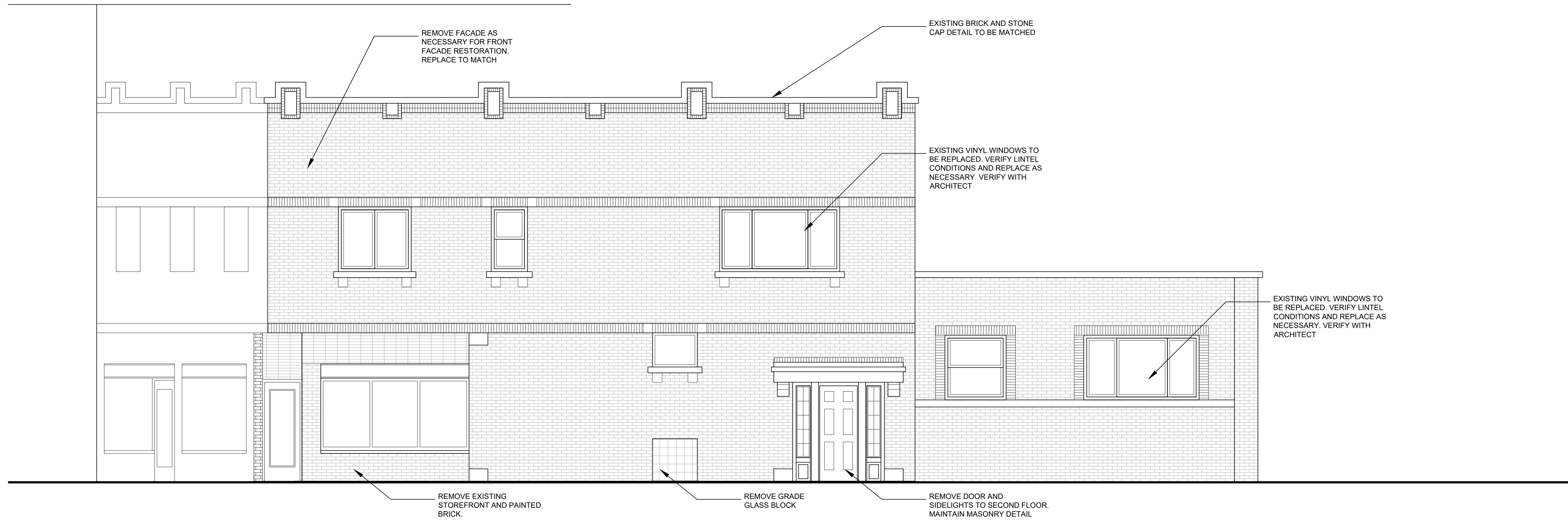
Name / Project Address
The Rose Building
4500 Lorain Avenue
Cleveland, Ohio 44102

Issue for
Review Meeting
Date
9/15/2022
Drawn By
DJM

Sheet
A2

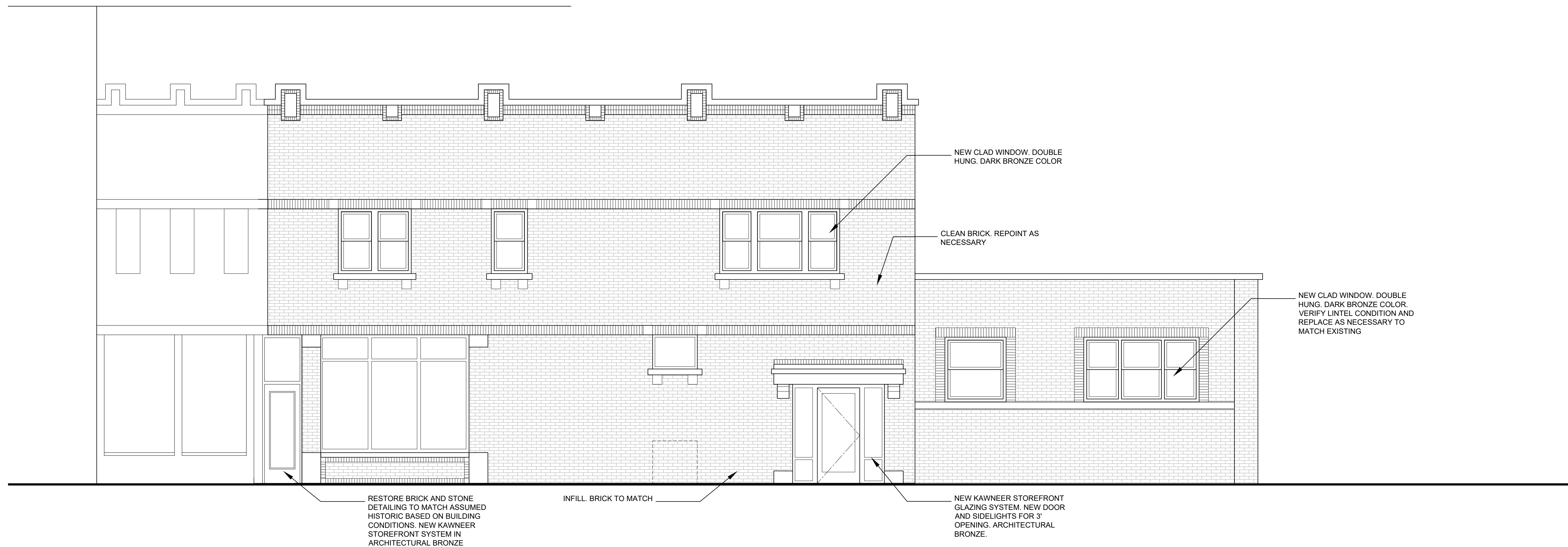
Drawing Index

- A1 Location Map and Context Photos
- A2 Lorain Avenue Elevations
- A3 W45th Street Elevations
- A4 Material Information
Detail Context Photos
- A5 Colored Elevation



Existing Facade W45th Elevation

1/4" = 1'-0"



Proposed Facade W45th Elevation

1/4" = 1'-0"



4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
The Rose Building
4500 Lorain Avenue
Cleveland, Ohio 44102

Issue for
Review Meeting
Date
9/15/2022
Drawn By
DJM

Sheet
A3

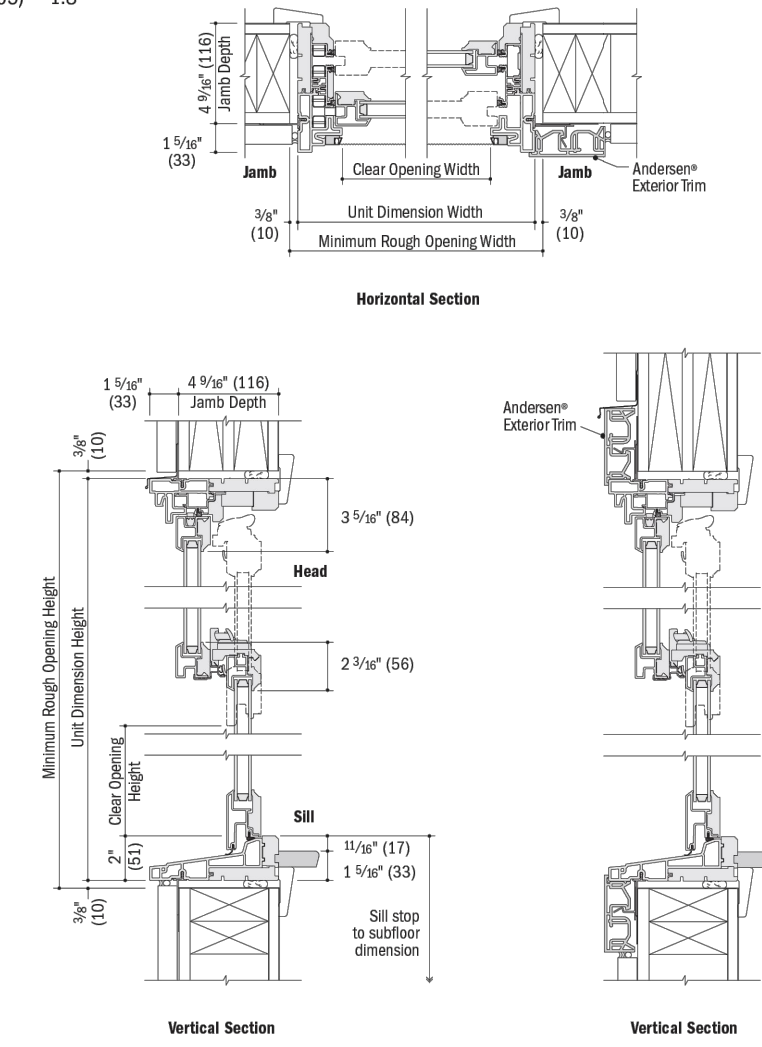
Drawing Index

- A1 Location Map and Context Photos
- A2 Lorain Avenue Elevations
- A3 W45th Street Elevations
- A4 Material Information
Detail Context Photos
- A5 Colored Elevation

A-SERIES DOUBLE-HUNG WINDOWS



Double-Hung Window Details
Scale 1/2" (38) = 1'-0" (305) = 1:8



• 1 5/8" (116) jamb depth measurement is from back side of installation flange.
 • 1/8" colored finish on parts indicated with arrows. One-colored finish on traditional Andersen® parts required to complete window assembly as shown.
 • Dimensions fit over rough opening.
 • Rough opening size need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
 • Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

Double Hung Wood Clad Windows - Anderson - A Series

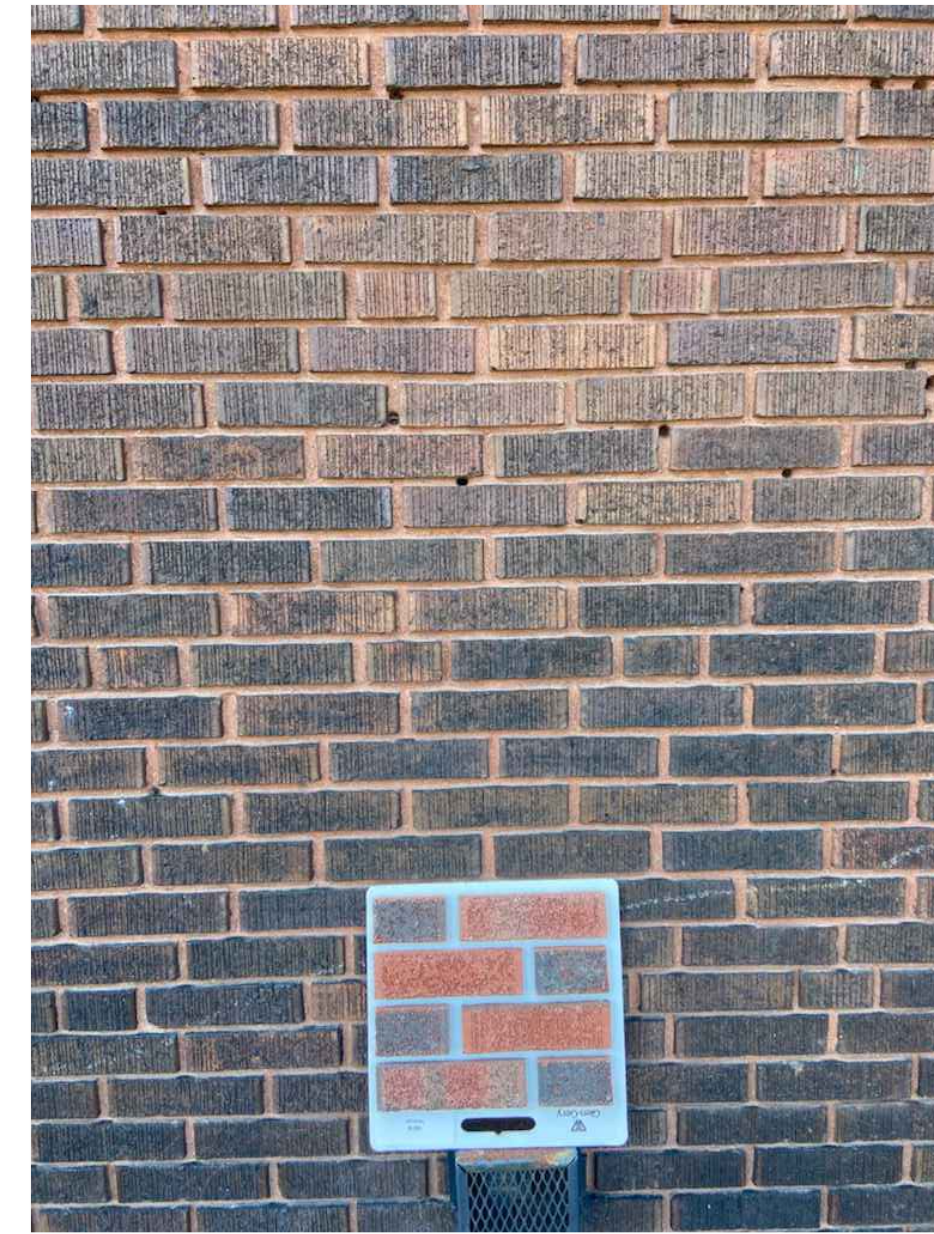


Kawneer Anodized Finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
#14	CLEAR	AA-M10C21A41	Architectural Class I (.7 mils minimum)
#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)



Glen Gary 160M Brick

Storefront Framing



Storefront Photo Enlarged



Storefront Photo Enlarged



Storefront Photo Enlarged



Side Entry Photo



4 1 2 . 7 2 0 . 0 4 2 4
DavidJManiet@gmail.com

Name / Project Address
The Rose Building
4500 Lorain Avenue
Cleveland, Ohio 44102

Issue for Review Meeting	Sheet
Date	A4
9/15/2022	
Drawn By	
DJM	



Proposed Elevation

1/4" = 1'-0"



4 1 2 . 7 2 0 . 0 4 2 4
 DavidJManiet@gmail.com

Name / Project Address

The Rose Building
 4500 Lorain Avenue
 Cleveland, Ohio 44102

Issue for
 Review Meeting

Date
 9/15/2022

Drawn By
 DJM

Sheet

A5



Case 22-059: Grantwood Allotments Historic District (Concept Review August 11, 2022)

10828 Drexel Avenue

Demolition

Ward 9: Conwell

Project Representatives: Brett Parsons, Alexander Abramowitz (City of Cleveland)

LANDMARKS COMMISSION REVIEW

Proposal for a demolition in the Glenville Landmark District:

10828 Drexel Ave.

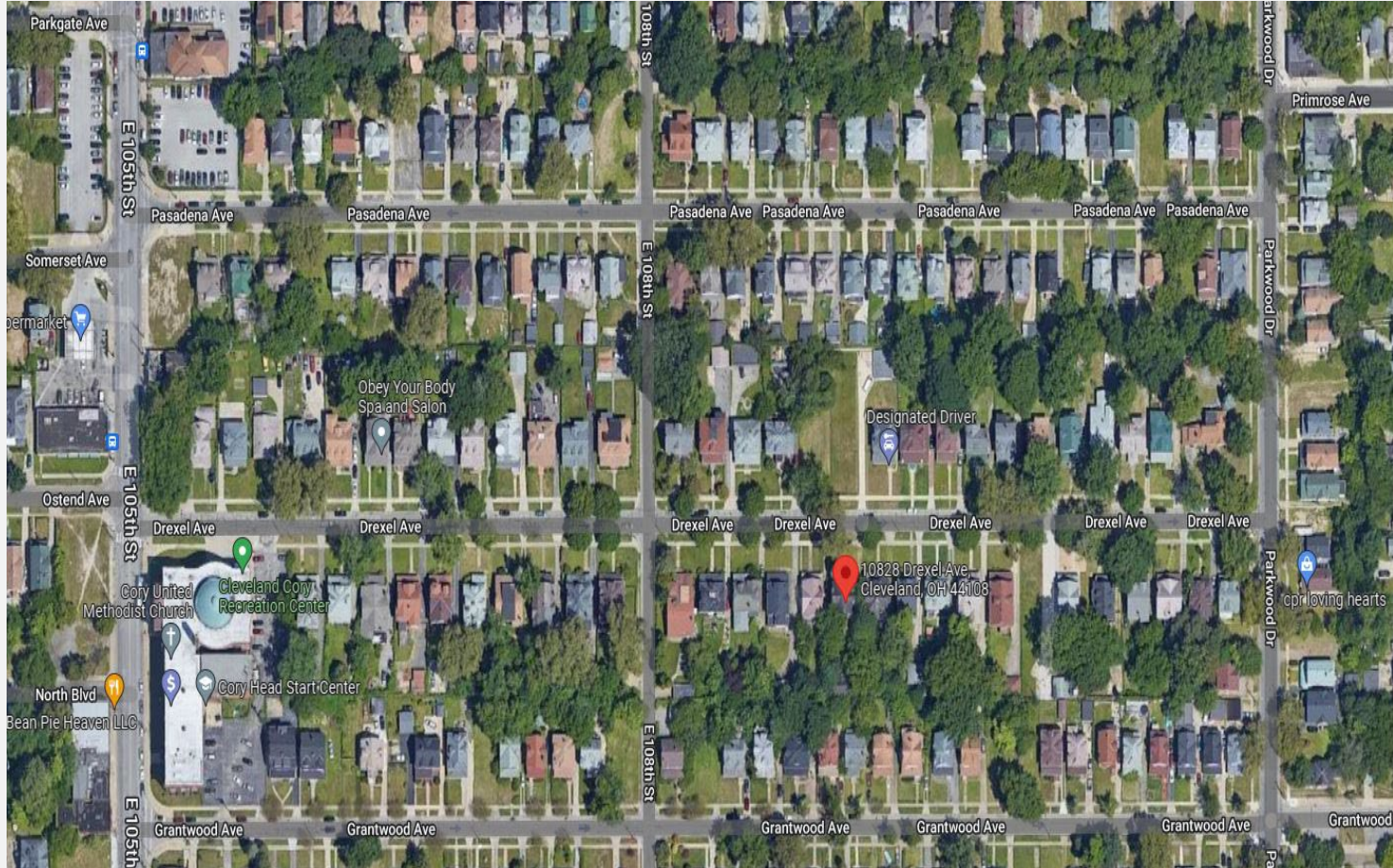


**PROPOSED DEMOLITION OF
10828 DREXEL AVE.**

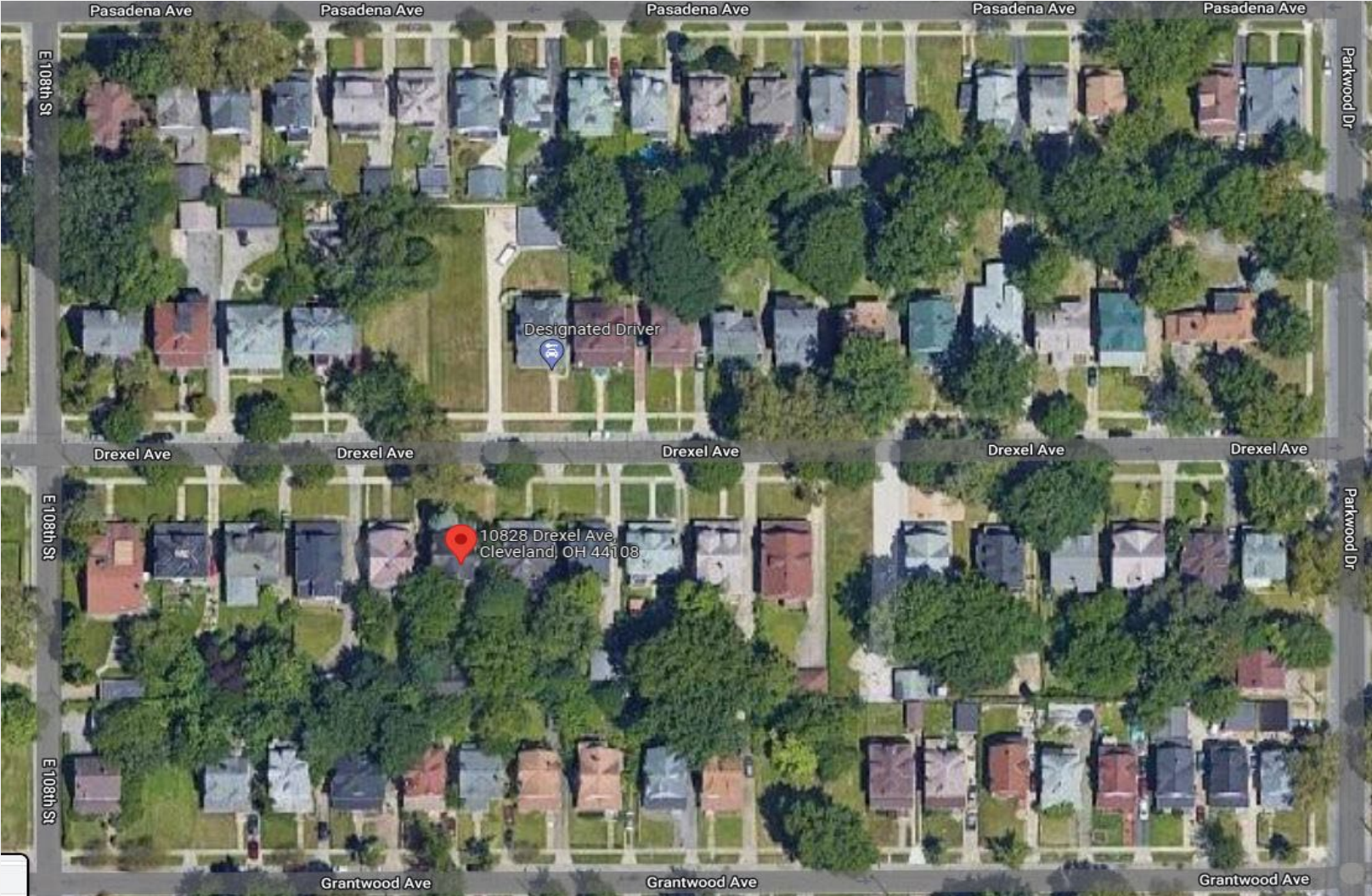
10828 DREXEL AVE.

- **Demolition:** We are seeking the approval of the complete demolition of the 2.5 story, two family dwelling residential property with a detached 1.5 sty garage, built in 1910 as a single family and altered in 1954 as two family, located at 10828 Drexel Ave.
- **Current Owner:** Glenville Development Corp, since May 29, 2013. However, this corporation's status was cancelled in 2015 by the Ohio Secretary of State and has no capacity to transfer title.
- **Vacant:** Over 15 years. This structure has been vacant since November 14, 2006.
- **Complaints:** The City has received 4 complaints regarding this property since January 8, 2009.
- **Board-ups:** The city has on two separate occasions found this property to be open and insecure and has had to board up the property.
- **Taxes:** \$18,092.63 including \$378.36 in board-up delinquencies.
- **Site Plan:** The remaining land will be cleared, graded, and seeded with grass.

SITE LOCATION



CONTEXT LOCATION





BUILT IN 1910

1.5 Story Garage





Deteriorated paint and wood. Lots of dampness.



First floor: foyer, living room, kitchen, dining room with hole in ceiling



Stairs leading to second level, second floor hallway



2nd floor rooms



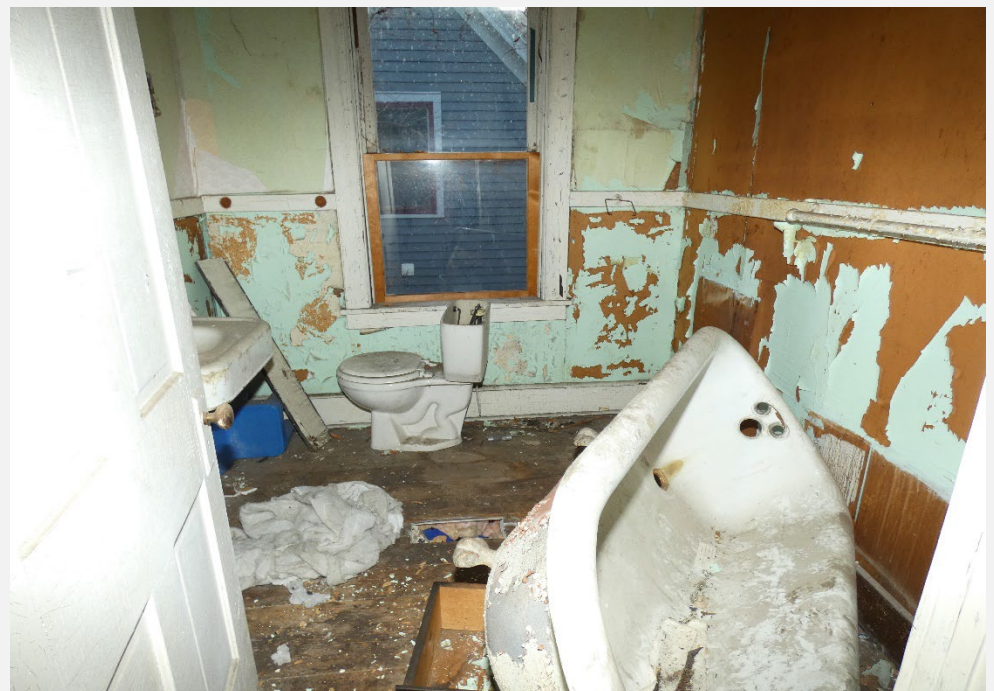
2nd floor rooms with bathroom



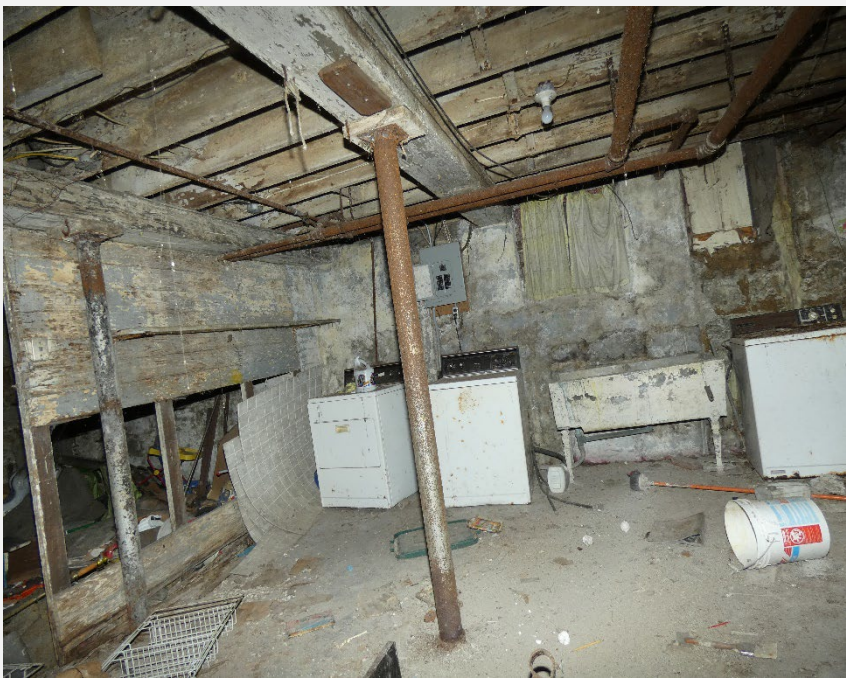
Stairs leading to 3rd floor and hallway



3rd floor rooms with hallway and bathroom



Stairs leading to basement



Basement



Survey revealed 1,218 linear feet of asbestos pipe insulation in walls



Property to the West: 10824 Drexel Ave. (owned by Ardell & Monika Cloud)



Property to the East: 10832 Drexel Ave (owned by Paul Robinson)





Street View: 10832, 10828, 10824 Drexel

Properties Across the Street: 10819 and 10831 Drexel Ave (Owned by Mitchell, Mansa C.M. and Paul Robinson respectively)



Vacate lot between properties is 10827 Drexel Ave (Owned by City of Cleveland Land Reutilization Program)

SITE FINISH PLAN



Cleveland Landmarks Commission

Design Review



September 22, 2022

Staff Report

10828 Drexel Ave

REAL ESTATE.
Ten cents per line each insertion.

REAL ESTATE.
Ten cents per line each insertion.

REAL ESTATE.
Ten cents per line each insertion.

REAL ESTATE.
Ten cents per line each insertion.

REAL ESTATE.
Ten cents per line each insertion.

REAL ESTATE.
Ten cents per line each insertion.

REAL ESTATE.
Ten cents per line each insertion.

REAL ESTATE.
Ten cents per line each insertion.

GRANTWOOD ALLOTMENT.



Residence Wm. McIntosh, Grantwood-av.

The growth of Grantwood-av. has been phenomenal. In a little over one year's time this street has been built up with homes, of which these are representative. In this short time it has become known as one of the handsomest streets in the city. From the gate and arch at the Doan-st. end to the woods at Parkwood boulevard this street offers opportunities for home sites, which cannot be found in any other spot in Cleveland. Its investment features are self-evident.



Typical Grantwood-av. Home.

CAN YOU think of a choicer, more exclusive location to build a private residence than **AMONG THE PARKS and BOULEVARDS?**

GRANTWOOD ALLOTMENT

Offers just those facilities—located on the Doan-st. cross town line, surrounded by **PARKS and BOULEVARDS**—away from railroads, factories and all smoke producing nuisances.

GRANT W. DEMING,
Pres. and Gen'l Mgr.

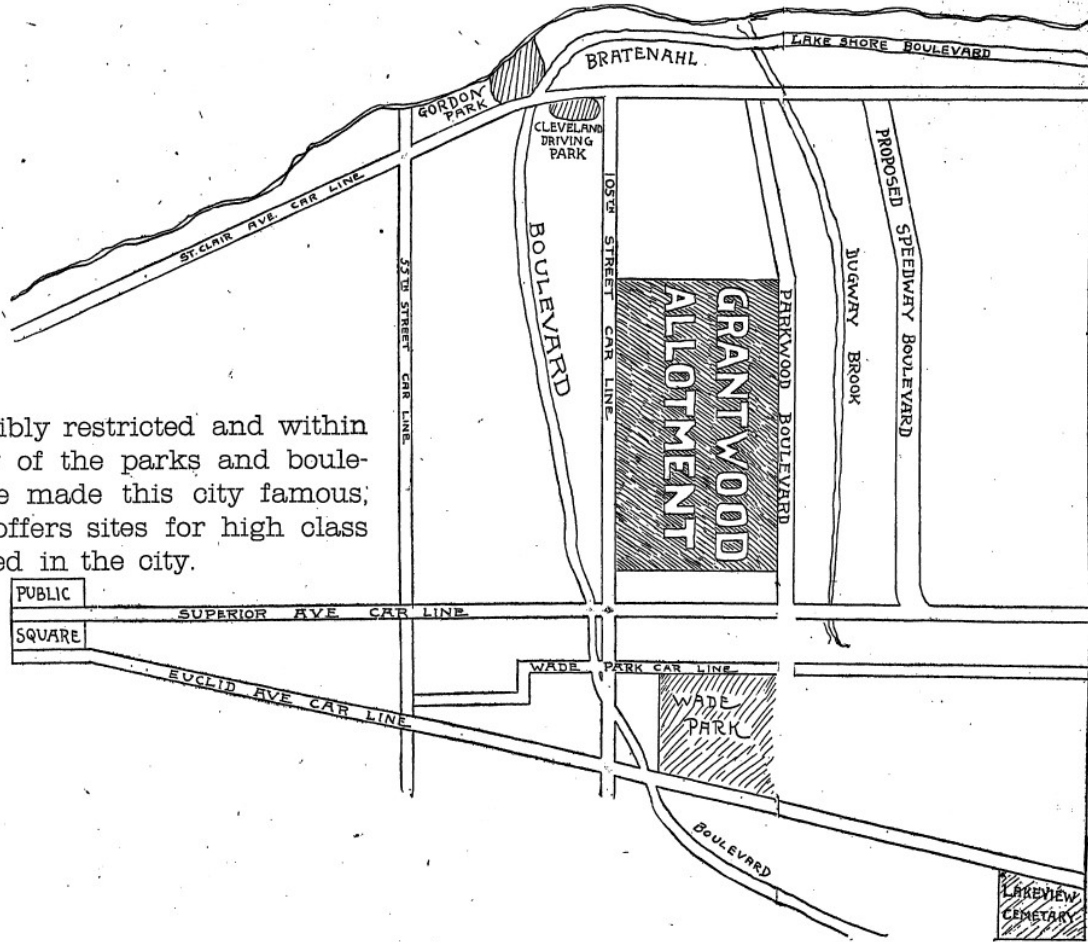
GRANTWOOD AVE.,

The Home Site Allotment of Cleveland.

Easy of access, laid out on line according to the most up-to-date plans, sensibly restricted and within a stone's throw of the parks and boulevards that have made this city famous; this allotment offers sites for high class homes unequaled in the city.

This location insures pure air, little smoke, and freedom from the dirt of the city. The Doan Street School is conveniently near, as well as several churches.

THE IDEAL SPOT FOR A HOME.
A Few Good Salesmen Wanted.
Take a Doan St. Crosstown Car.
Get off at Grantwood Ave.



VISIT BEAUTIFUL GRANTWOOD ALLOTMENT.
CLEVELAND'S CHOICEST RESIDENCE DISTRICT.
PLANS FURNISHED FREE OF CHARGE TO LOT BUYERS.
HOUSES BUILT TO ORDER—COMMON SENSE RESTRICTION AND REASONABLE TERMS.

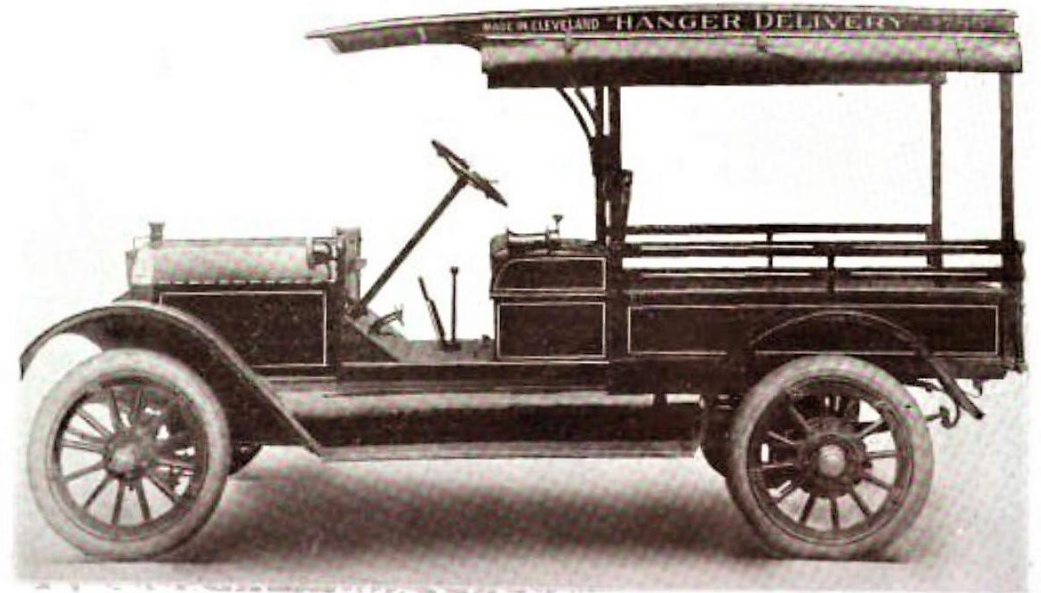
It will pay YOU to investigate.
Your choice of five boulevard avenues, Tacoma-ave., Grantwood-ave., Drexel-ave., Pasadena-ave. and Massie-ave.

W. H. BROWN,
Vice President.
H. B. WRIGHT,
Sec'y and Treas.

The Deming Realty Co. 244 THE ARCADE.

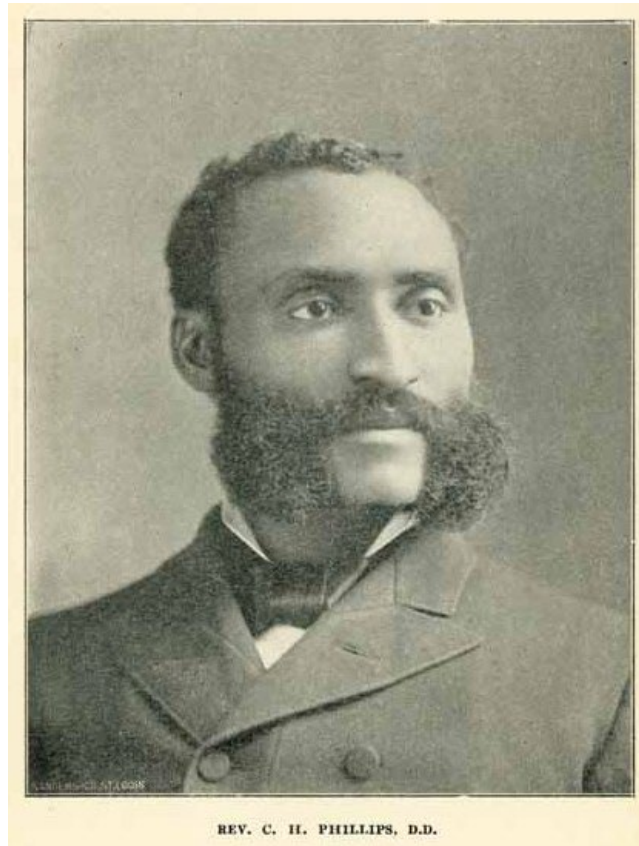
History

- Built 1908
- Owner – Christian F. Hanger (1863-1929)
- C.F. Hanger Carriage and Wagon Co. (Est. 1892)
 - C.F Hanger Co., Inc
- Architect – Deming Realty Company

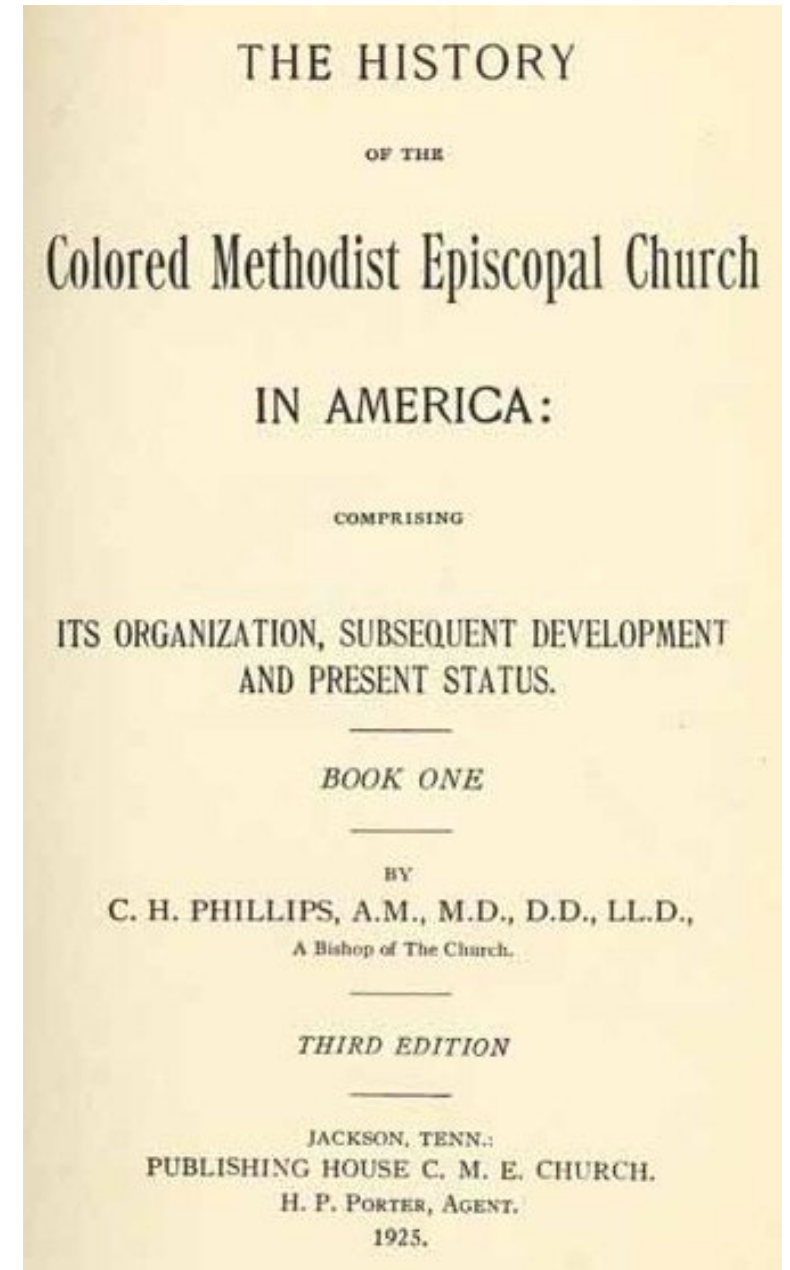


THE HANGER 1000-POUND DELIVERY WAGON.
Built by the C. F. Hanger Co., Inc., Cleveland.

History



- Property sold to Charles Henry Phillips in 1922
- Served as Bishop of the Colored Methodist Episcopal (CME) Church from 1902-1946.



History



- Property transferred after his death to his wife Ella and daughter Nancy Stokes (1952)
- 1954 – Change of use from one-family to two-family
- Nancy sole owner after death of Ella (1956)
- Sale of property to Crawford and Willie Atwater (1968)

History

- Crawford and Willie divorced in 1976 with Willie keeping the house
- After her death in 1995, it passed to her daughter Veda in 1997
- Sold to Monique Edwards in 1999
- Obtained by the Cuyahoga County Land Reutilization Corporation via Sheriff's Sale in December 2012
- Transferred to the Glenville Development Corp. in May 2013
- Glenville Development Corp. out of business in 2015
- State of Ohio Foreclosure as of 8/23/2022



Case 22-070: Ohio City Historic District (Approved 2/13/2020, Case 19-019)

The Equinox, 1424 West 48th Street

Revisions to Townhome Project

Ward 3: McCormack

Project Representatives: Fei Yu (Developer), Jeffrey Foster (Architect) Mike Marous

LANDMARKS COMMISSION SUBMISSION REVISION FOR:

THE EQUINOX TOWNHOME DEVELOPMENT 1424 WEST 48TH STREET CLEVELAND, OH 44102

DRAWING INDEX

TITLE SHEET

TS100 TITLE SHEET

ARCHITECTURAL

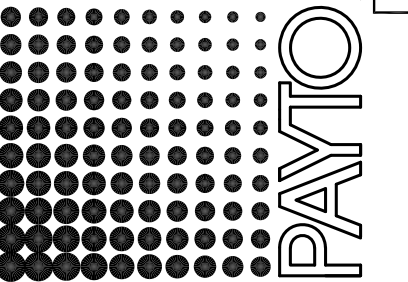
A001 IMAGES OF EXISTING CONTEXT
SP101 SITE PLANS - CURRENT & PREVIOUSLY APPROVED
L101 LANDSCAPE PLANS - CURRENT & PREVIOUSLY APPROVED
A210 RENDERED VIEWS FROM 48TH STREET
A211 RENDERED VIEWS
A212 RENDERED VIEWS
A220 MATERIALS PALLATE
A101-A PROPOSED FLOOR PLANS - BUILDING #1
A101-B PROPOSED FLOOR PLANS - UNIT TYPE B
A101-C PROPOSED FLOOR PLANS - UNIT TYPE C
A101-D PROPOSED FLOOR PLANS - UNIT TYPE D
A200 EXTERIOR ELEVATIONS - BUILDING 1
A201 EXTERIOR ELEVATIONS - BUILDINGS 2 & 3
A202 EXTERIOR ELEVATIONS - BUILDINGS 3 & 4
A203 EXTERIOR ELEVATIONS - BUILDING 5

ISSUE DATE: 09.08.22

PRINTS FULL SCALE
ON 24"X36" SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

THE EQUINOX
TOWNHOME DEVELOPMENT
1424 WEST 48TH STREET
CLEVELAND, OH

 PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE: (216) 241-6800
WWW.PAYTOARCHITECTS.COM

 PAYTO Architects
405 Bradley Building 1220 West Sixth Street Cleveland, Ohio 44113 (216)241-6800 WWW.PAYTOARCHITECTS.COM

SUBMITTED FOR
LANDMARKS COMMISSION REVIEW:
SEPTEMBER 8, 2022

TITLE SHEET

PA PROJECT NO. 2022-46
CURRENT DATE 09.08.22

TS100

LANDMARKS COMMISSION
SUBMISSION

Copyright © 2022 Payto Architects Inc.



A OVERALL CONTEXT MAP
A001 NO SCALE



EAST SIDE OF 48TH STREET FACING NORTH EAST
7 IMAGE OF EXISTING
A001 NO SCALE



EAST SIDE OF 48TH STREET FACING SOUTH EAST
6 IMAGE OF EXISTING
A001 NO SCALE



VIEW FACING NORTH WEST FROM 48TH STREET TOWARDS SITE ENTRANCE
5 IMAGE OF EXISTING
A001 NO SCALE



VIEW OF NORTH SIDE OF SITE FROM 48TH STREET - ACROSS EXISTING COMMERCIAL PARKING LOT
4 IMAGE OF EXISTING
A001 NO SCALE



VIEW OF SOUTH SIDE OF SITE ALONG FRONTING PROPERTY
3 IMAGE OF EXISTING
A001 NO SCALE



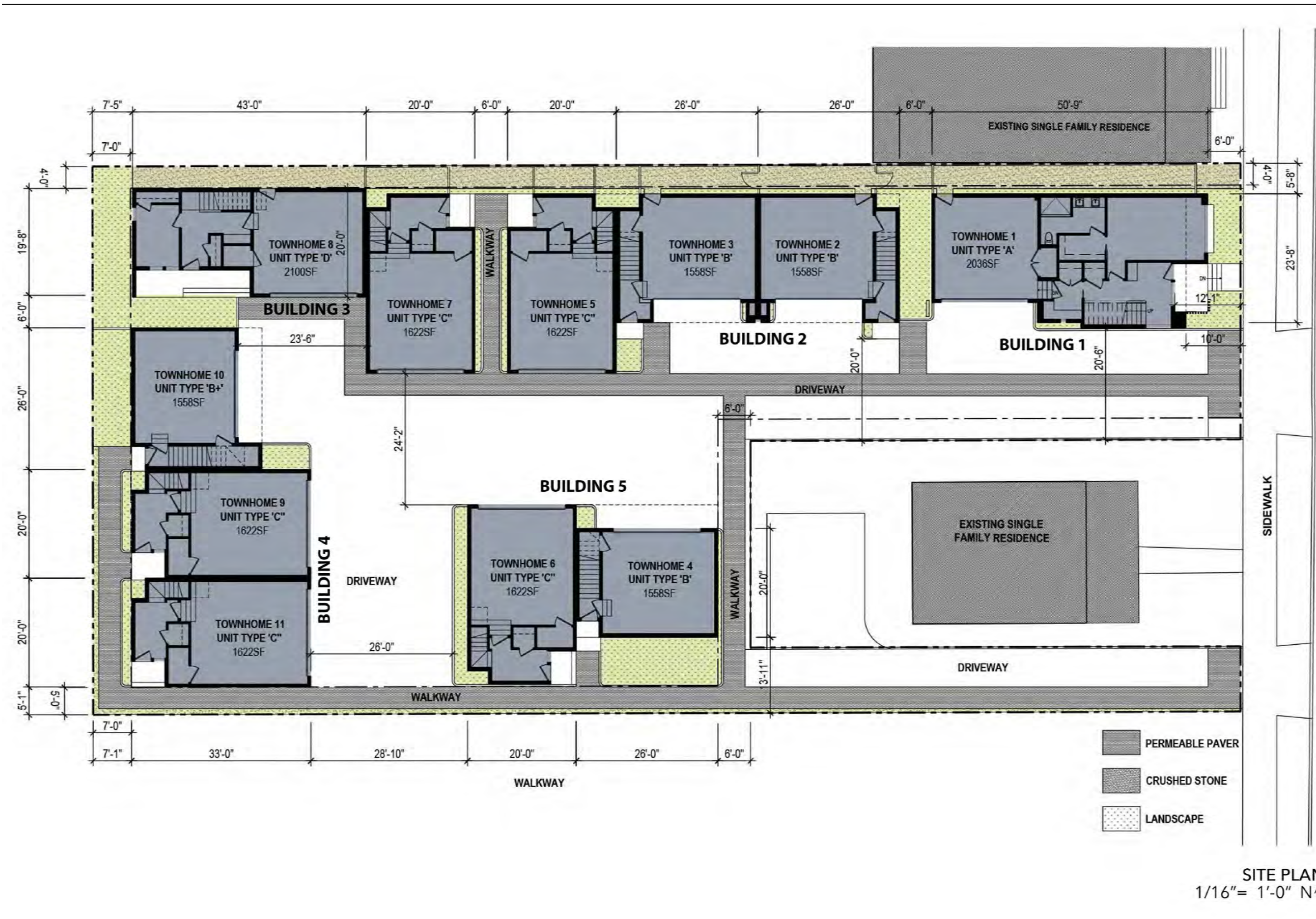
SITE ENTRANCE ALONG 48TH STREET
2 IMAGE OF EXISTING
A001 NO SCALE



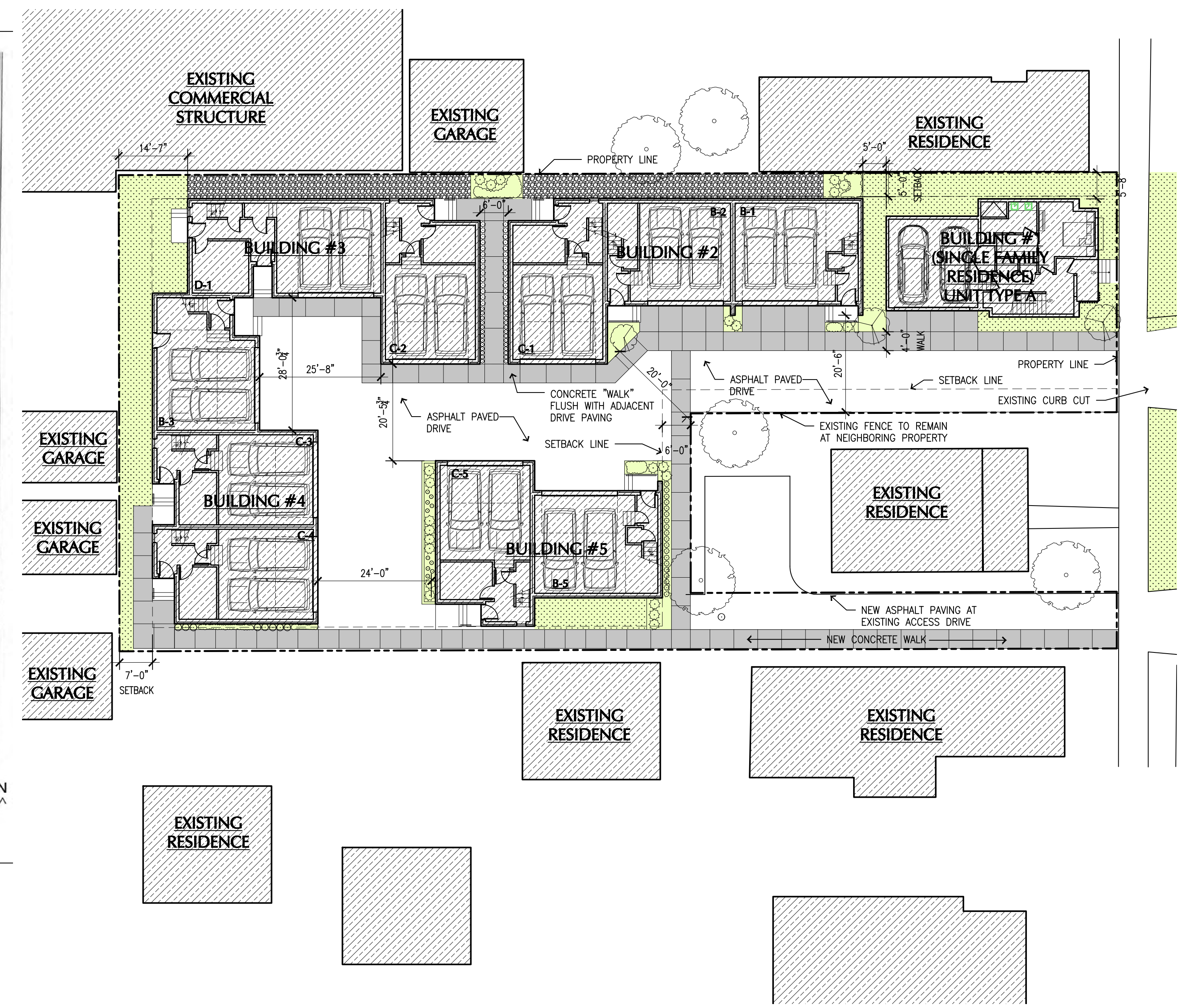
PANORAMA ALONG 48TH STREET FACING WEST TOWARDS SITE
1 IMAGE OF EXISTING
A001 NO SCALE



1 HYDRANT LOCATION PLAN
 SP101 SCALE: 1" = 100'

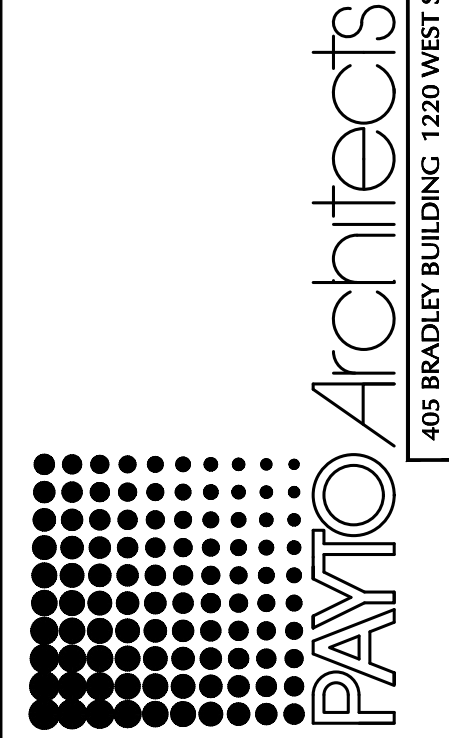


2 PREVIOUSLY APPROVED SITE PLAN
 SP101 SCALE: 1/16" = 1'-0"



1 CURRENT SITE PLAN
 SP101 SCALE: 1/16" = 1'-0"

THE EQUINOX
 TOWNHOME DEVELOPMENT
 1424 WEST 48TH STREET
 CLEVELAND, OH



SITE PLANS - CURRENT & PREVIOUSLY APPROVED



FRENCH LAVENDER = FL

BRISTLE LEAF SEDGE = BLS

BOXWOOD SHRUB = BXS

BLUE POINT JUNIPER = BPI

VIRGINIA CREEPER = VC

PAPERBARK MAPLE = PM



BLACK EXTERIOR WALL SCONCE
WS - LOCATED AT EACH GARAGE DOOR

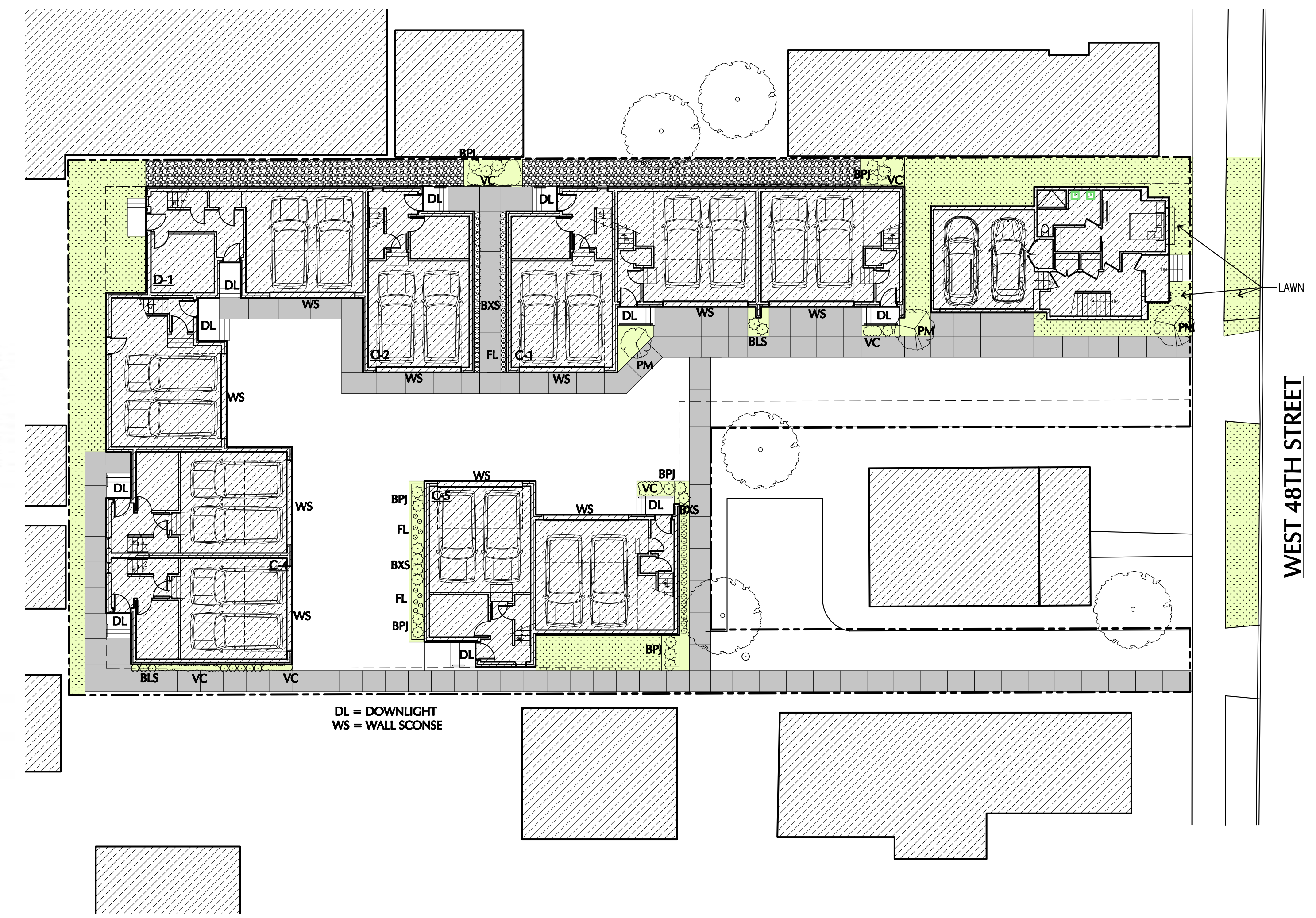
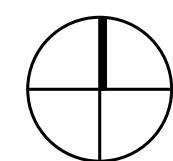
3 LANDSCAPE MATERIALS
L101 NO SCALE



- Legend**
- PPC Poured in Place Concrete
 - G Grass
 - CG Crushed Gravel
 - W Permeable Paver Walkway
 - T Steel Trellis (with Virginia Creeper Vine)
 - DL Downlight at Entry
 - WS Wall Sconce at Garage (pair)
 - F Fence
 - Boxwood Shrub (Buxus Sempervirens)
 - Chinese Juniper (Juniperus Chinensis)
 - Bristle Leaf Sedge (Carex Eburnea)
 - Provence French Lavender (Lavandula x intermedia 'Provence')
 - Paperbark Maple

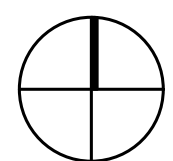
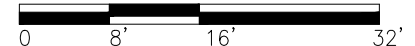
LANDSCAPE & LIGHTING PLAN
1/16" = 1'-0" N^A

2 PREVIOUSLY APPROVED LANDSCAPE / LIGHTING PLAN
L101 SCALE: 1/16" = 1'-0"



DL = DOWNLIGHT
WS = WALL SCONCE

1 CURRENT LANDSCAPE / LIGHTING PLAN
L101 SCALE: 1/16" = 1'-0"



PRINTS FULL SCALE
ON 24"X36" SHEET

PRELIMINARY
NOT FOR CONSTRUCTION



PROPOSED BUILDING #1

4 FACADE STUDY AND RELATIONSHIP TO NEIGHBORING PROPERTIES
A210 NO SCALE



BUILDING #1 AT ENTRANCE TO THE SITE VIEW FROM SOUTH EAST

3 RENDERED VIEW
A210 NO SCALE



BUILDING 1 AT ENTRANCE TO THE SITE

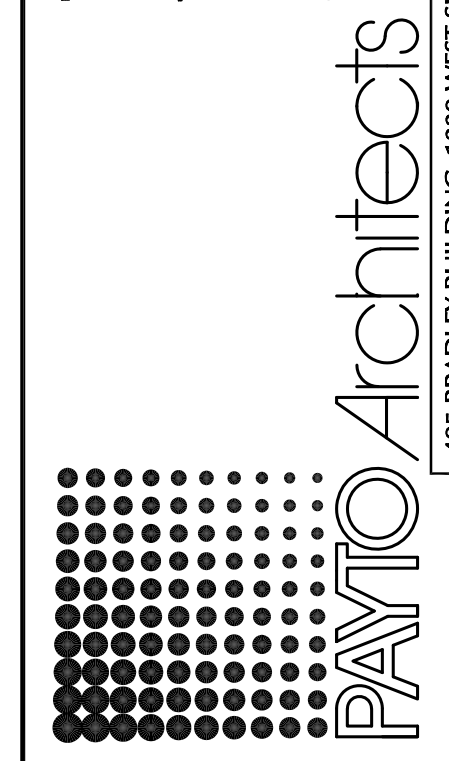
2 RENDERED VIEW
A210 NO SCALE



BUILDING 1 AT NEIGHBORING HOUSE TO THE NORTH

1 RENDERED VIEW
A210 NO SCALE

THE EQUINOX
TOWNHOME DEVELOPMENT
1424 WEST 48TH STREET
CLEVELAND, OH



RENDERED VIEWS
FROM 48TH STREET

PA PROJECT NO. 2022-46
CURRENT DATE 08.26.22

A210
LANDMARKS COMMISSION
SUBMISSION



4 PREVIOUSLY APPROVED RENDERED VIEW
A211 NO SCALE



3 CURRENT RENDERED VIEW
A211 NO SCALE



2 PREVIOUSLY APPROVED RENDERED VIEW
A211 NO SCALE



1 CURRENT RENDERED VIEW
A211 NO SCALE

THE EQUINOX
TOWNHOME DEVELOPMENT
1424 WEST 48TH STREET
CLEVELAND, OH

PAYTO Architects
405 BRADLEY BUILDING 1320 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE: (216) 241-6800
WWW.PAYTOARCHITECTS.COM

RENDERED VIEWS

PA PROJECT NO. 2022-46
CURRENT DATE 08.26.22

A211
LANDMARKS COMMISSION
SUBMISSION

Copyright © 2022 Payto Architects, Inc.



4 PREVIOUSLY APPROVED RENDERED VIEW
A212 NO SCALE



3 CURRENT RENDERED VIEW
A212 NO SCALE



2 PREVIOUSLY APPROVED RENDERED VIEW
A212 NO SCALE



1 CURRENT RENDERED VIEW
A212 NO SCALE



MAC HARRYWOOD TEAK

3 WOODGRAIN SIDING
A220 NO SCALE



COLOR: TIMBER BARK

2 SIDING COLORS
A220 NO SCALE



VERTICAL INTERLOCKING METAL PANELS AT BUILDING # 1 (UNIT TYPE A) ONLY

6 METAL AT BUILDING #1
A220 NO SCALE



BRONZE OR TERRATONE

5 WINDOW COLOR
A220 NO SCALE



COLOR: COBBLE STONE



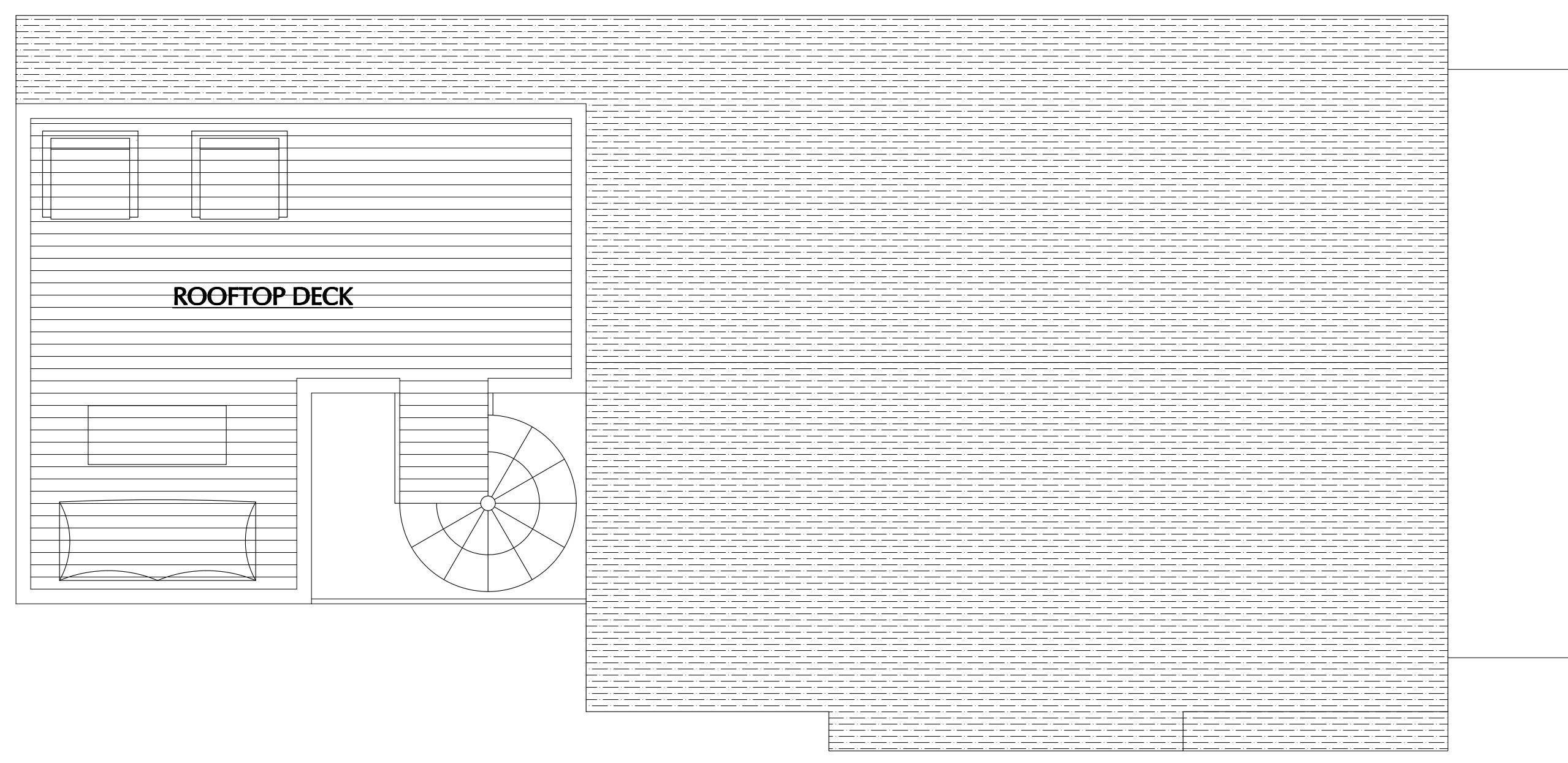
CERTAINTEED 3-TAB XT25 - NICKEL GRAY

4 SHINGLE ROOFING
A220 NO SCALE

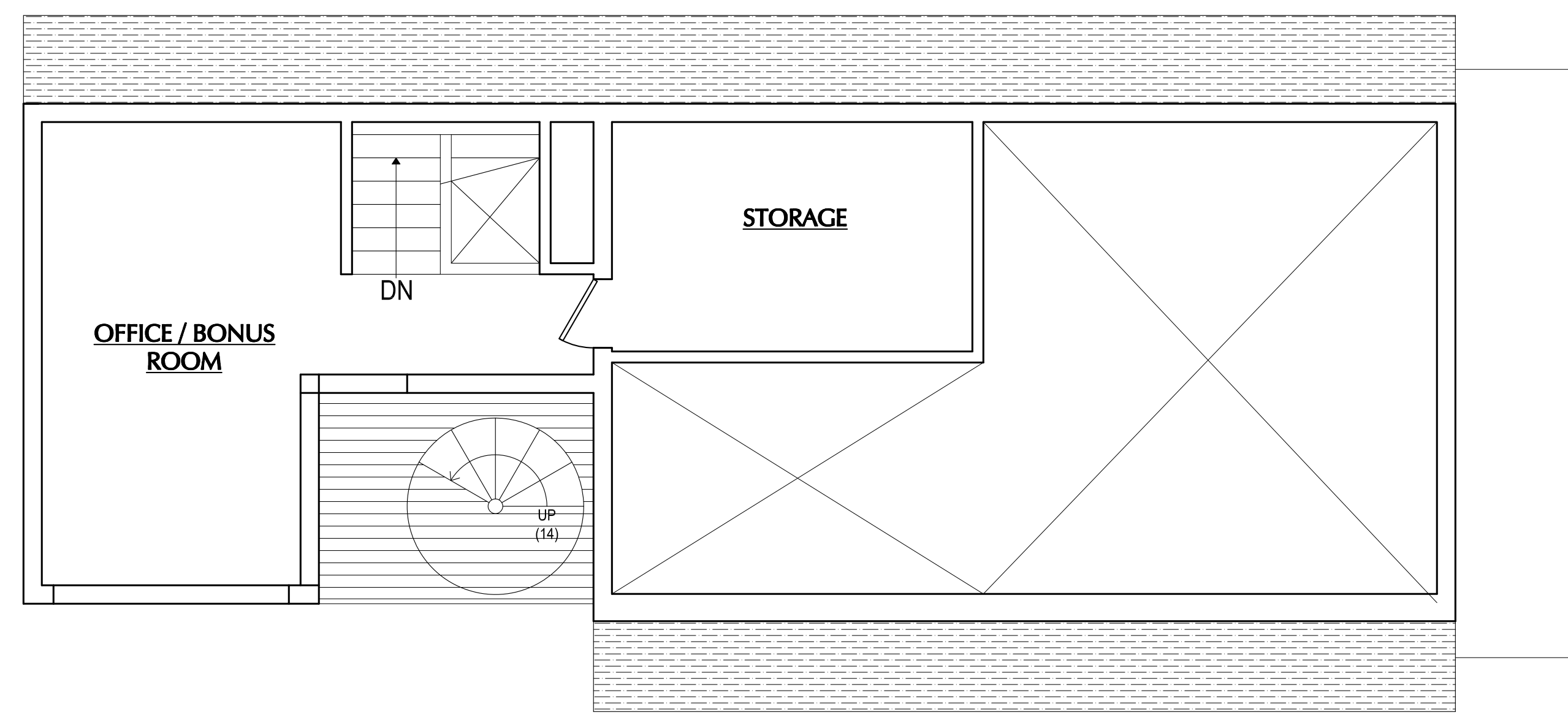


FACE BRICK: McAVOY BRICK ANTIQUE BROWN

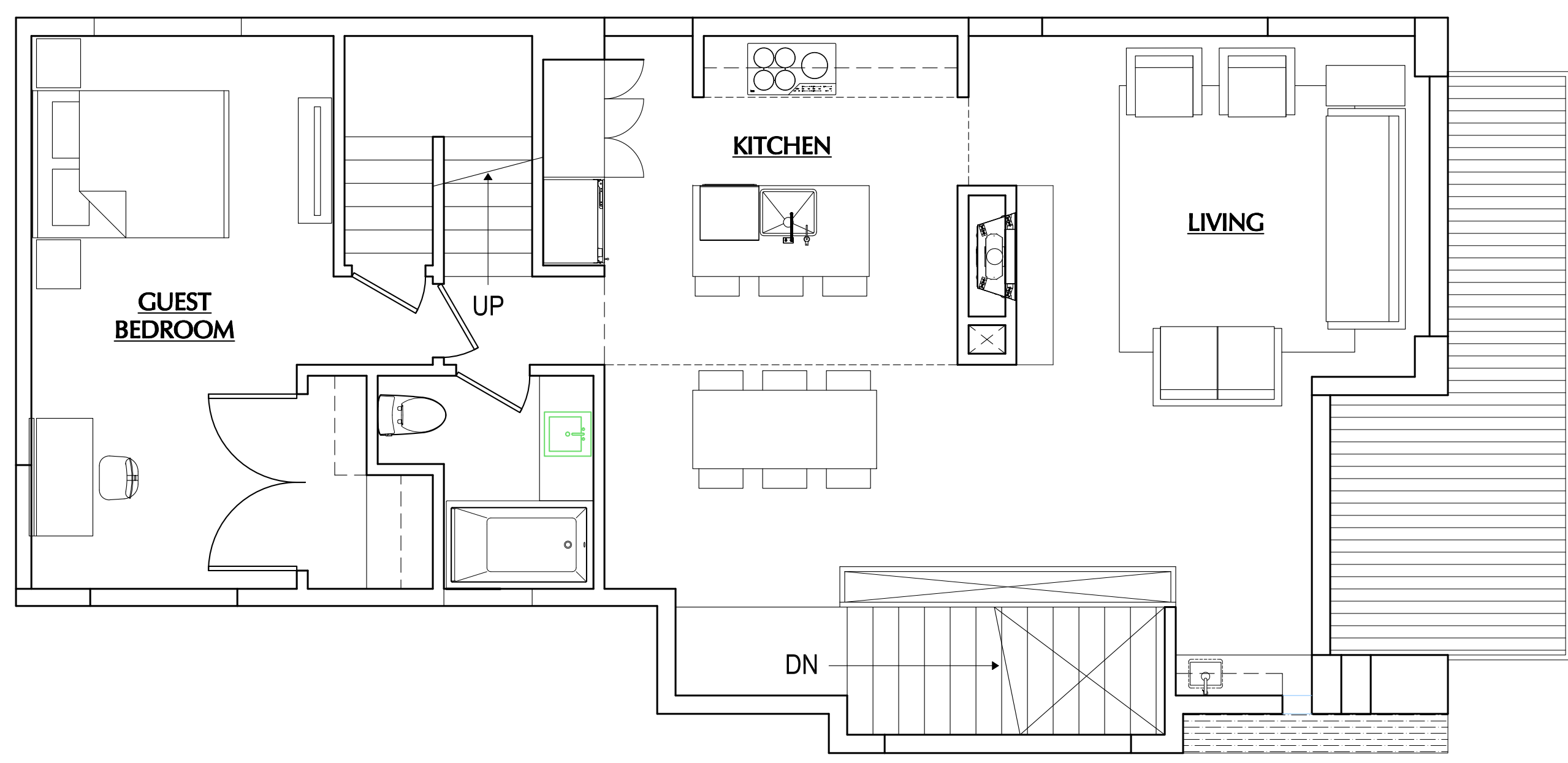
1 FACE BRICK
A220 NO SCALE



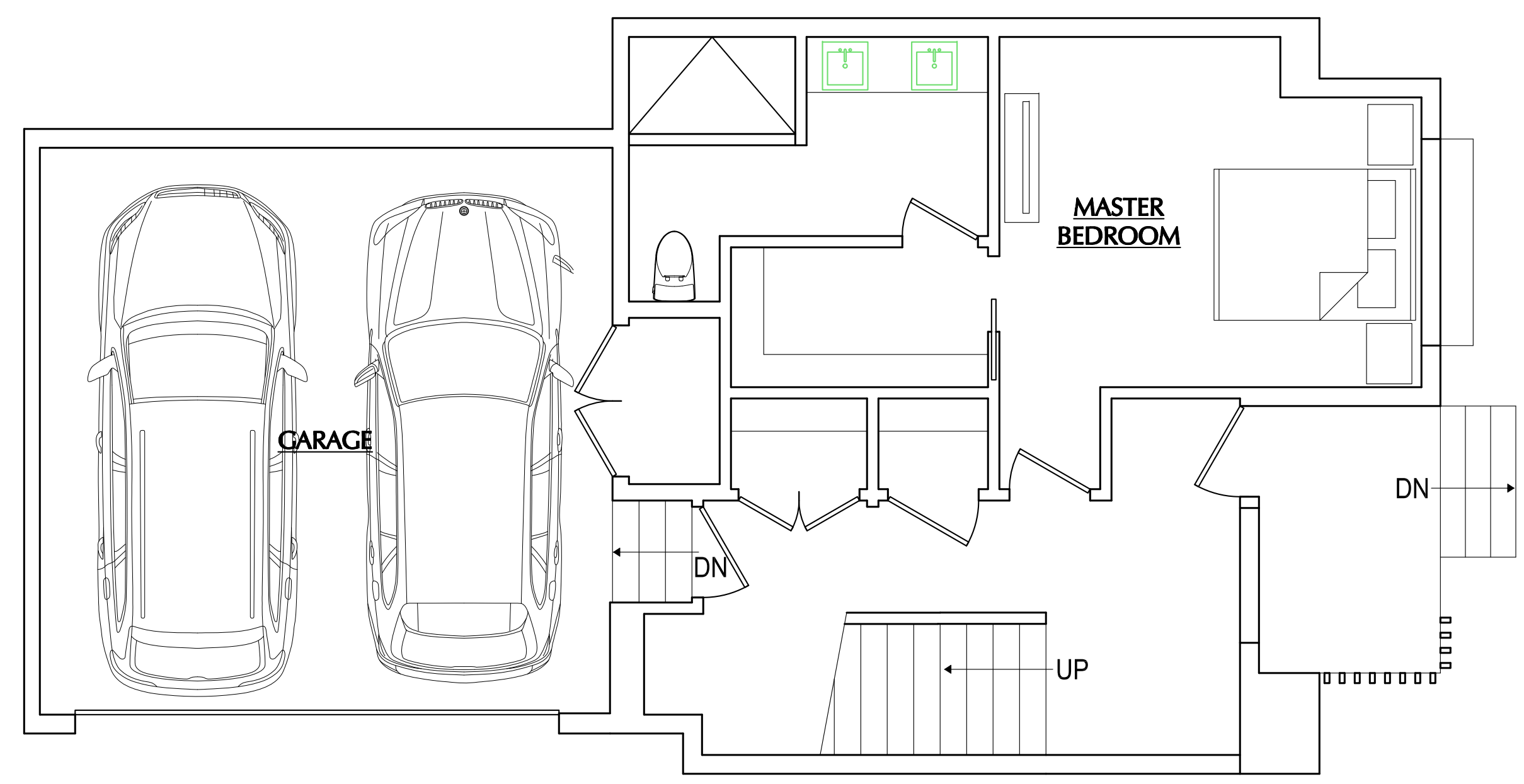
4 ROOFTOP PLAN - TYPE A
A101-A SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 THIRD FLOOR PLAN - TYPE A
A101-A SCALE: 1/4" = 1'-0"
0 2' 4' 8'

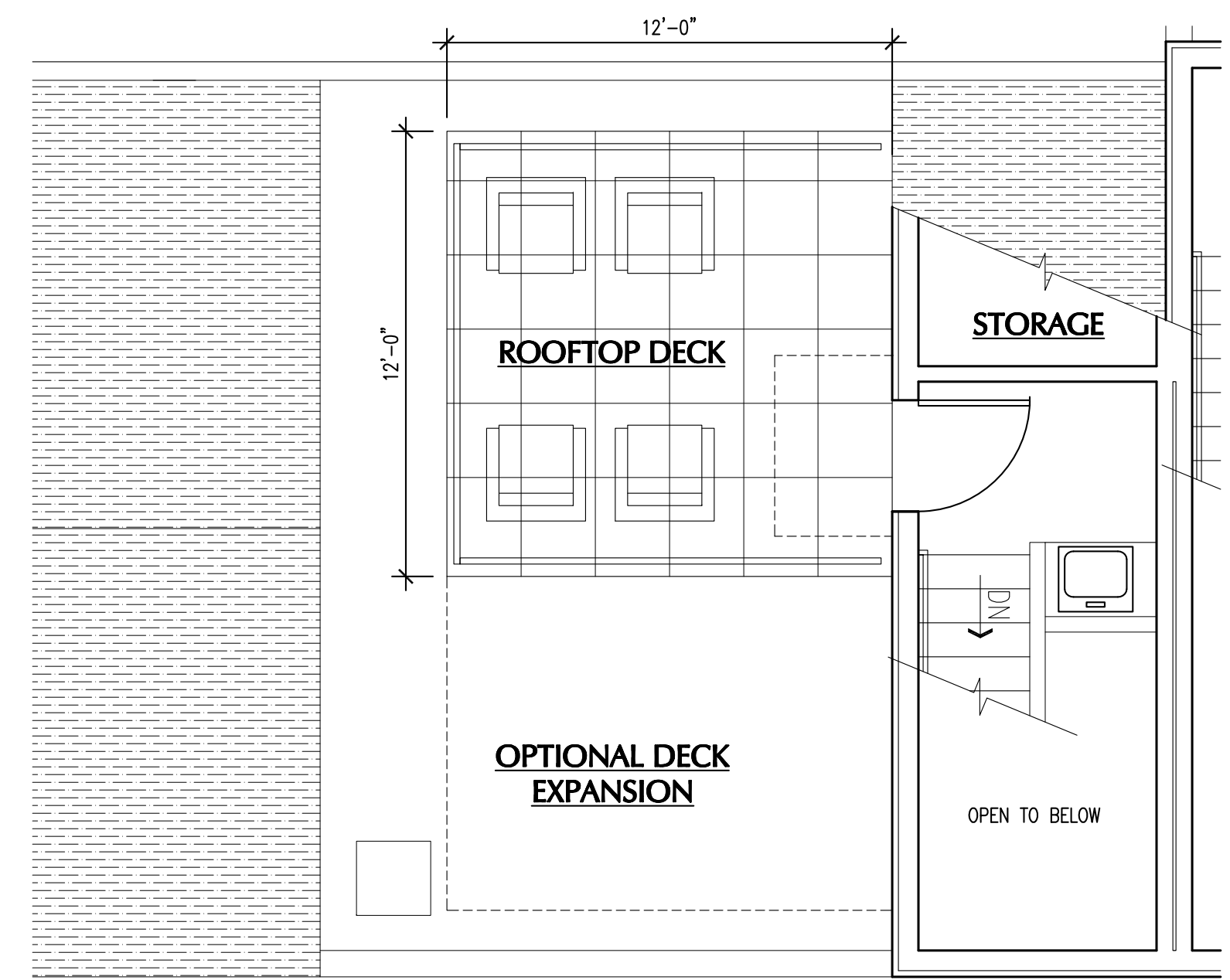


2 SECOND FLOOR PLAN - TYPE A
A101-A SCALE: 1/4" = 1'-0"
0 2' 4' 8'

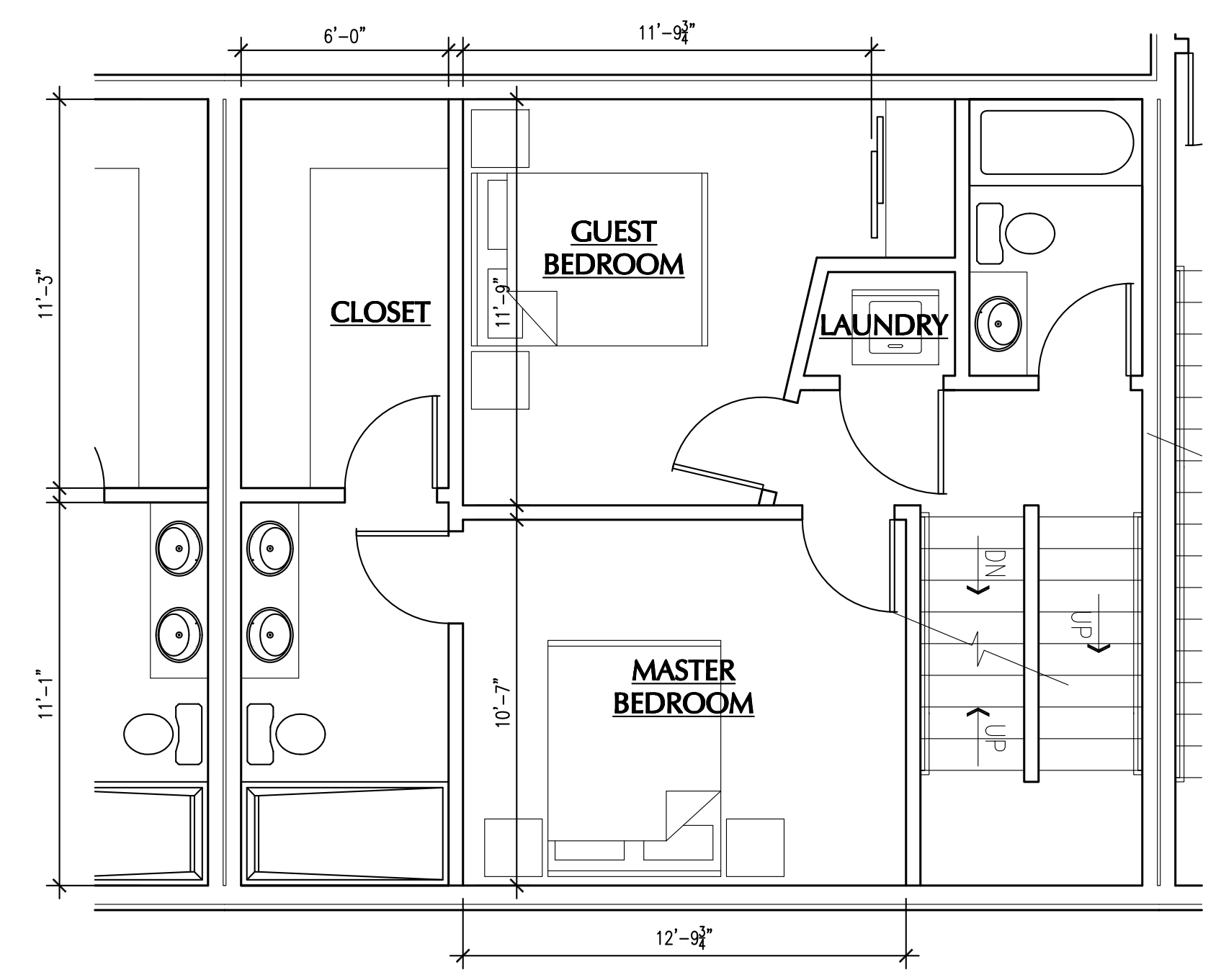


1 FIRST FLOOR PLAN - TYPE A
A101-A SCALE: 1/4" = 1'-0"
0 2' 4' 8'

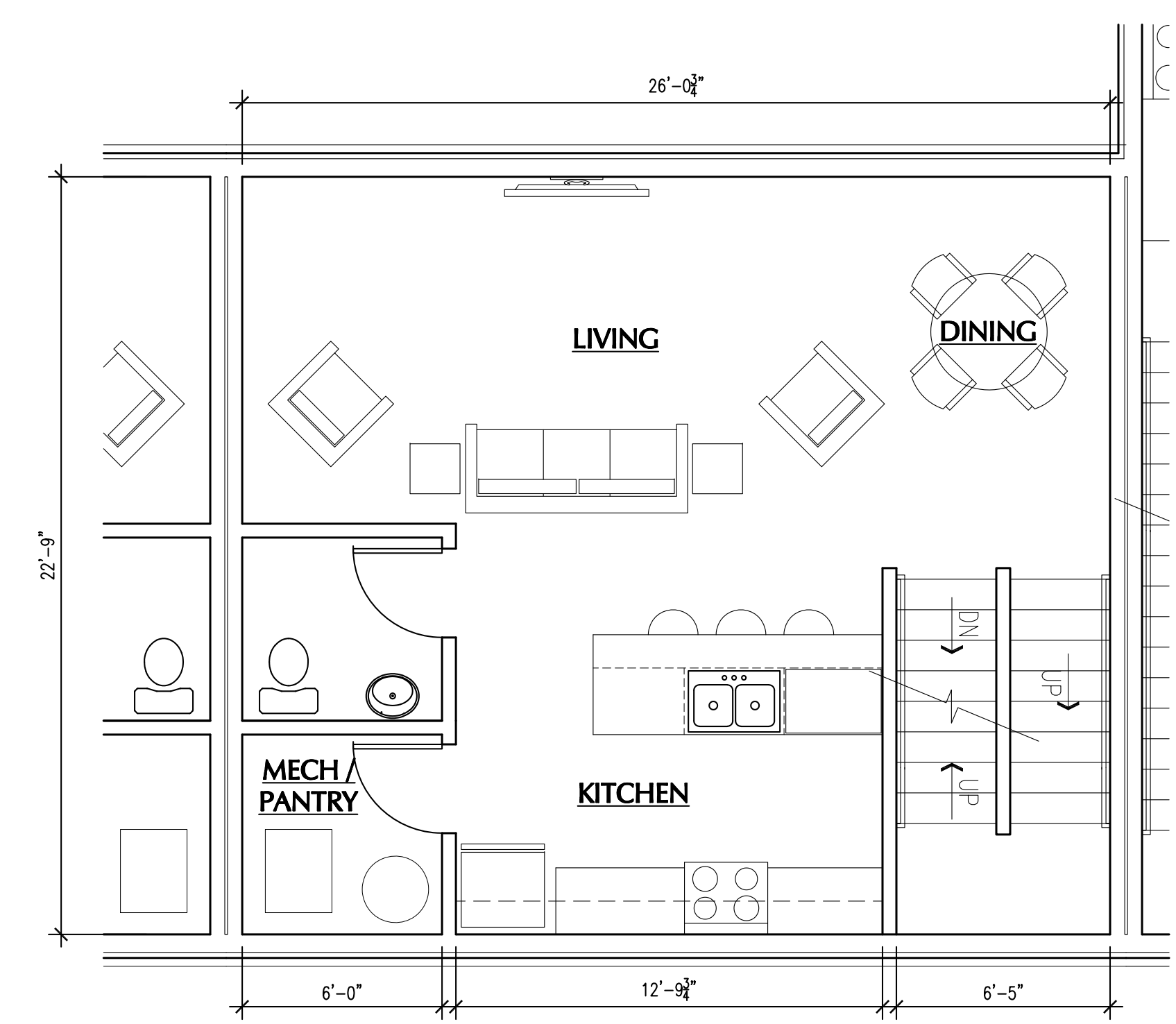
SUMMARY OF UNIT AREAS:	
LEVEL 1 LIVING SPACE:	145 SF
LEVEL 2 LIVING SPACE:	643 SF
LEVEL 3 LIVING SPACE:	643 SF
ROOF LEVEL LIVING SPACE:	98 SF
TOTAL AREA:	1,529 SF



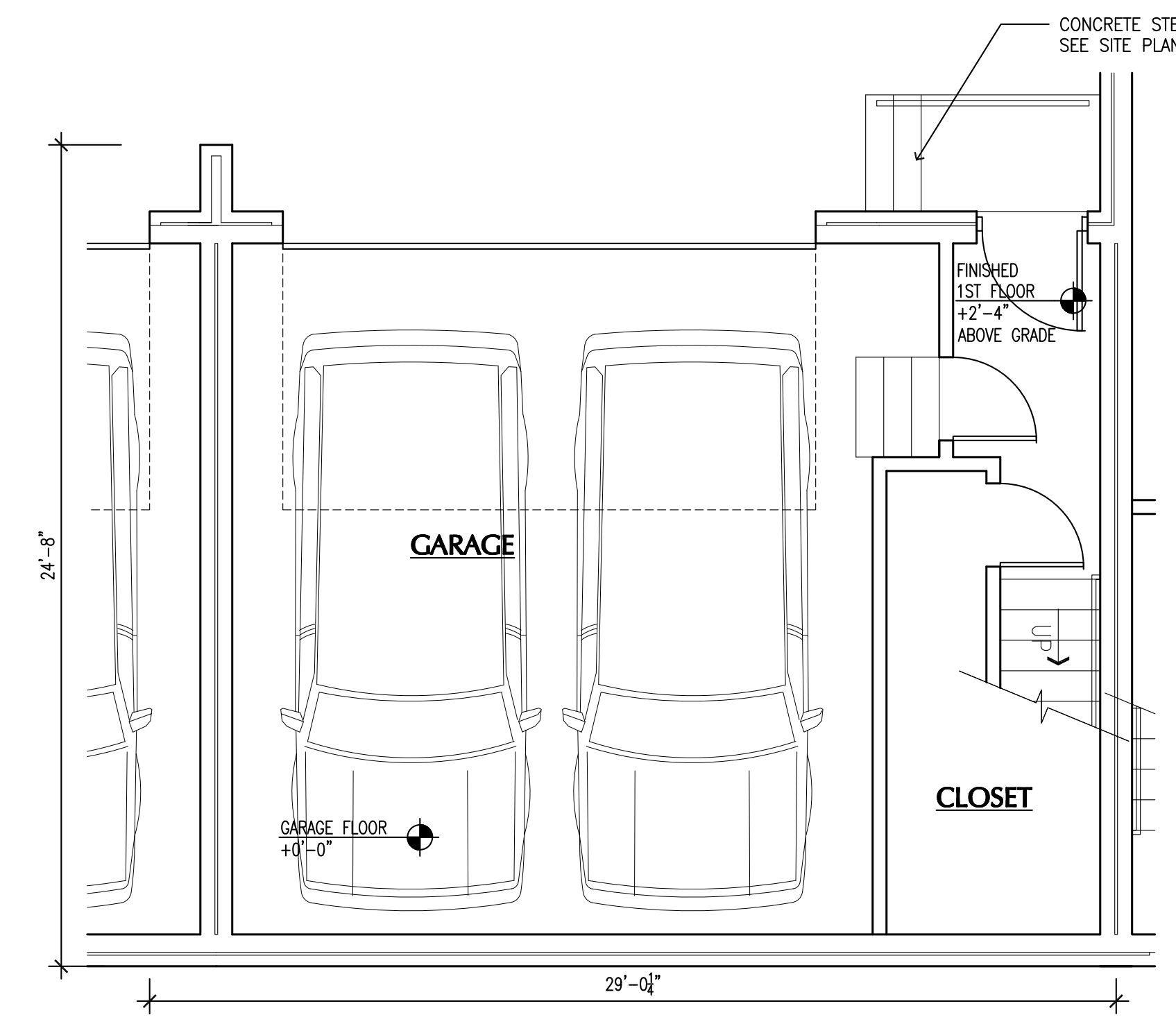
4 ROOFTOP PLAN - TYPE B
A101-B SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN - TYPE B
A101-B SCALE: 1/4" = 1'-0"

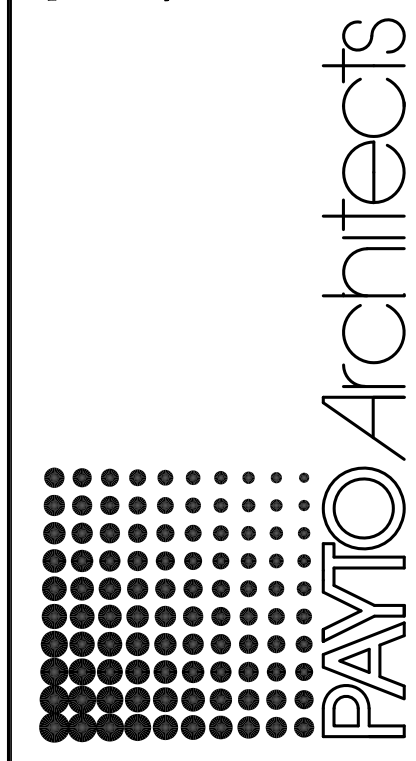


2 SECOND FLOOR PLAN - TYPE B
A101-B SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - TYPE B
A101-B SCALE: 1/4" = 1'-0"

THE EQUINOX
TOWNHOME DEVELOPMENT
1424 WEST 48TH STREET
CLEVELAND, OH



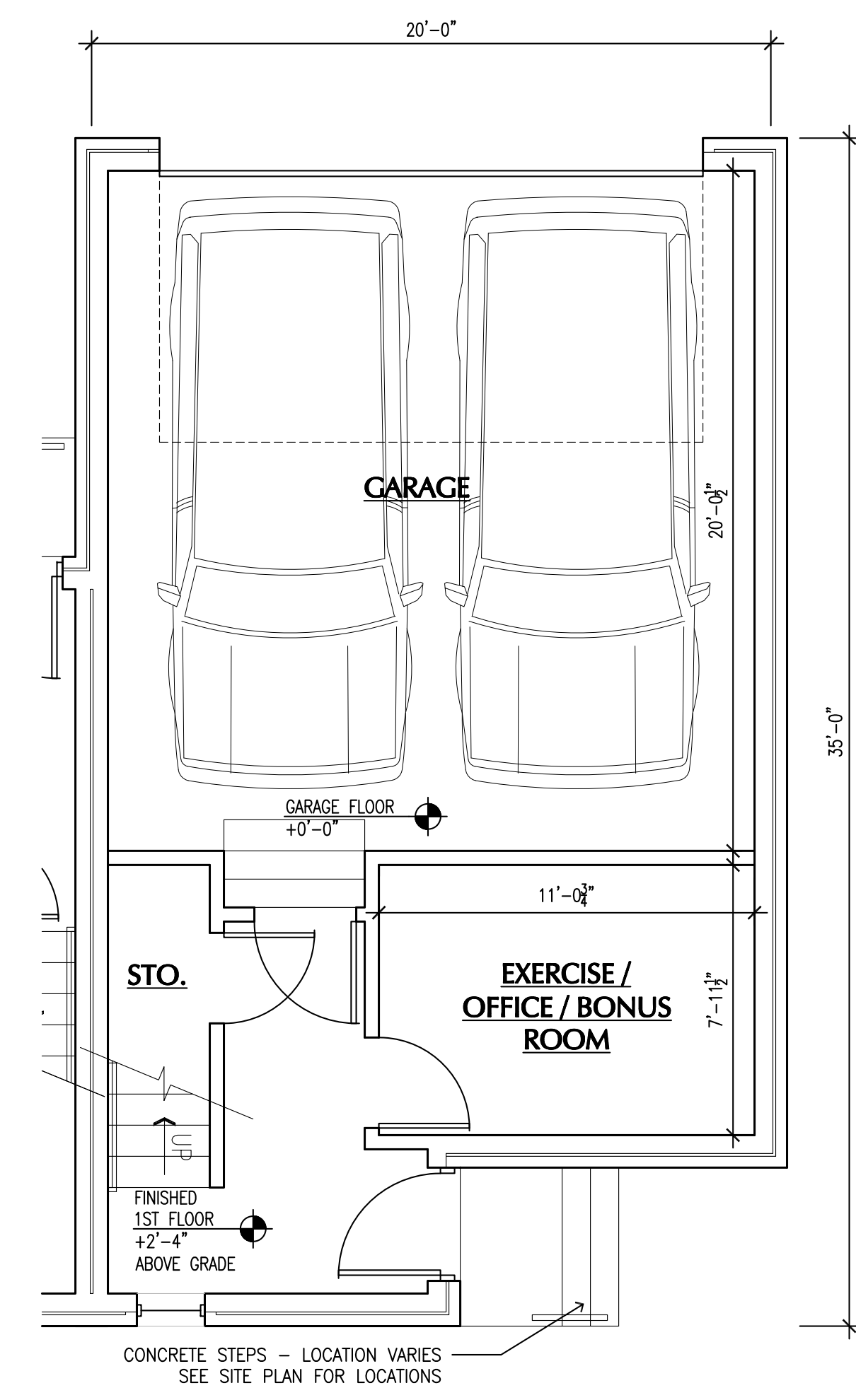
PROPOSED FLOOR PLANS - UNIT TYPE B

PA PROJECT NO. 2022-46
CURRENT DATE 09.08.22

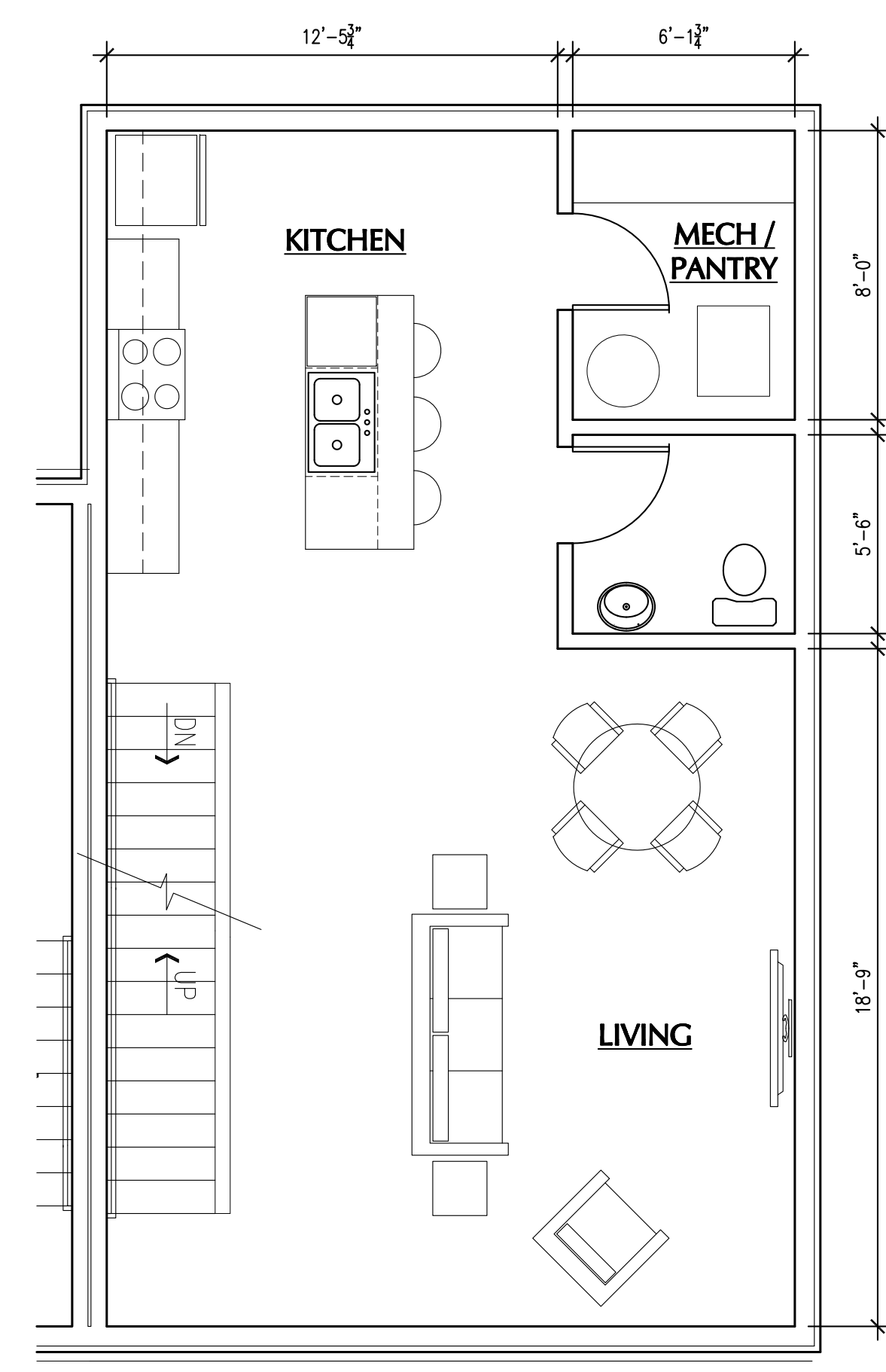
A101-B

LANDMARKS COMMISSION SUBMISSION

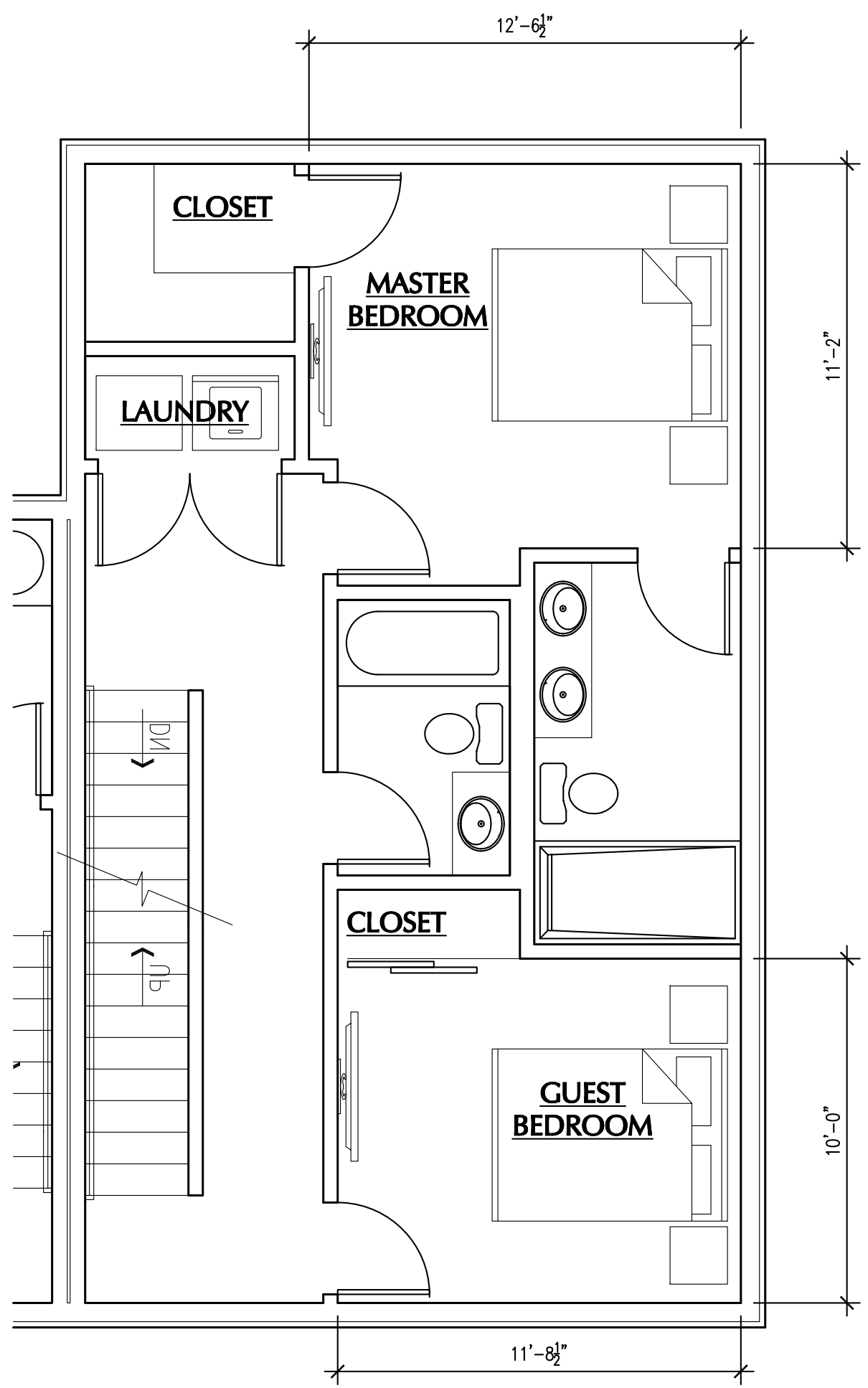
SUMMARY OF UNIT AREAS:	
LEVEL 1 LIVING SPACE:	220 SF
LEVEL 2 LIVING SPACE:	697 SF
LEVEL 3 LIVING SPACE:	697 SF
ROOF LEVEL LIVING SPACE:	58 SF
TOTAL AREA:	1,672 SF



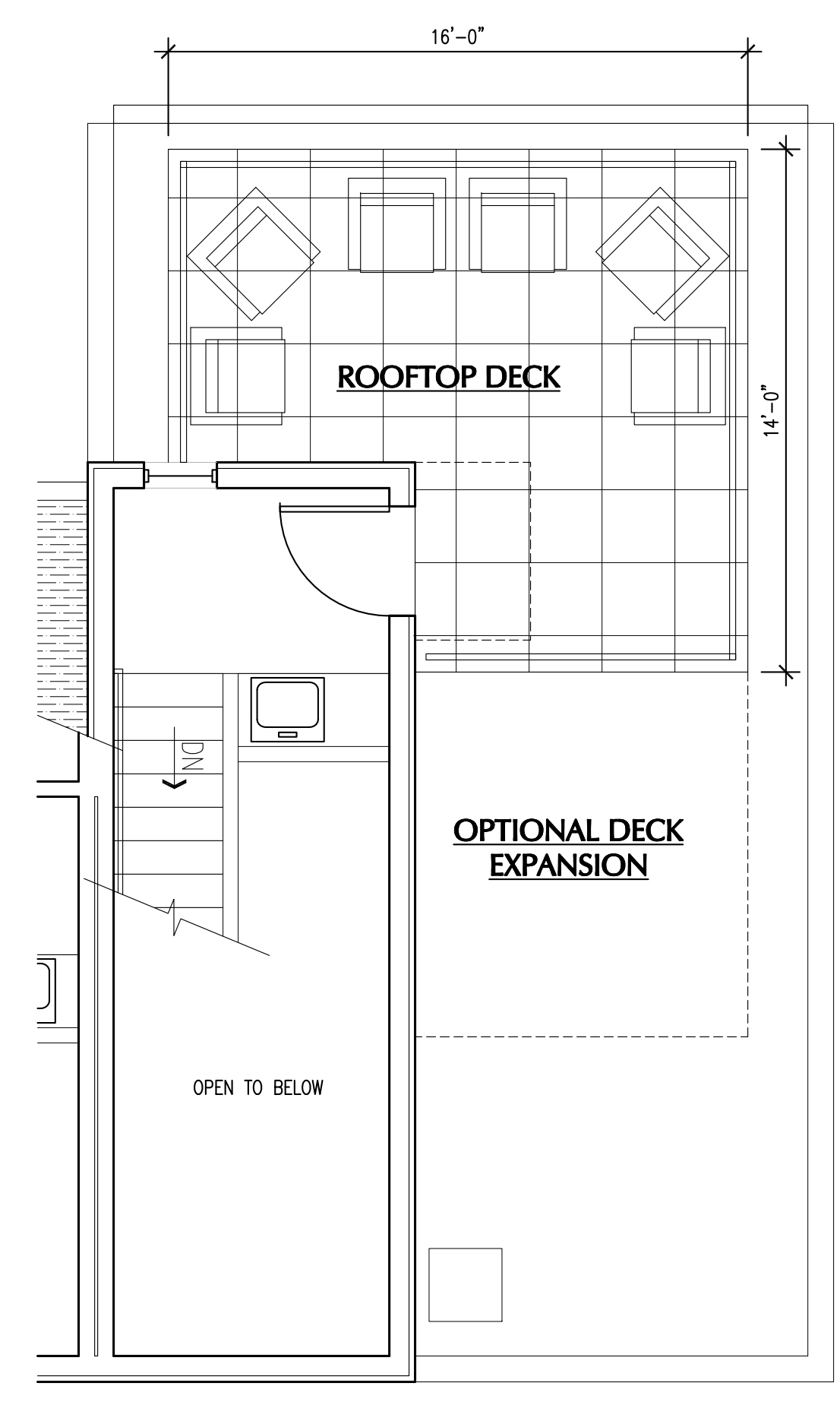
1 FIRST FLOOR PLAN - TYPE C
A101-C SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - TYPE C
A101-C SCALE: 1/4" = 1'-0"

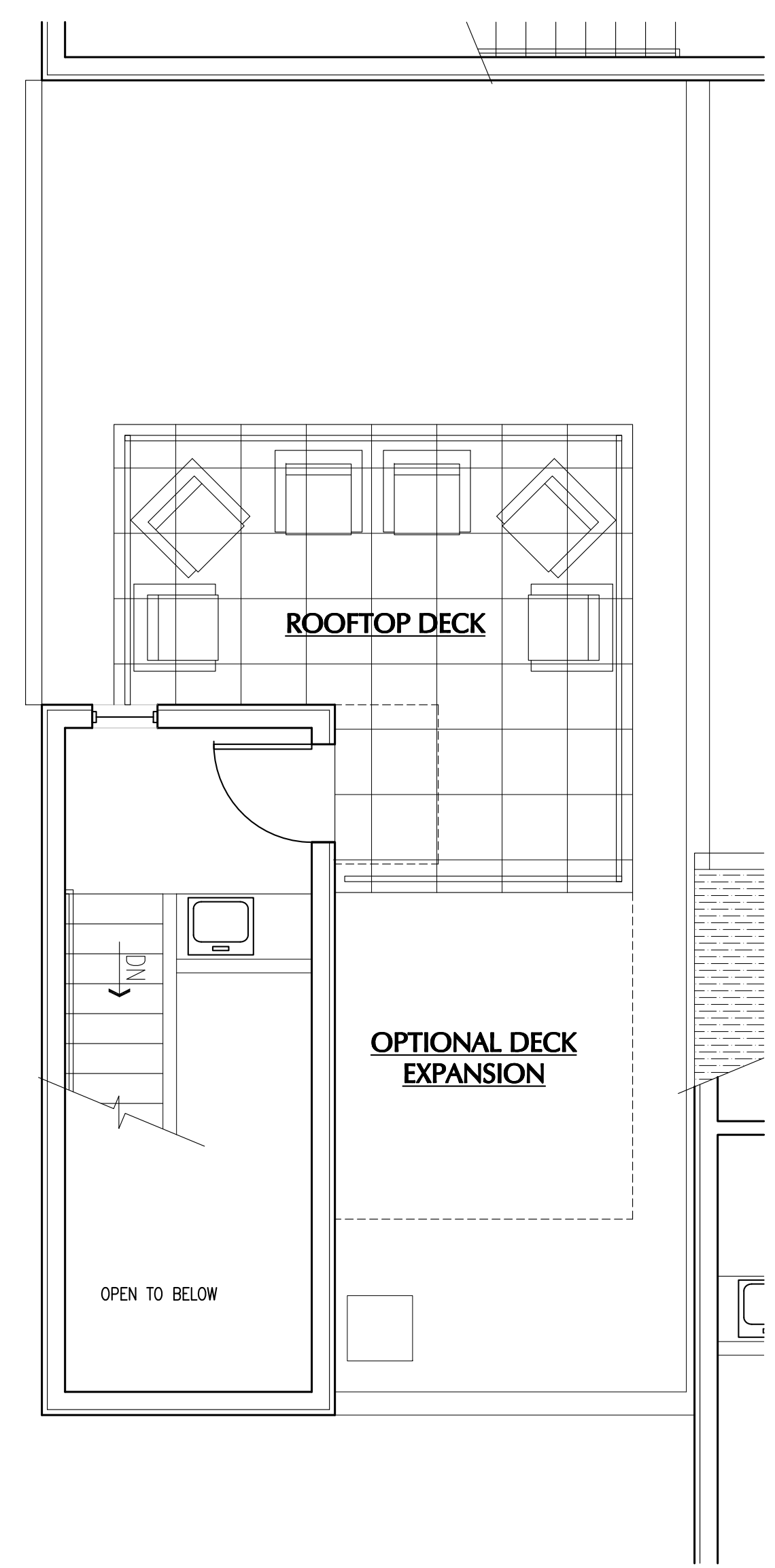


3 THIRD FLOOR PLAN - TYPE C
A101-C SCALE: 1/4" = 1'-0"

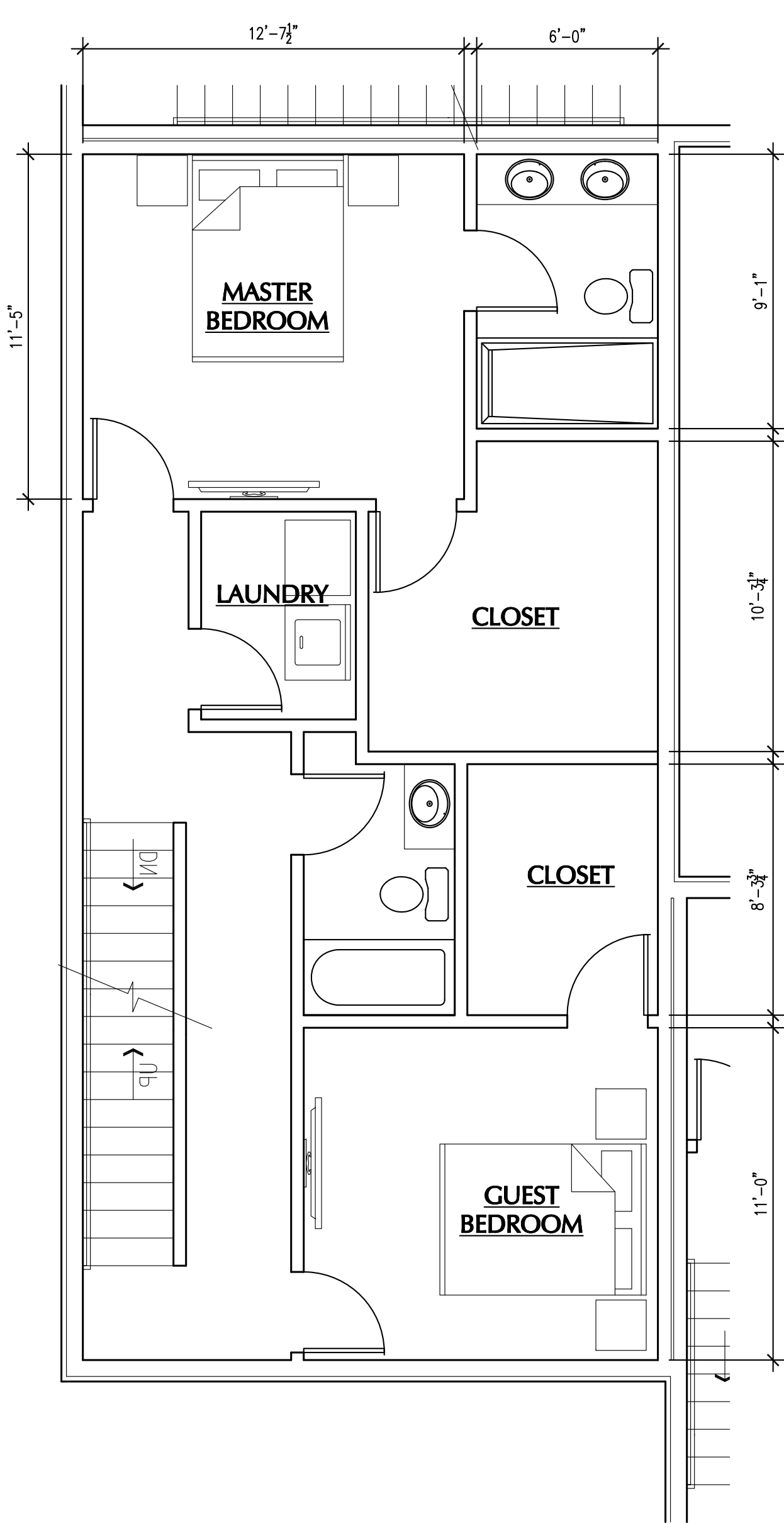


4 ROOFTOP PLAN - TYPE C
A101-C SCALE: 1/4" = 1'-0"

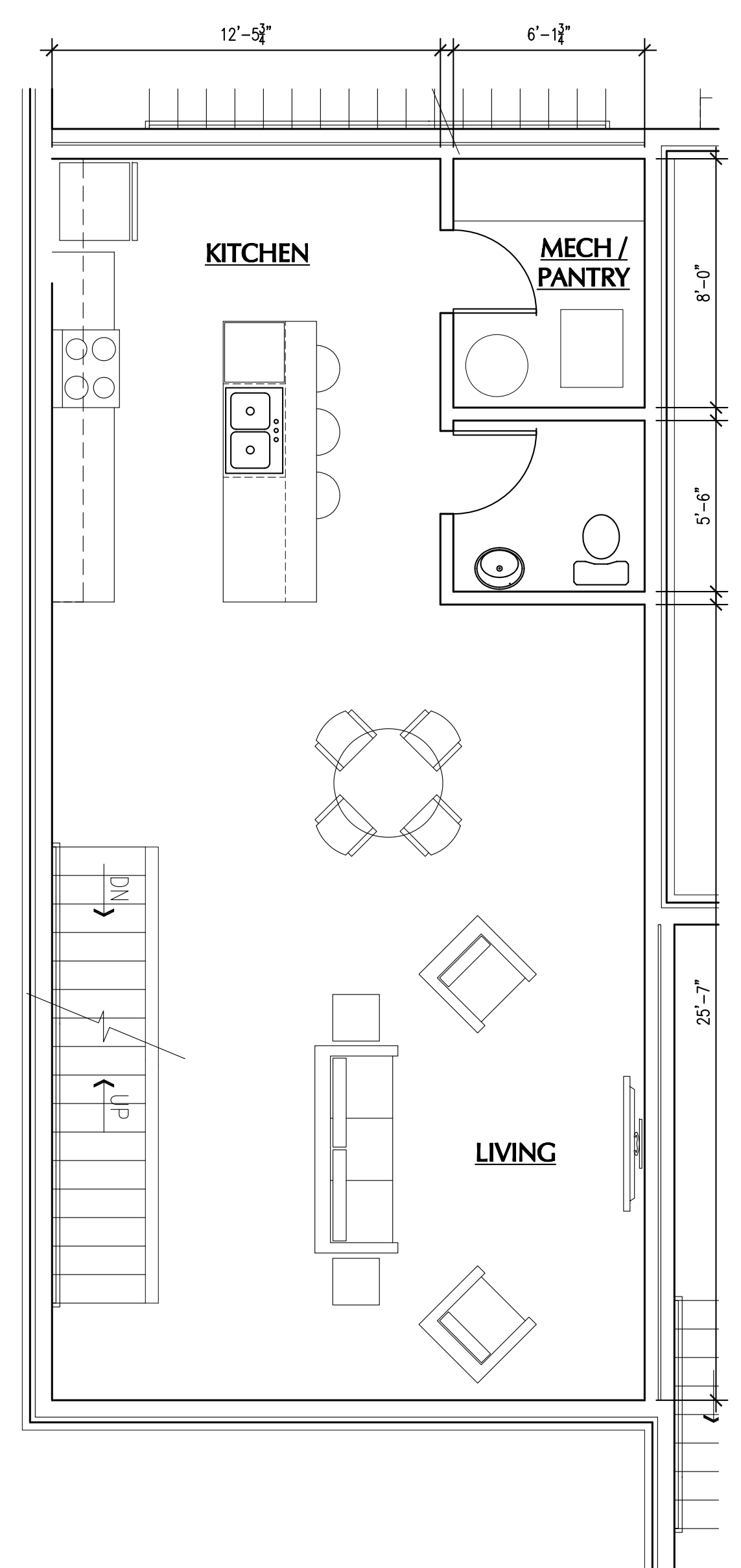
SUMMARY OF UNIT AREAS:	
LEVEL 1 LIVING SPACE:	324 SF
LEVEL 2 LIVING SPACE:	823 SF
LEVEL 3 LIVING SPACE:	823 SF
LEVEL 4 LIVING SPACE:	58 SF
TOTAL LIVING SPACE:	2,028 SF



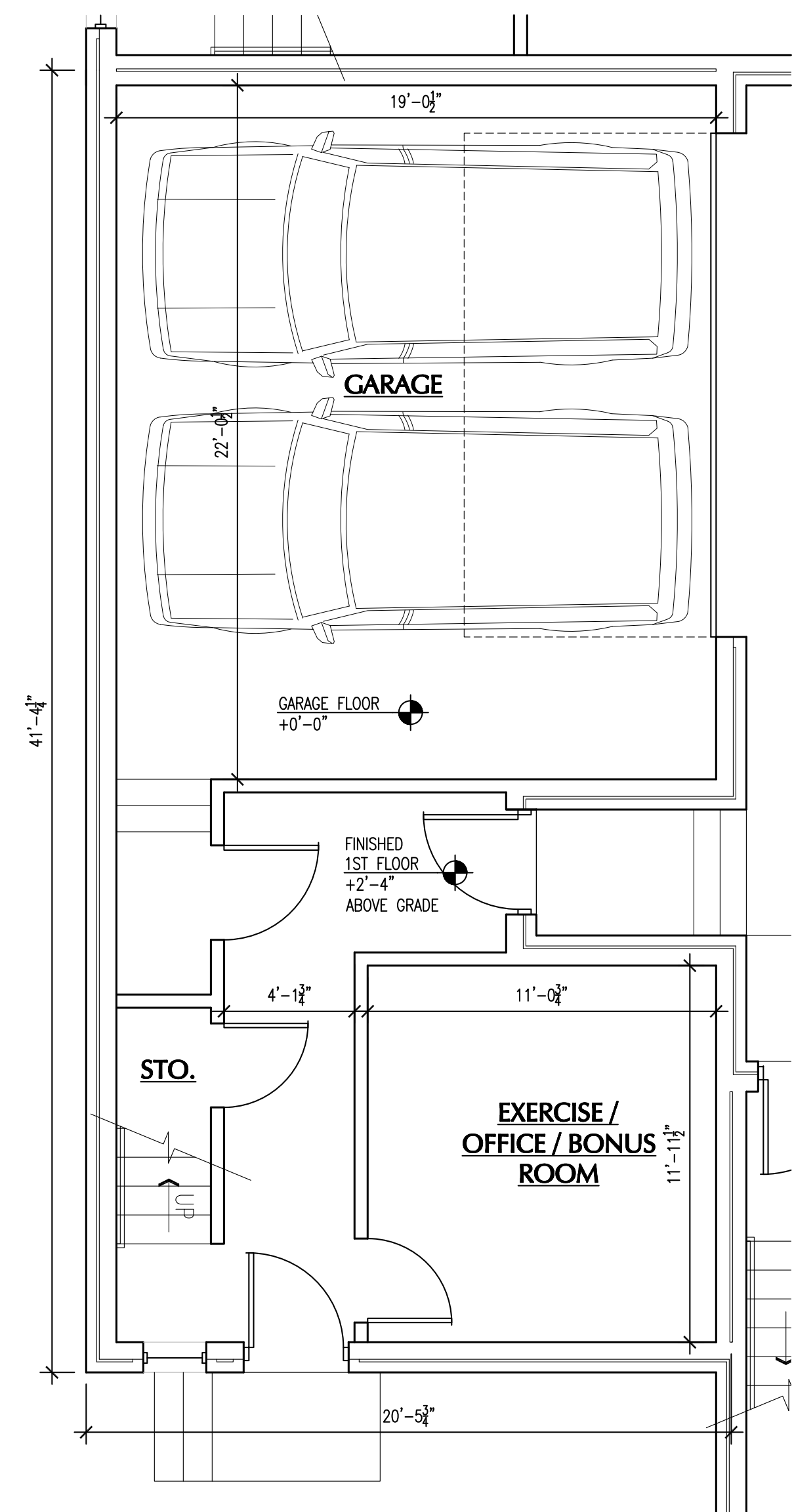
4 ROOFTOP PLAN - TYPE D
A101-D SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN - TYPE D
A101-D SCALE: 1/4" = 1'-0"

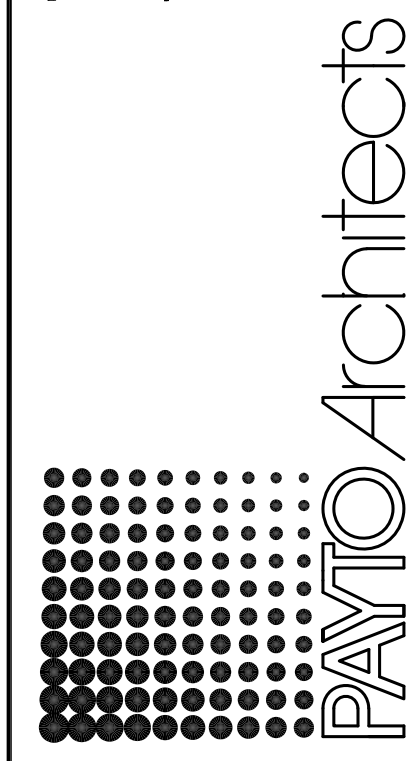


2 SECOND FLOOR PLAN - TYPE D
A101-D SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - TYPE D
A101-D SCALE: 1/4" = 1'-0"

THE EQUINOX
TOWNHOME DEVELOPMENT
1424 WEST 48TH STREET
CLEVELAND, OH



PROPOSED FLOOR PLANS - UNIT TYPE D

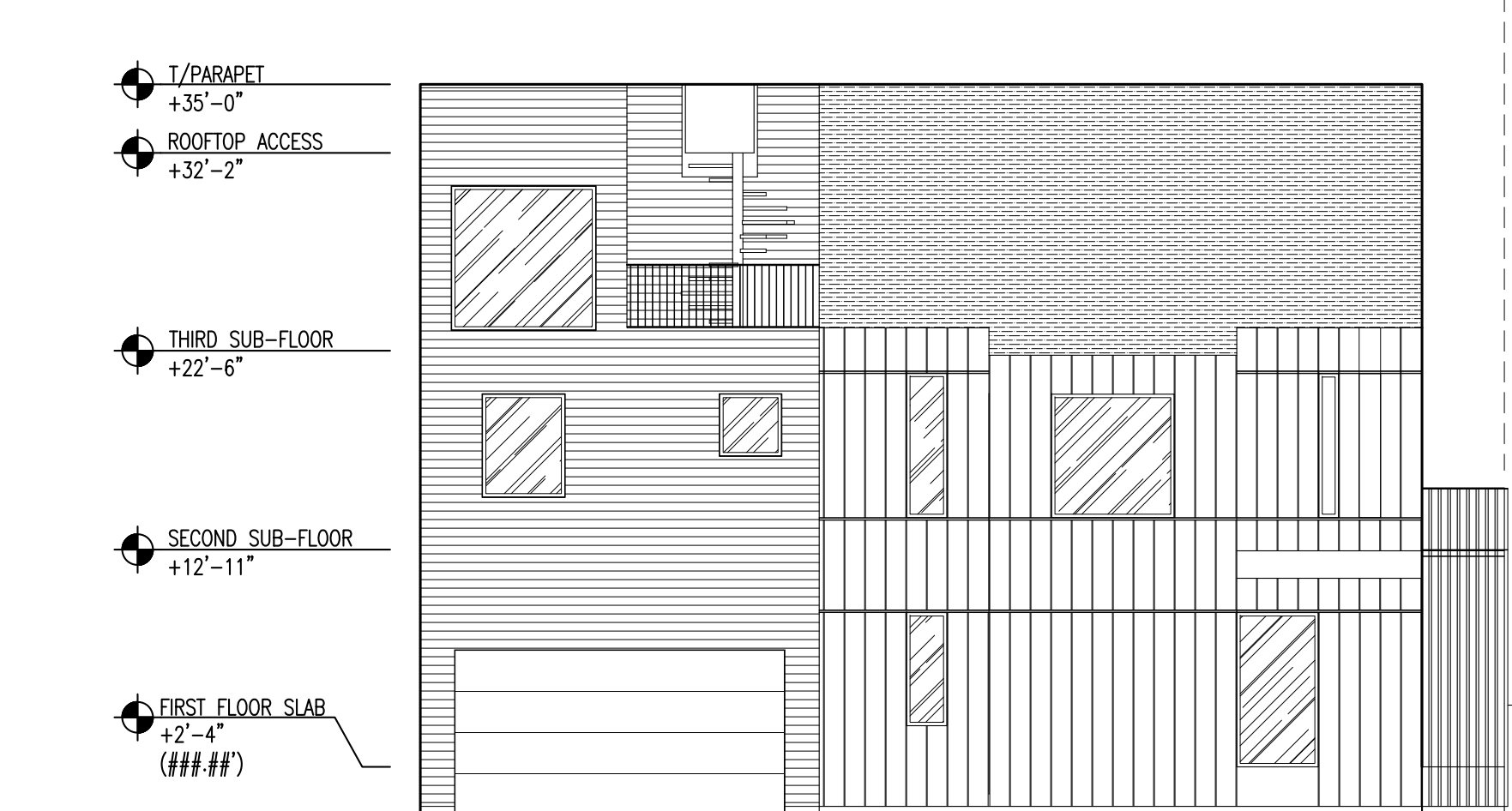
PA PROJECT NO. 2022-46
CURRENT DATE 09.08.22

A101-D

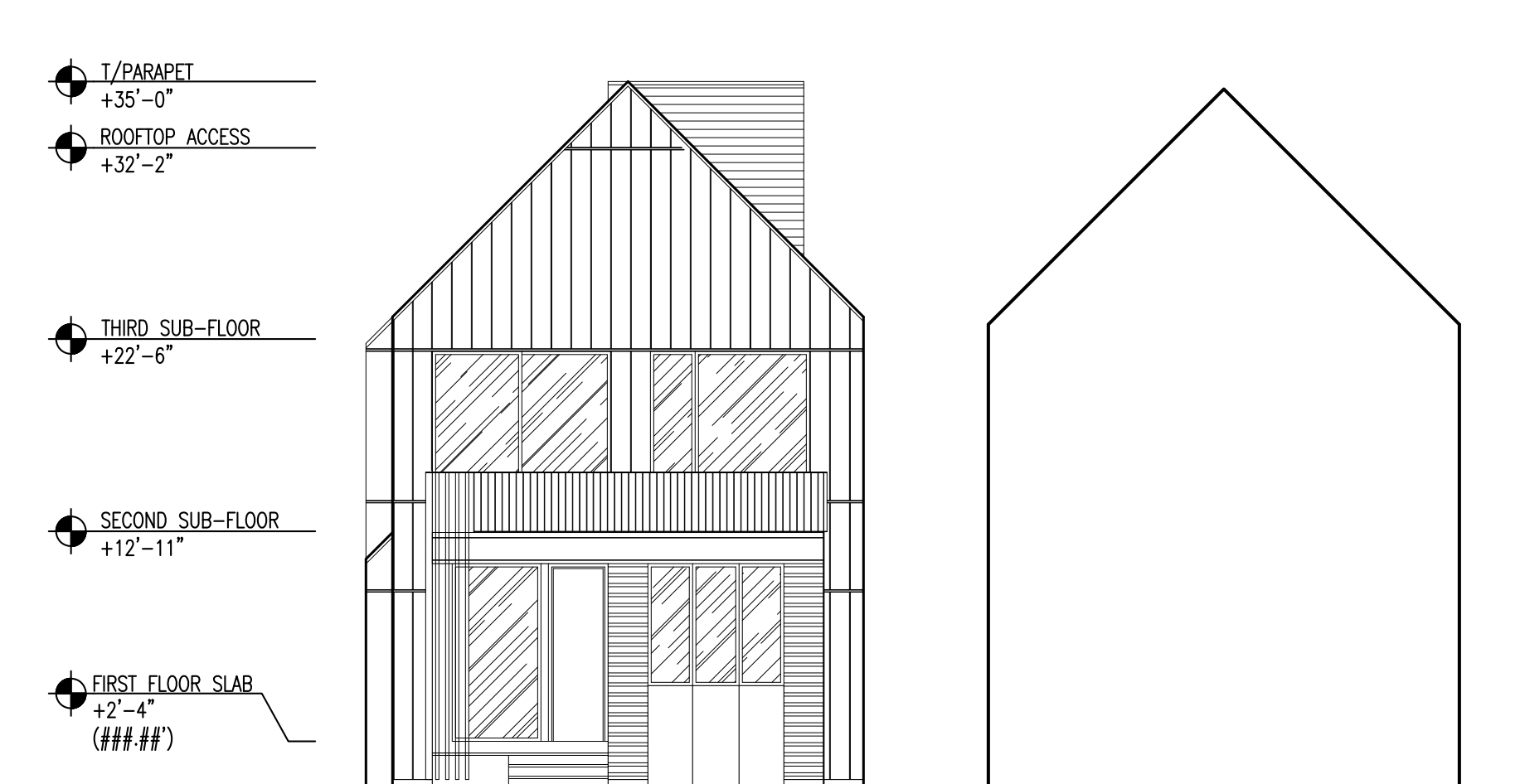
LANDMARKS COMMISSION SUBMISSION

ELEVATION MATERIAL LEGEND:

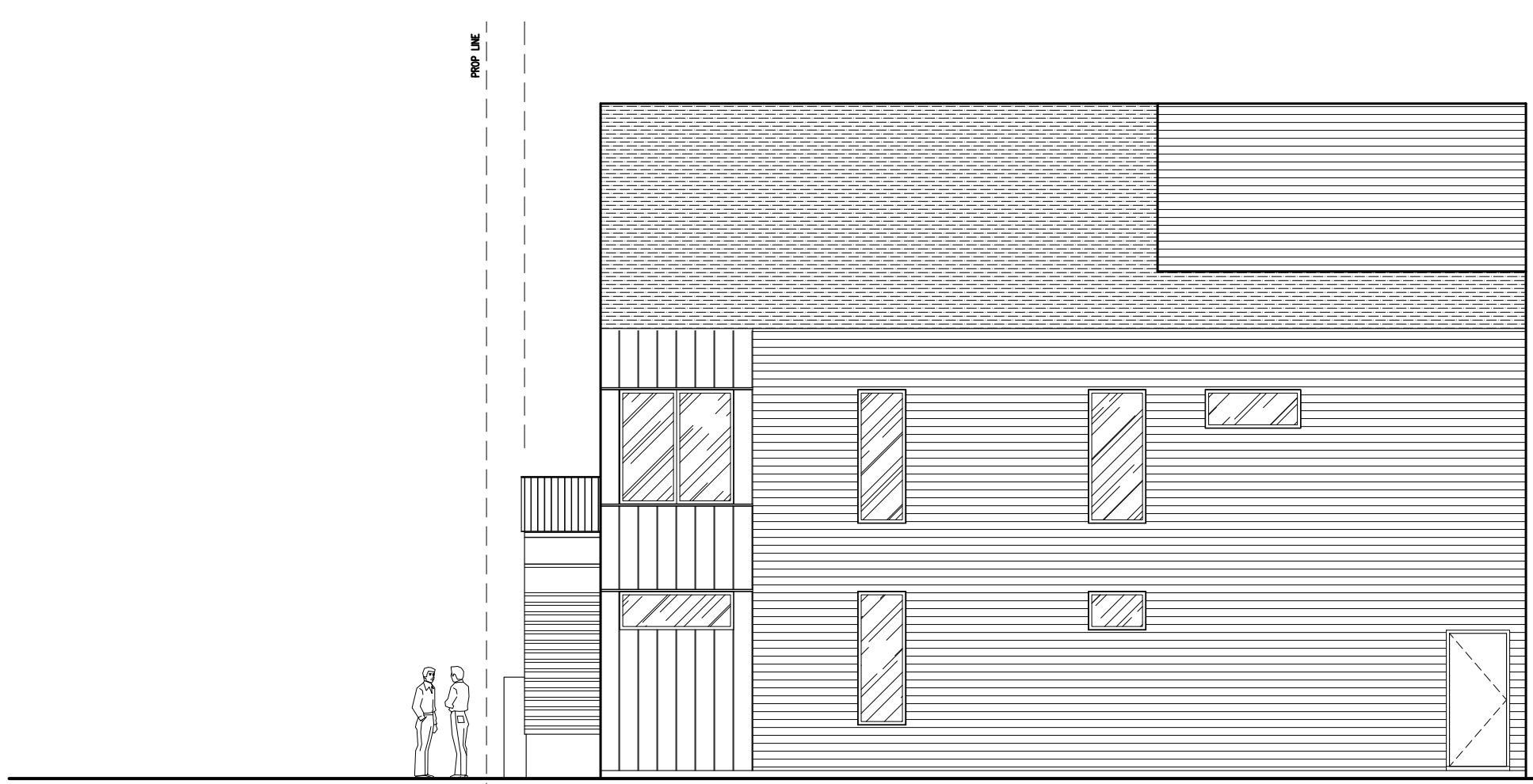
	WOODGRAIN METAL PANELS
	FACE BRICK
	CEMENT BOARD LAP SIDING - COLOR #1
	CEMENT BOARD LAP SIDING - COLOR #2
	ASPHALT SHINGLED ROOF
	VINYL CASEMENT WINDOWS



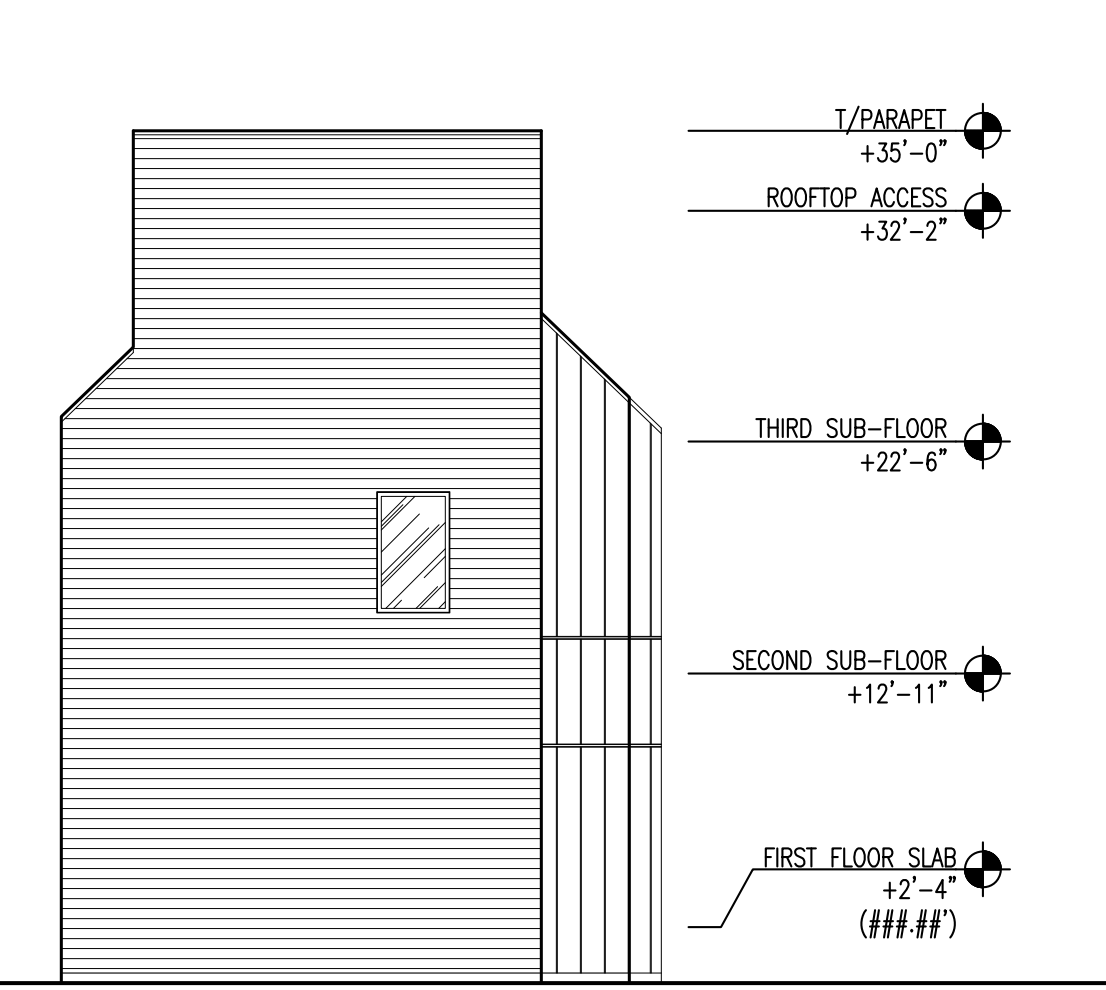
4 SOUTH ELEVATION - BUILDING 1
 A200 SCALE: 1/8" = 1'-0"
 0 4 8 16'



3 EAST ELEVATION - BUILDING 1
 A200 SCALE: 1/8" = 1'-0"
 0 4 8 16'



2 NORTH ELEVATION - BUILDING 1
 A200 SCALE: 1/8" = 1'-0"
 0 4 8 16'



1 WEST ELEVATION - BUILDING 1
 A200 SCALE: 1/8" = 1'-0"
 0 4 8 16'

THE EQUINOX
 TOWNHOME DEVELOPMENT
 1424 WEST 48TH STREET
 CLEVELAND, OH

PAYTO Architects
 405 BRADLEY BUILDING 1320 WEST SIXTH STREET CLEVELAND, OHIO 44113
 PHONE: (216) 241-6800
 WWW.PAYTOARCHITECTS.COM

EXTERIOR ELEVATIONS
 BUILDING 1

PA PROJECT NO. 2022-46
 CURRENT DATE 08.24.22

A200

LANDMARKS COMMISSION
 SUBMISSION

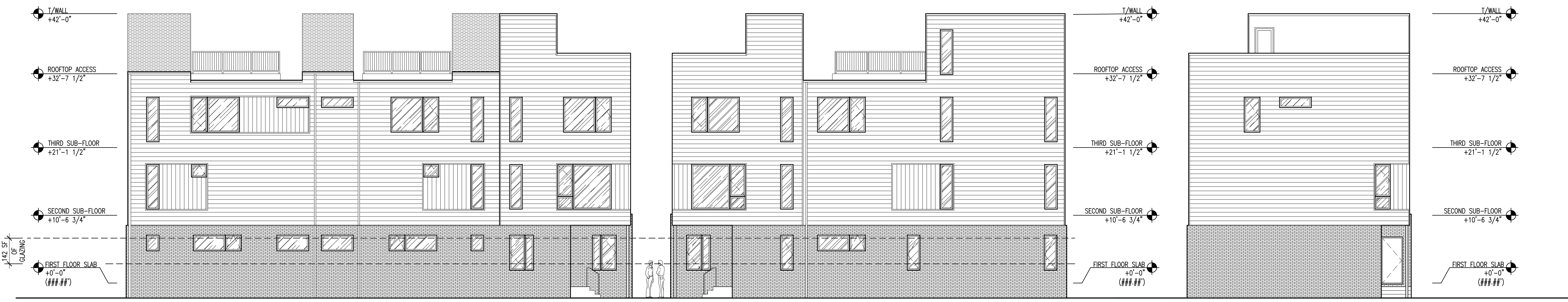
ELEVATION MATERIAL LEGEND:

	WOODGRAIN METAL PANELS
	FACE BRICK
	CEMENT BOARD LAP SIDING - COLOR #1
	CEMENT BOARD LAP SIDING - COLOR #2
	ASPHALT SHINGLED ROOF
	VINYL CASEMENT WINDOWS



4 SOUTH ELEVATION - BUILDINGS 2 & 3
A201 SCALE: 1/8" = 1'-0"

3 EAST ELEVATION - BUILDING 2
A201 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - BUILDINGS 2 & 3
A201 SCALE: 1/8" = 1'-0"

1 EAST ELEVATION - BUILDING 3
A201 SCALE: 1/8" = 1'-0"

FIRST FLOOR GLAZING, SECONDARY ELEVATION,
25% MIN. REQUIRED BETWEEN 3' AND 7' AFF. =
141 SF REQUIRED < 142 SF PROVIDED

THE EQUINOX
TOWNHOME DEVELOPMENT
1424 WEST 48TH STREET
CLEVELAND, OH

PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE: (216) 241-6800
WWW.PAYTOARCHITECTS.COM



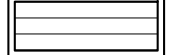
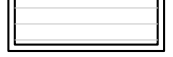


EXTERIOR ELEVATIONS
BUILDINGS 2 & 3

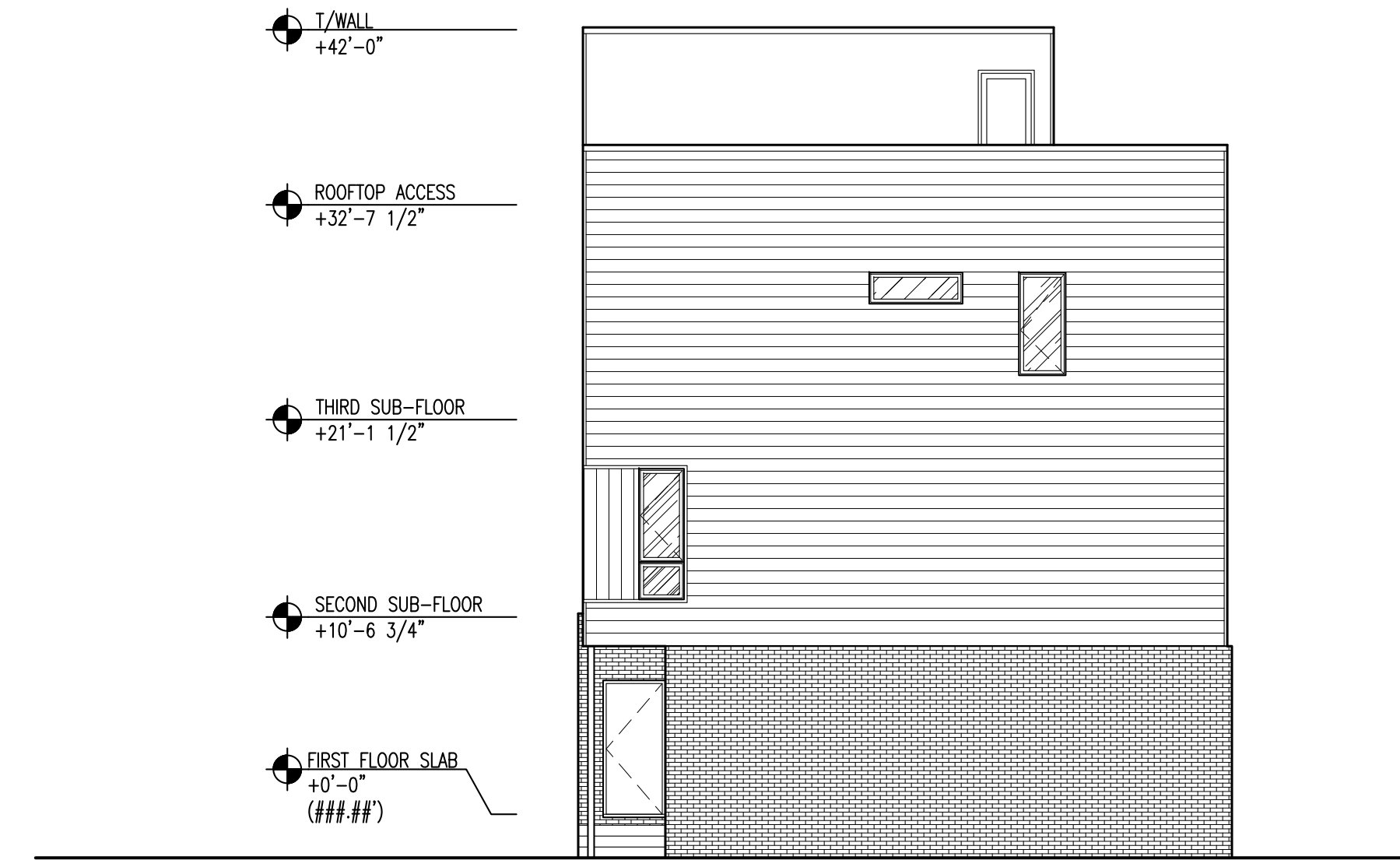
PA PROJECT NO. 2022-46
CURRENT DATE 09.08.22

A201
LANDMARKS COMMISSION
SUBMISSION

Copyright © 2022 Payto Architects Inc.

ELEVATION MATERIAL LEGEND:

-  WOODGRAIN METAL PANELS
-  FACE BRICK
-  CEMENT BOARD LAP SIDING - COLOR #1
-  CEMENT BOARD LAP SIDING - COLOR #2
-  ASPHALT SHINGLED ROOF
-  VINYL CASEMENT WINDOWS



3 SOUTH ELEVATION - BUILDING 4
A202 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - BUILDING 4
A202 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - BUILDINGS 3 & 4
A202 SCALE: 1/8" = 1'-0"

THE EQUINOX
TOWNHOME DEVELOPMENT
1424 WEST 48TH STREET
CLEVELAND, OH

PAYTO Architects
405 BRADLEY BUILDING 1220 WEST SIXTH STREET CLEVELAND, OHIO 44113
PHONE: (216) 241-6800
WWW.PAYTOARCHITECTS.COM

EXTERIOR ELEVATIONS
BUILDINGS 3 & 4

PA PROJECT NO. 2022-46
CURRENT DATE 09.08.22

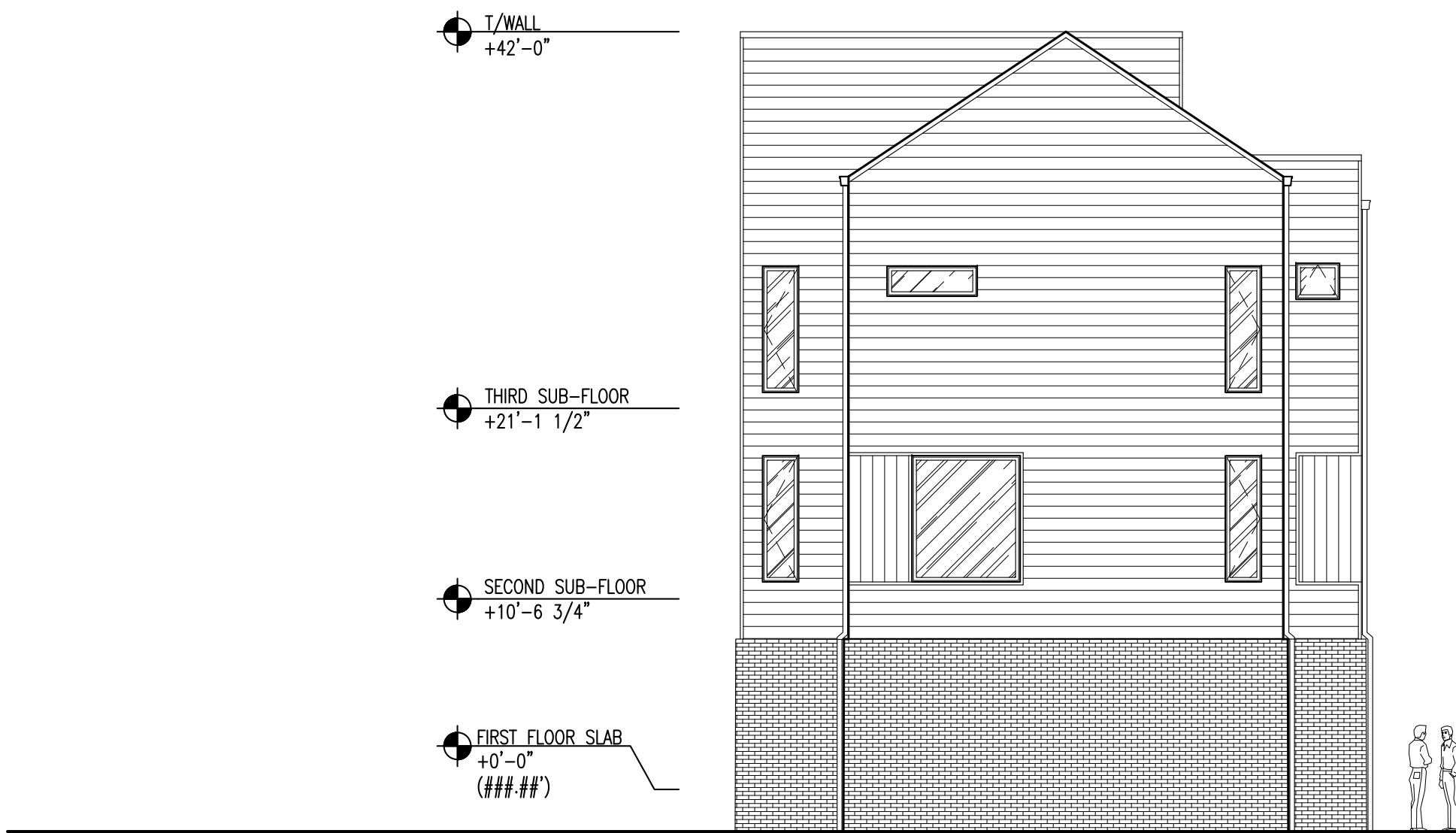
A202

LANDMARKS COMMISSION
SUBMISSION

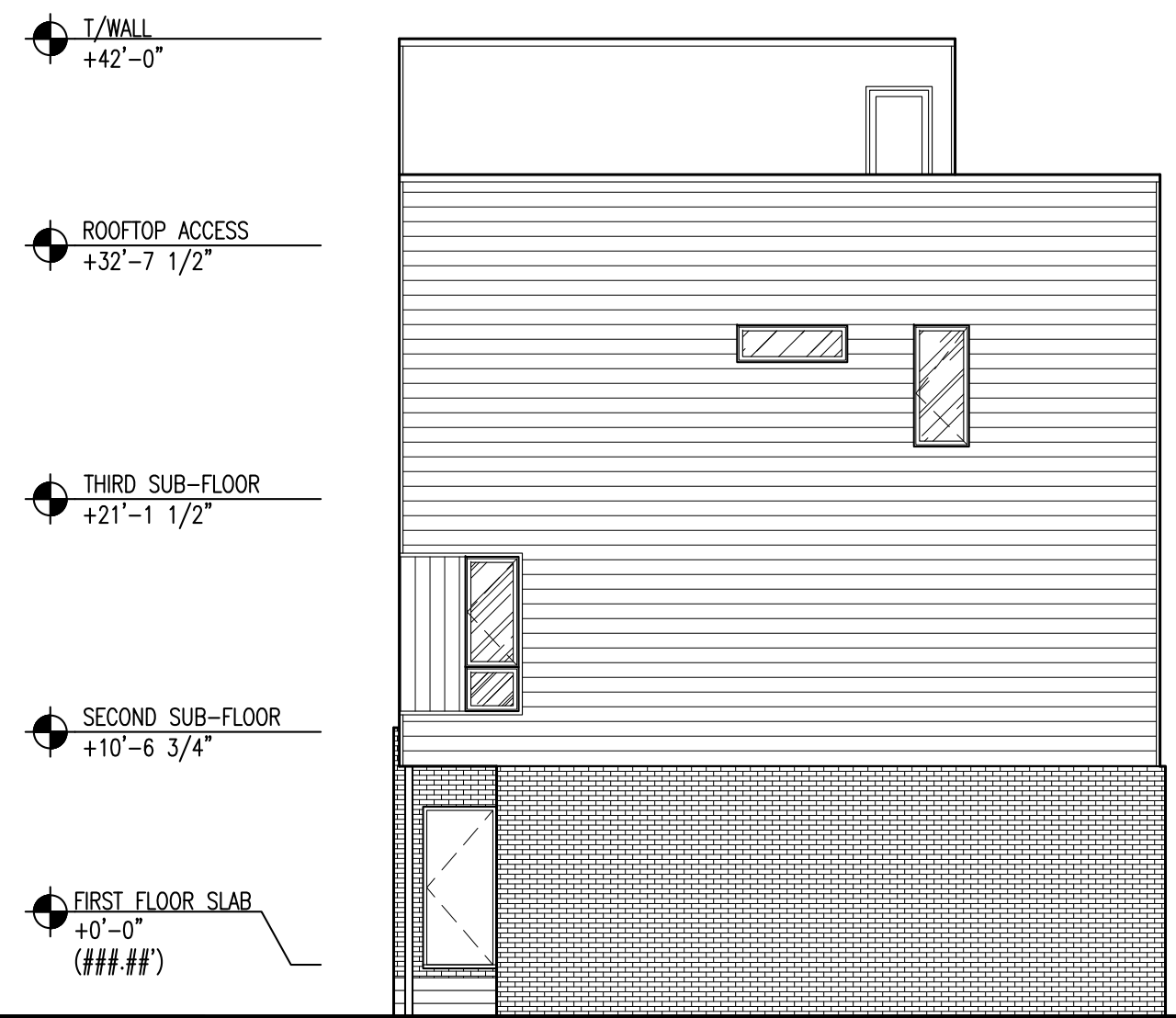
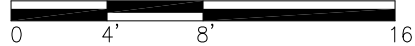
Copyright © 2022 Payto Architects, Inc.

ELEVATION MATERIAL LEGEND:

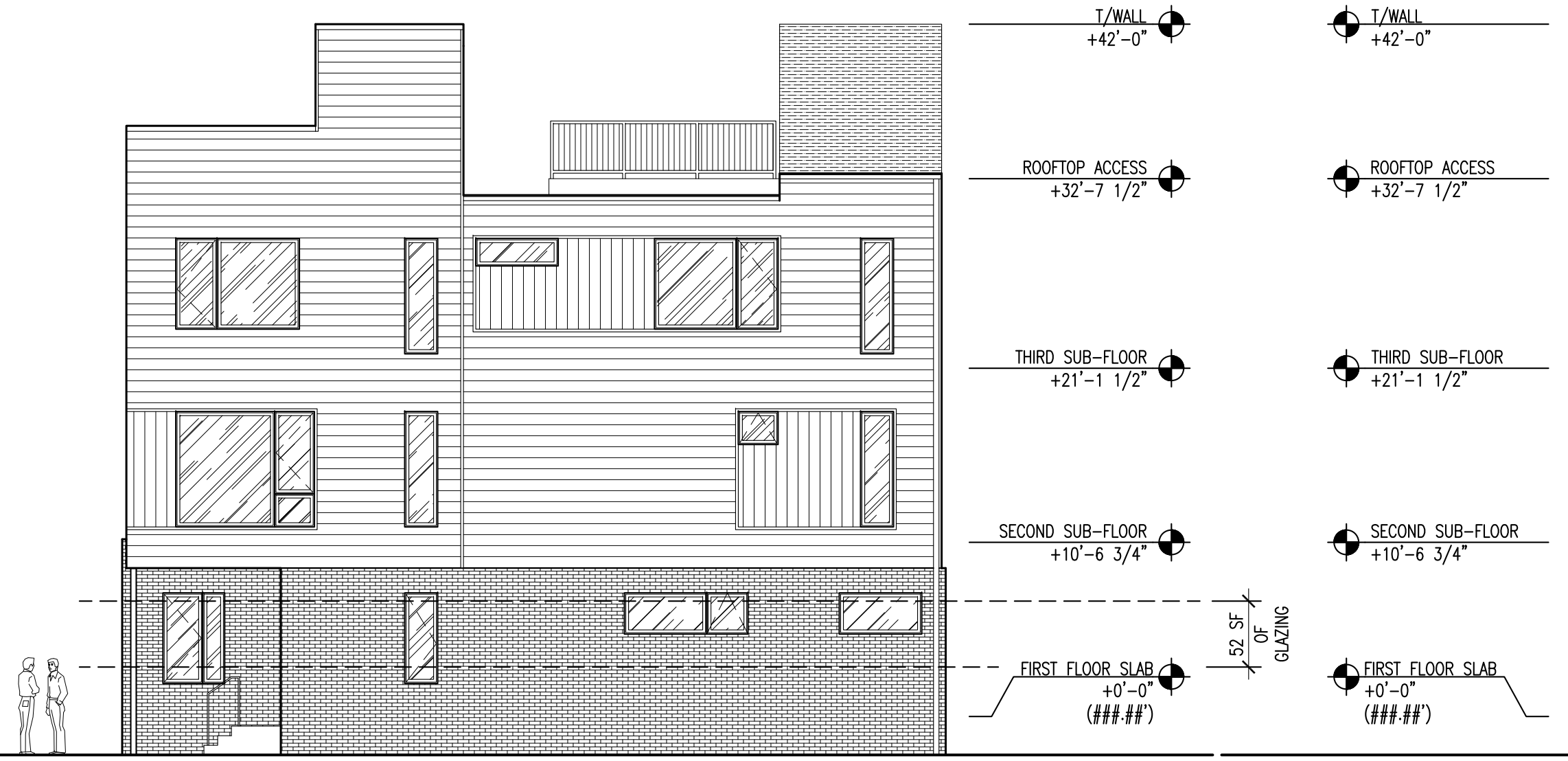
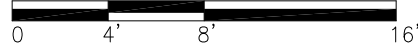
	WOODGRAIN METAL PANELS
	FACE BRICK
	CEMENT BOARD LAP SIDING - COLOR #1
	CEMENT BOARD LAP SIDING - COLOR #2
	ASPHALT SHINGLED ROOF
	VINYL CASEMENT WINDOWS



4 EAST ELEVATION - BUILDING 5
A203 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - BUILDING 5
A203 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING 5
A203 SCALE: 1/8" = 1'-0"



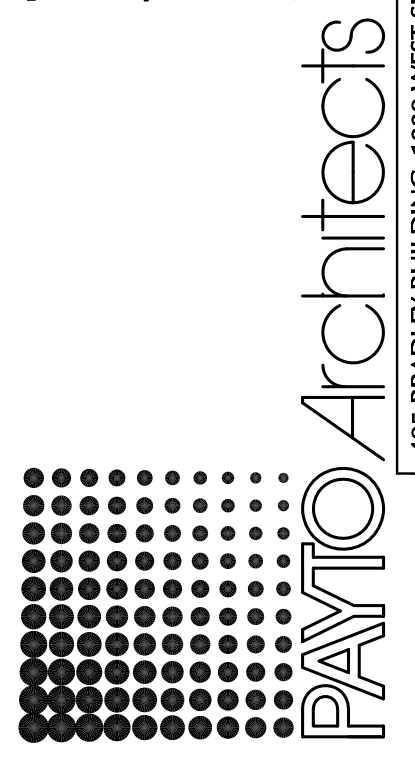
FIRST FLOOR GLAZING, SECONDARY ELEVATION,
25% MIN. REQUIRED BETWEEN 3' AND 7' AFF. =
50 SF REQUIRED < 52 SF PROVIDED



1 NORTH ELEVATION - BUILDING 5
A203 SCALE: 1/8" = 1'-0"



THE EQUINOX
TOWNHOME DEVELOPMENT
1424 WEST 48TH STREET
CLEVELAND, OH



EXTERIOR ELEVATIONS
BUILDING 5

PA PROJECT NO. 2022-46
CURRENT DATE 09.08.22

A203

LANDMARKS COMMISSION
SUBMISSION



Case 22-051: Market Square Historic District (Concept Review July 14, 2022)

1865-69 West 22nd Street

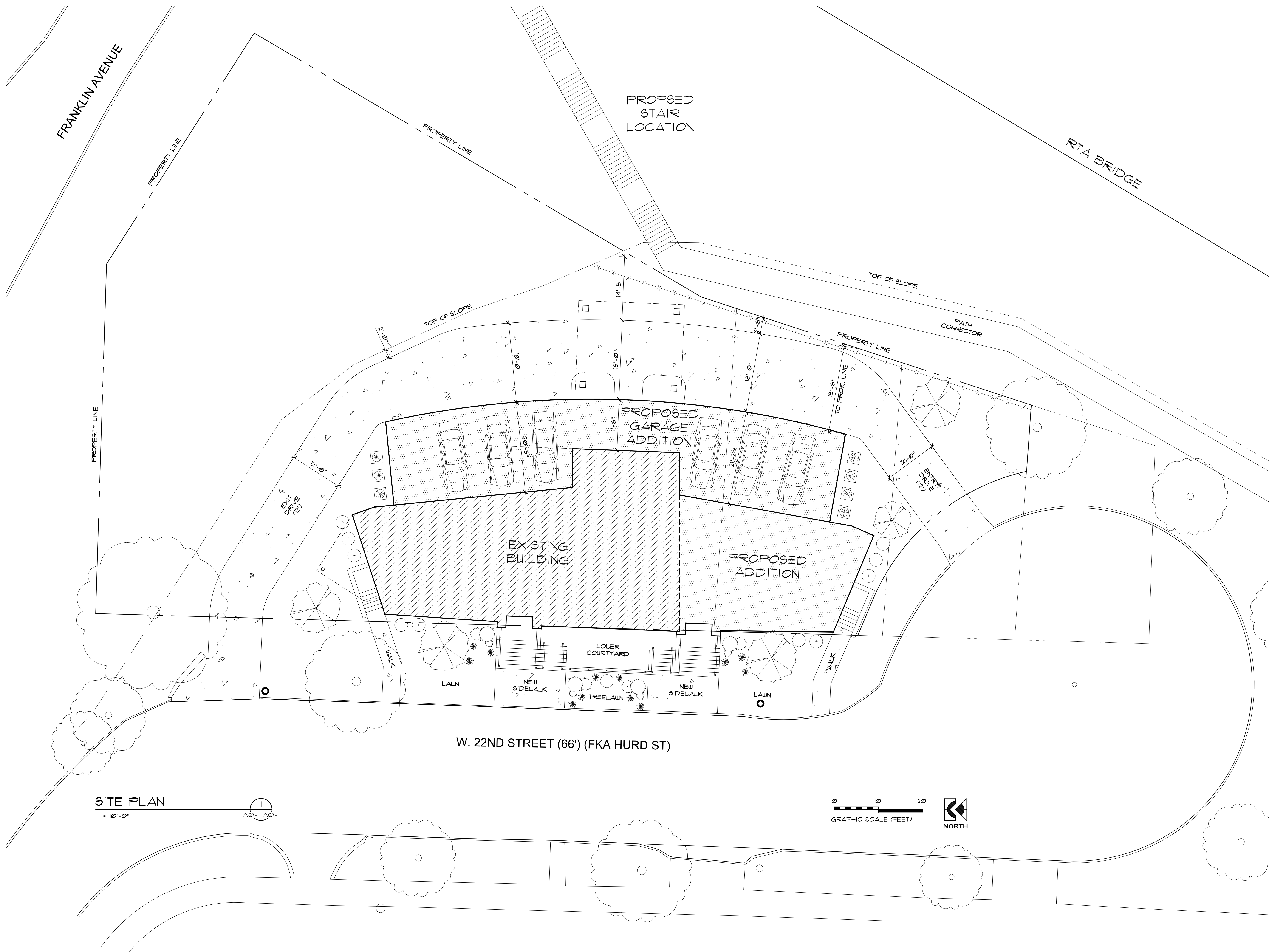
Renovation and Addition

Ward 3: McCormack

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







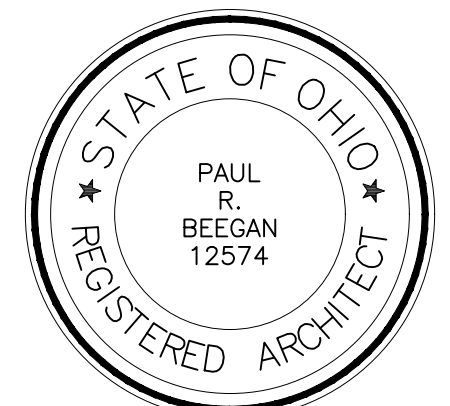
SITE PLAN
1" = 10'-0"

A0-1 | A0-1

0 10' 20'
GRAPHIC SCALE (FEET)



ISSUE	DATE	DESCRIPTION
1	09.07.22	SD revisions



PAUL R. BEGAN, 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

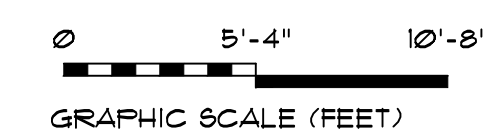
Architectural Site Plan

A0-1

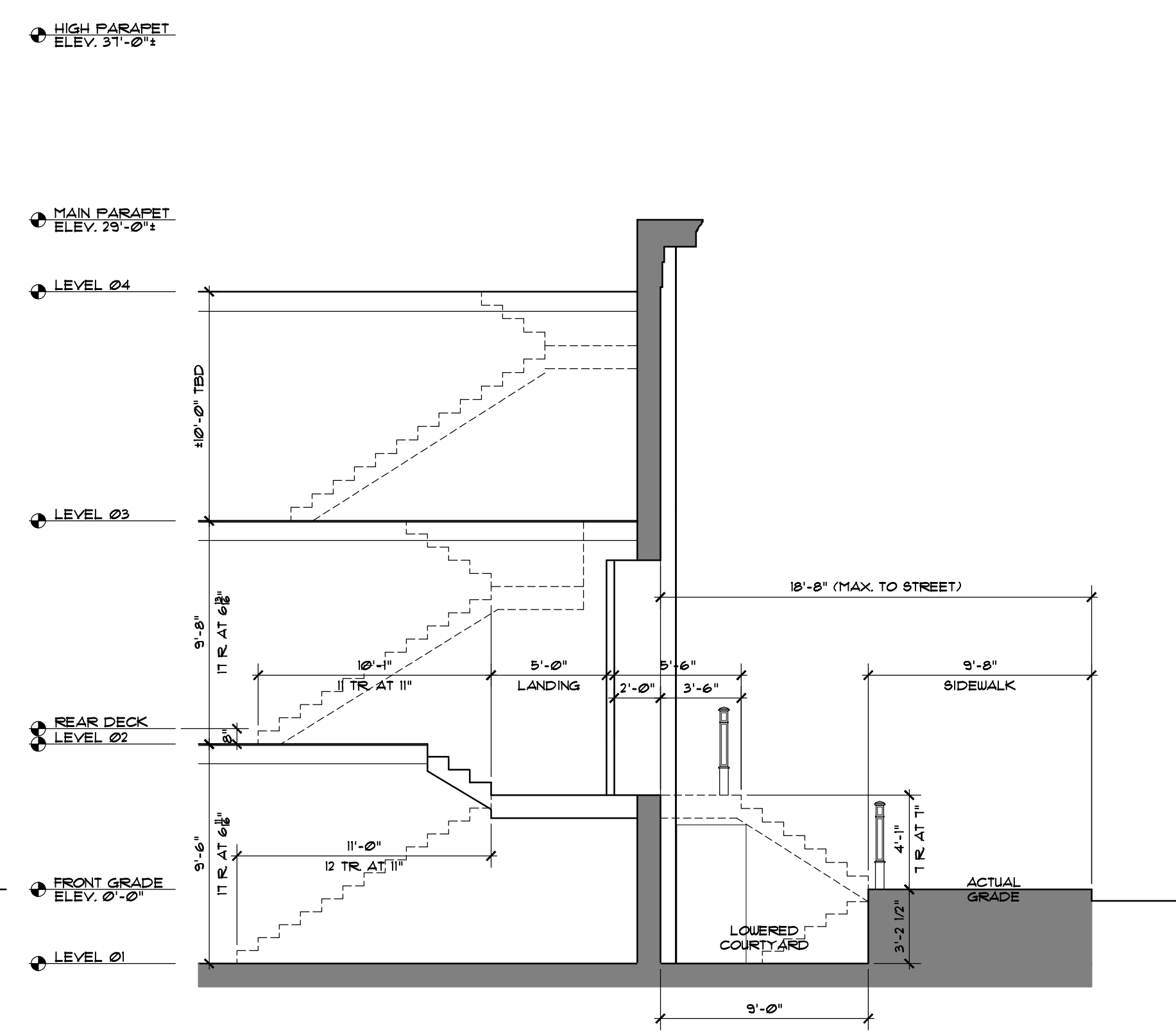
ISSUE	DATE	DESCRIPTION
1	09.07.22	SD revisions



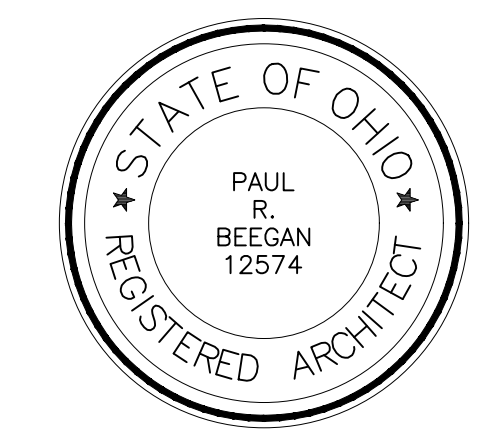
FRONT ELEVATION ①
3/16" = 1'-0"



LEFT SIDE ELEVATION ②
3/16" = 1'-0"



PARTIAL SECTION ③
3/16" = 1'-0"



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

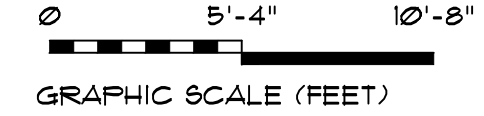
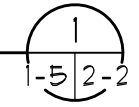
Exterior Elevations

A2-1

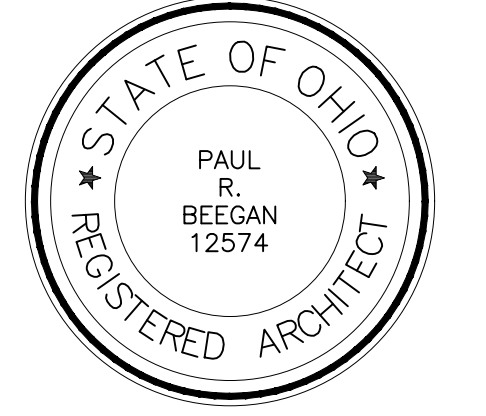
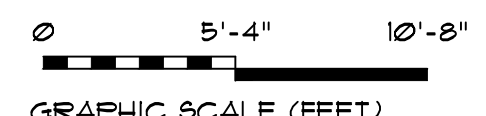
ISSUE	DATE	DESCRIPTION
1	09.07.22	SD revisions



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



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



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

Exterior Elevations

A2-2









Case 22-034: Ohio City Historic District (Concept Review May 12, 2022)

Bridgeworks, 2429 West Superior Viaduct

Revised plans of New Construction of Mixed-Use Building

Ward 3: McCormack

Project Representatives: Dominick Durante, Steve Jennings, LDA Architects; Michael Panzica, Graham Vesey, M. Panzica + GRAMMAR; Jonathan Evans, John Maher, Ian Kenney, Mass Group

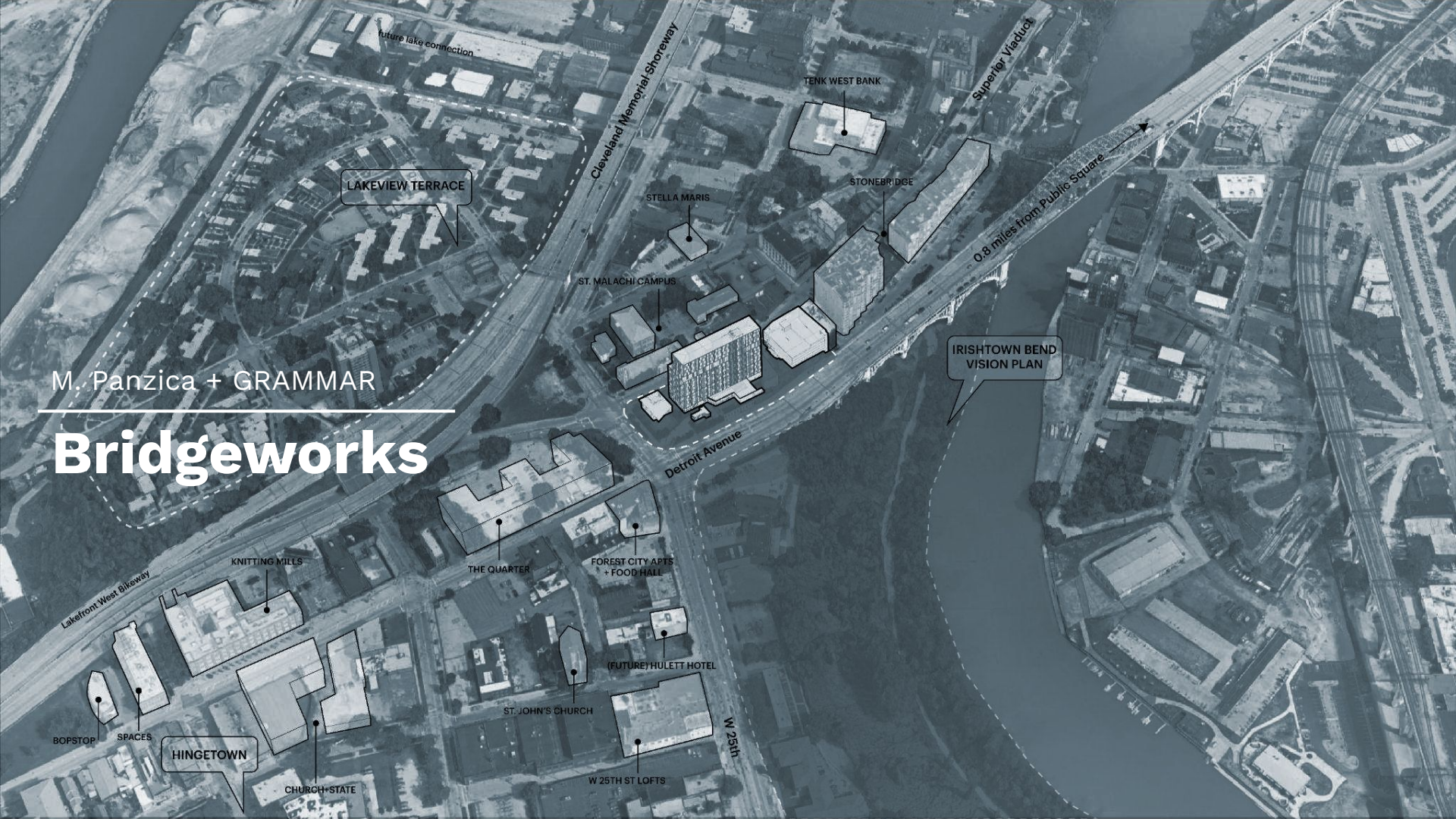
M. Panzica + GRAMMAR

Bridgeworks

8 September 2022
OCDR & Landmarks Commission

M. Panzica + GRAMMAR

Bridgeworks



LAKEVIEW TERRACE

STELLA MARIS

ST. MALACHI CAMPUS

TENK WEST BANK

STONEBRIDGE

DETROIT AVENUE

IRISHTOWN BEND
VISION PLAN

LAKEFRONT WEST BIKEWAY

KNITTING MILLS

THE QUARTER

FOREST CITY APTS
+ FOOD HALL

(FUTURE) HULETT HOTEL

ST. JOHN'S CHURCH

W 25th ST LOFTS

W 25th

HINGETOWN

BOPSTOP

SPACES

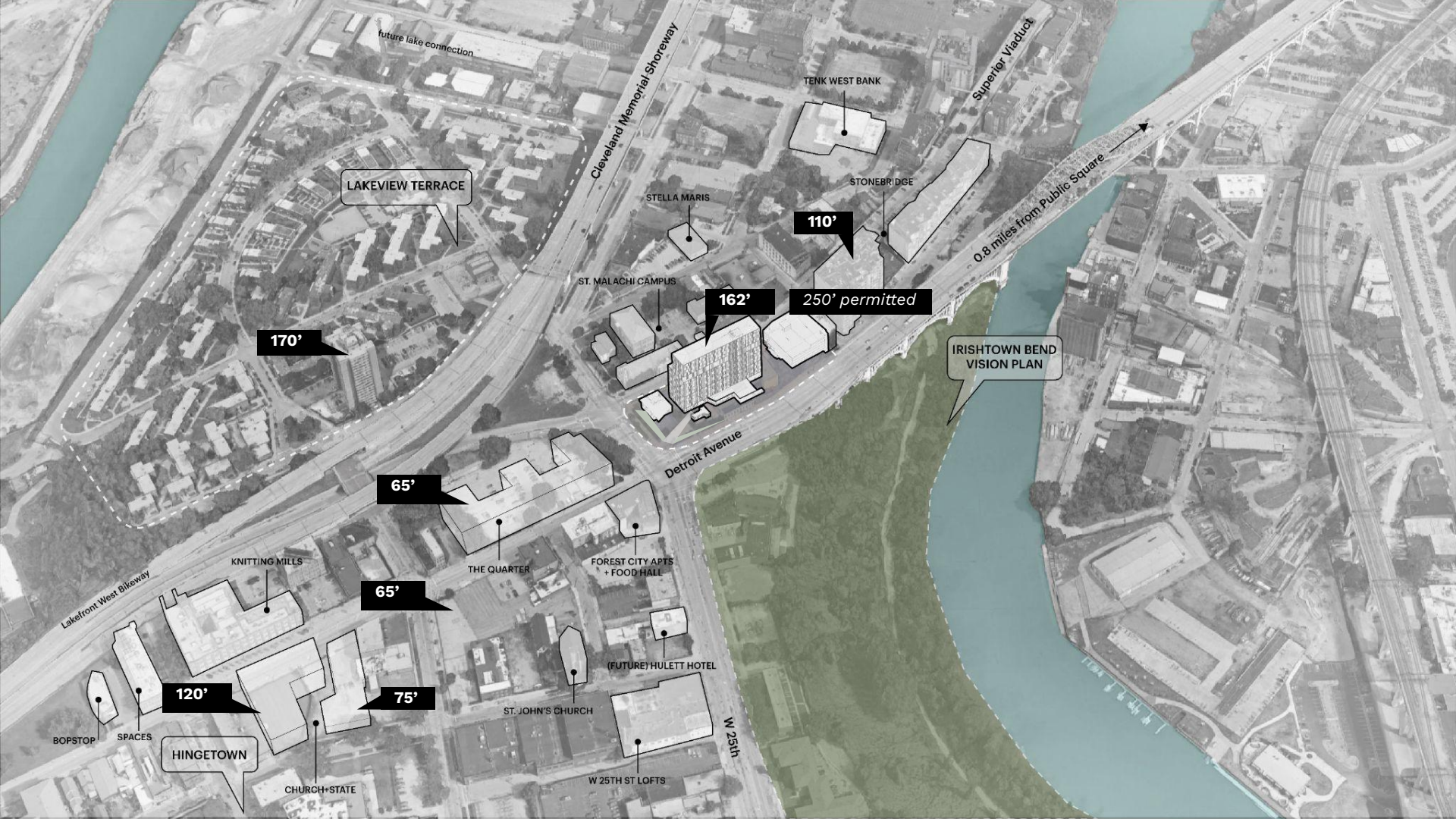
CHURCH+STATE

FUTURE LAKE CONNECTION

CLEVELAND MEMORIAL SHOREWAY

SUPERIOR VIADUCT

0.8 miles from Public Square



LAKEVIEW TERRACE

170'

Cleveland Memorial Shoreway

TENK WEST BANK

Superior Viaduct

110'

STELLA MARIS

STONEBRIDGE

ST. MALACHI CAMPUS

162'

250' permitted

IRISHTOWN BEND VISION PLAN

0.8 miles from Public Square

Detroit Avenue

65'

Lakefront West Bikeway

KNITTING MILLS

THE QUARTER

FOREST CITY APTS + FOOD HALL

65'

120'

75'

(FUTURE) HULETT HOTEL

ST. JOHN'S CHURCH

W 25th

BOPSTOP

SPACES

HINGETOWN

CHURCH+STATE

W 25TH ST LOFTS

Development Summary

Site Area 88,306 SF

Open Space 28,786 SF

Parking 200 spaces [structured]

Commercial

21,905 Total SF

2,139 West Retail SF

2,540 Tower SF

12,800 Office(Above the Garage) SF

2,040 Spa SF

2,386 Micro Retail SF

Public Cafe

2,193 SF

Hotel

51,337 GSF

130 Guest Rooms

Restaurant

9,880 GSF

120 Seats + 3-season outdoor deck

Residential

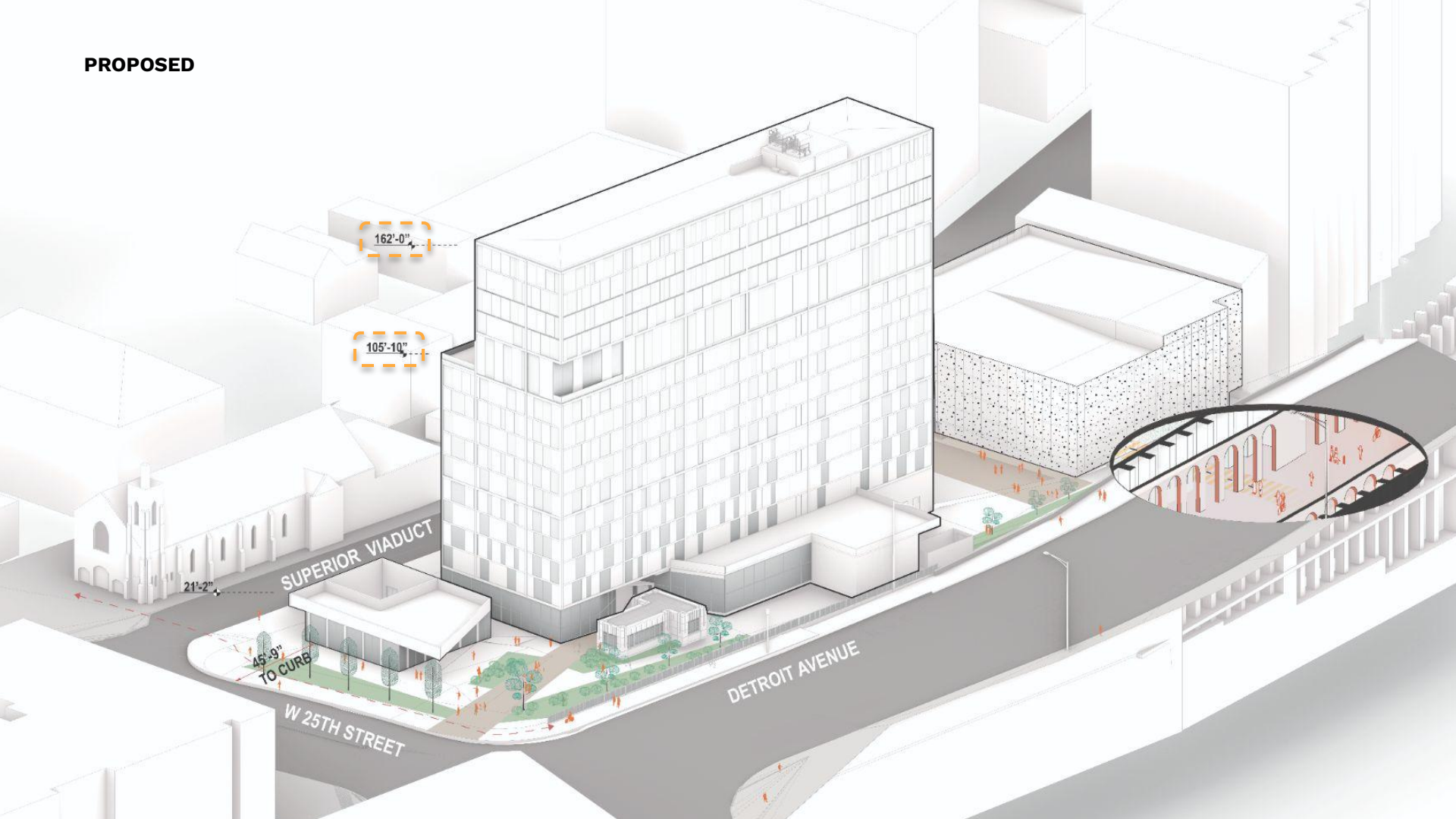
134,375 Total GSF

105,687 Leasable GSF

140 Residential Units



PROPOSED



162'-0"

105'-10"

21'-2"

45'-9"
TO CURB

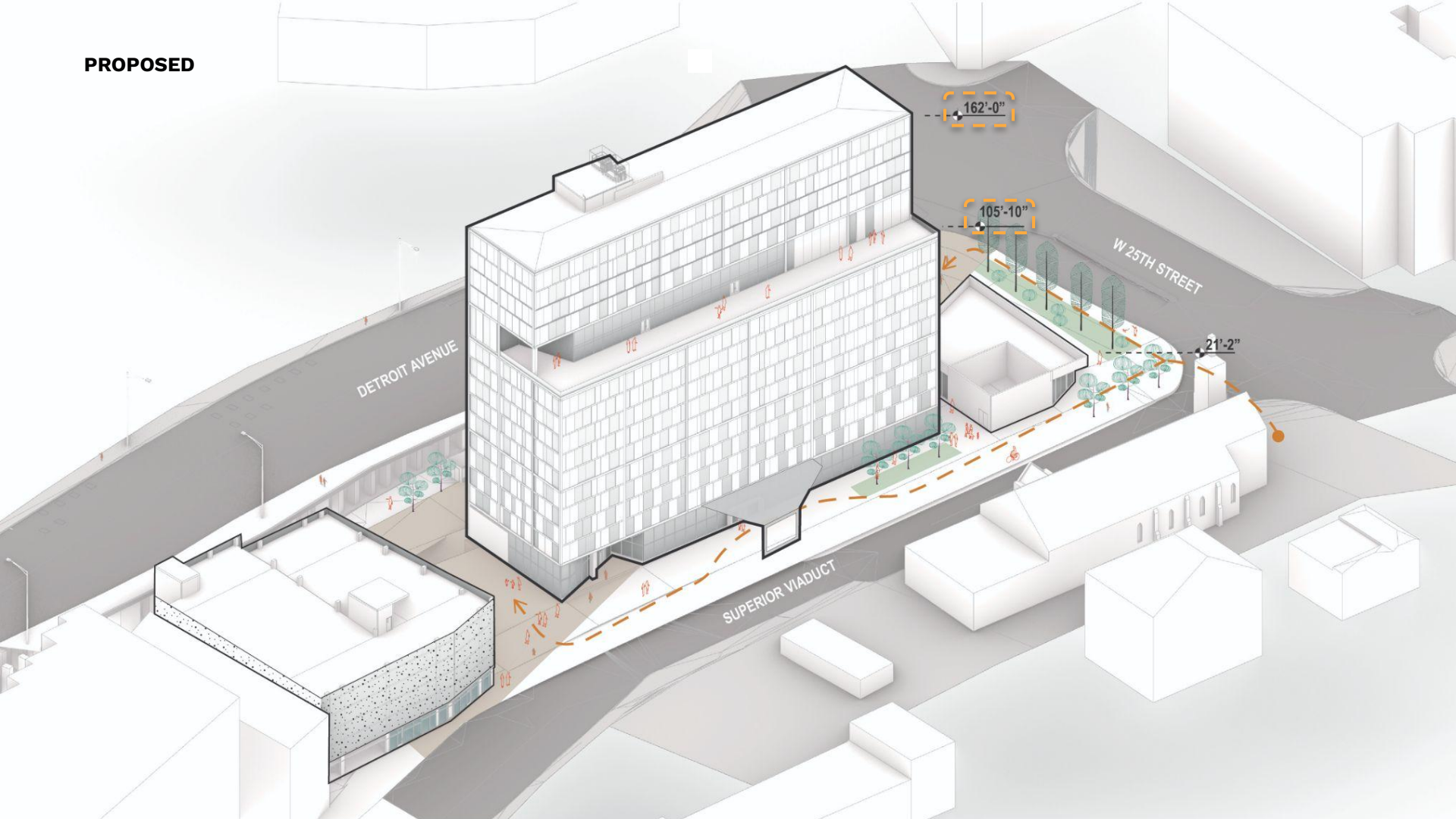
SUPERIOR VIADUCT

W 25TH STREET

DETROIT AVENUE



PROPOSED



DETROIT AVENUE

W 25TH STREET

SUPERIOR VIADUCT

162'-0"

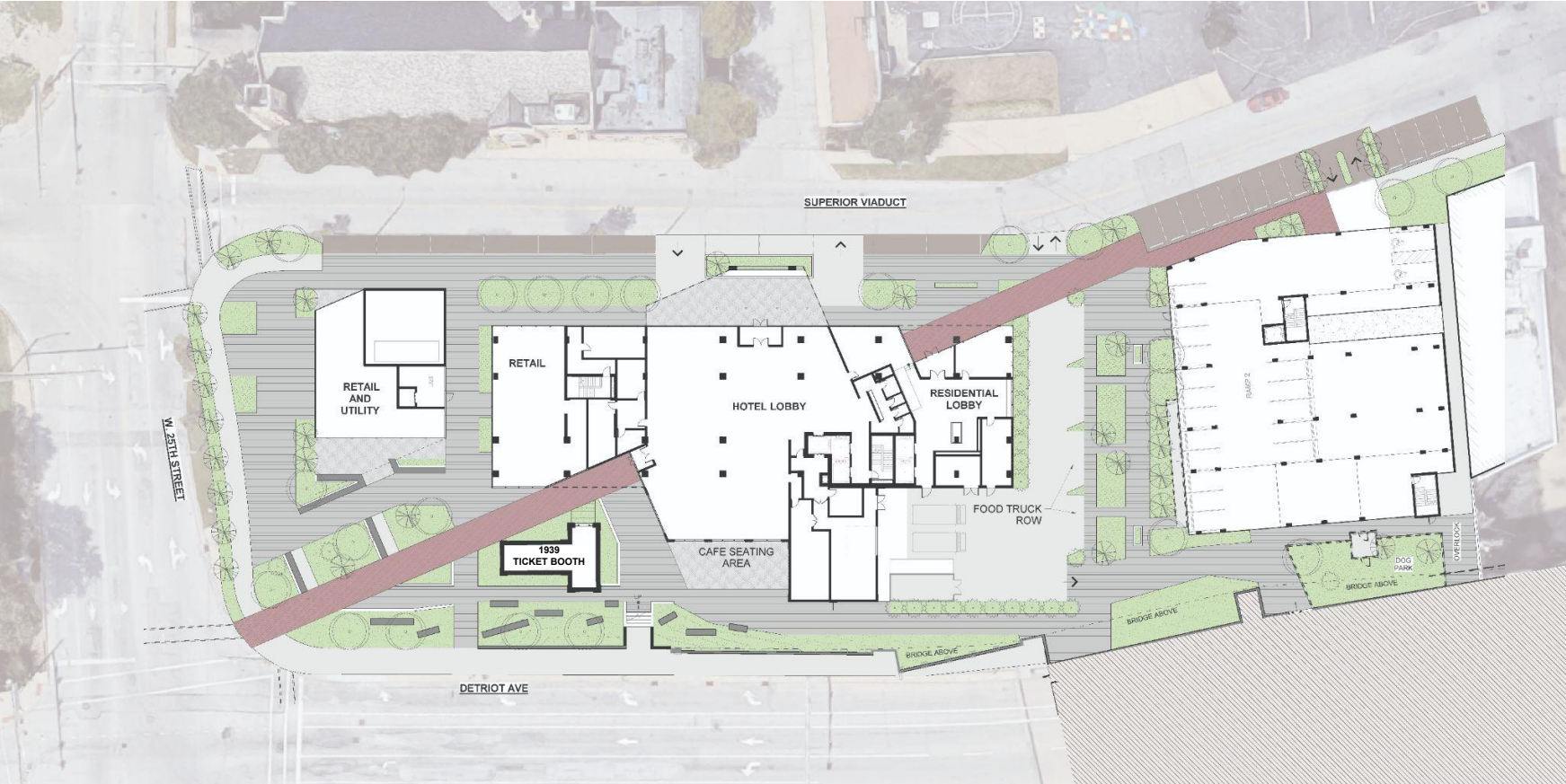
105'-10"

21'-2"

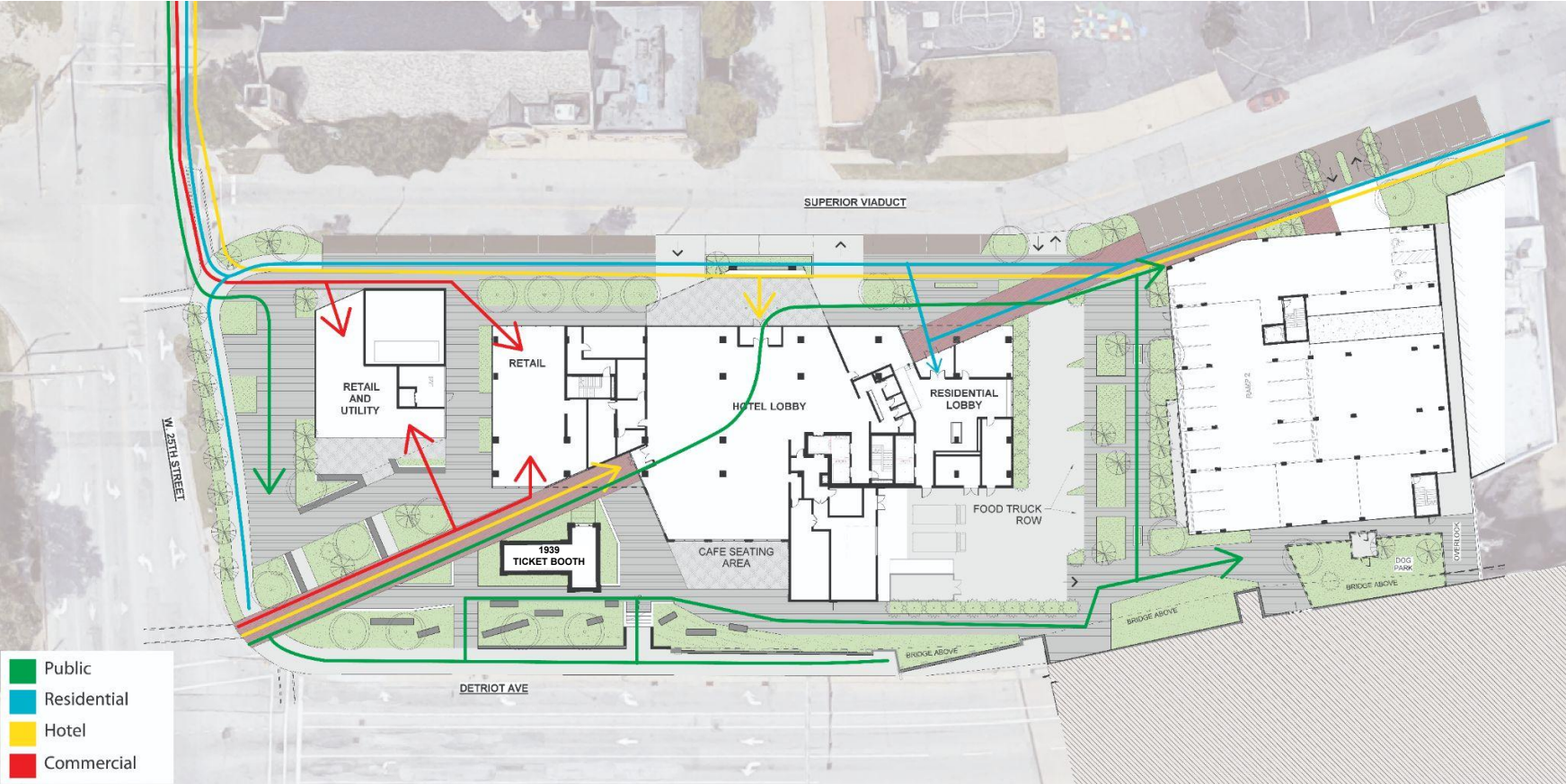




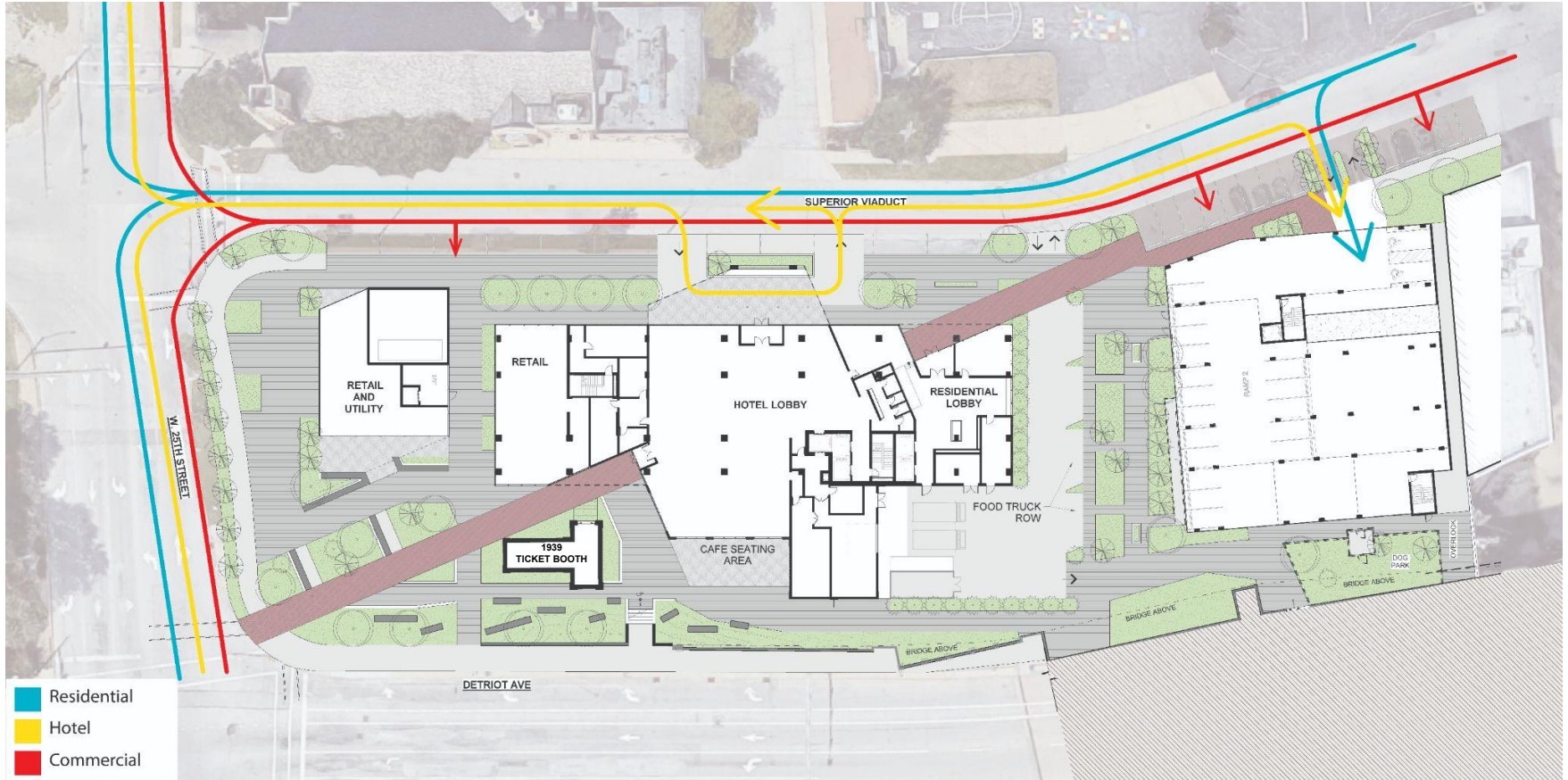
SITE PLAN



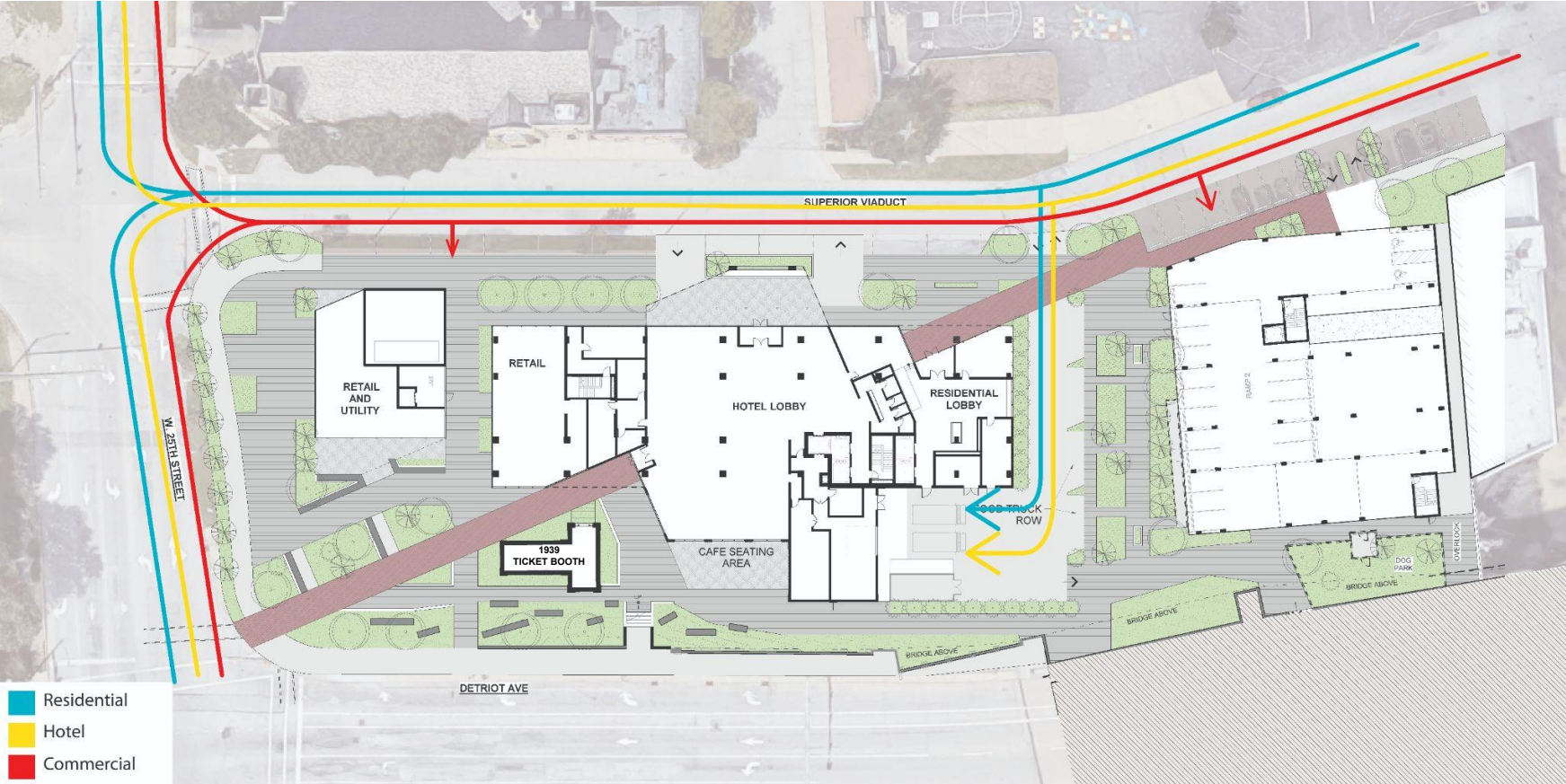
PEDESTRIAN CIRCULATION



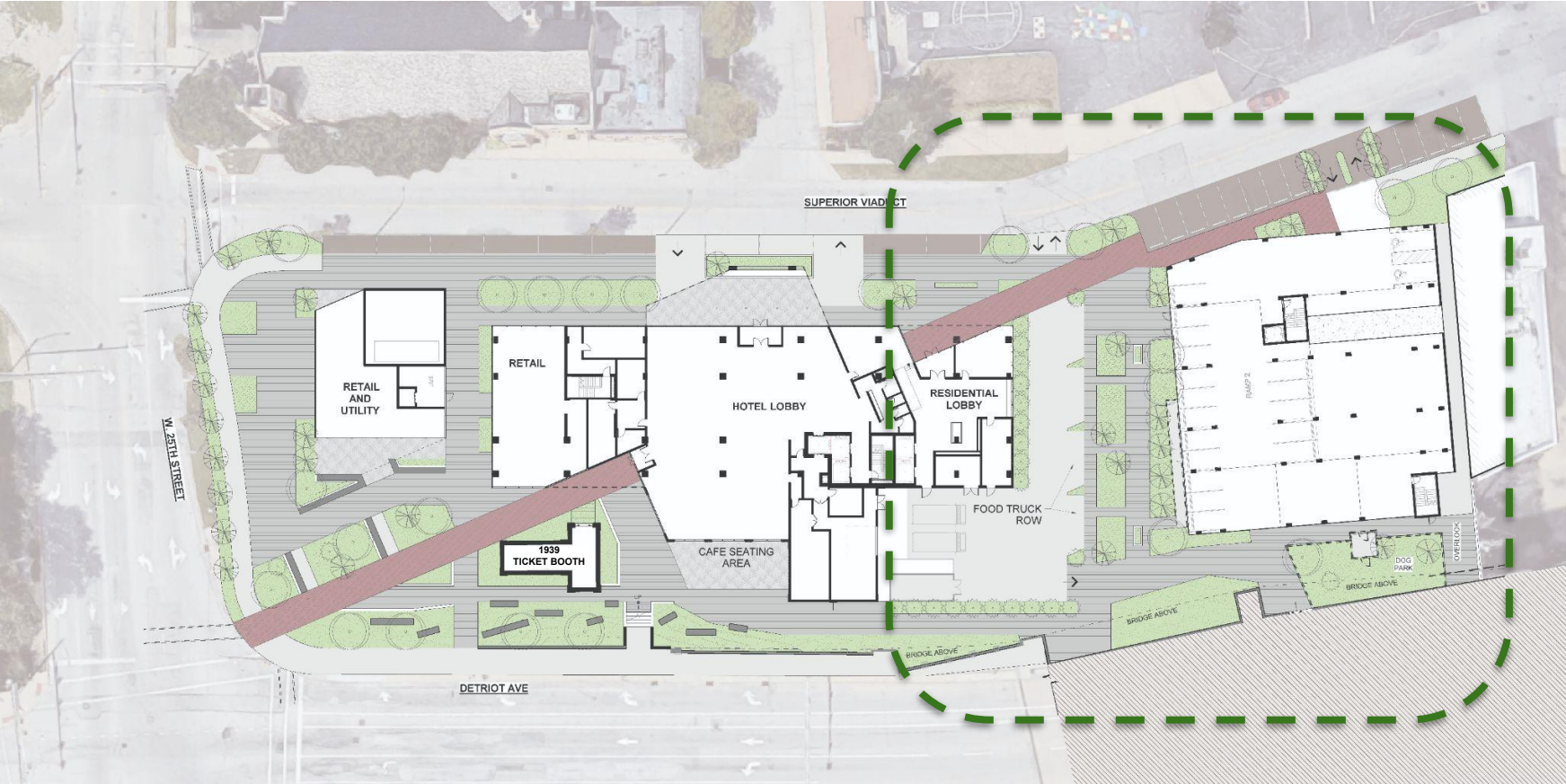
VEHICULAR CIRCULATION



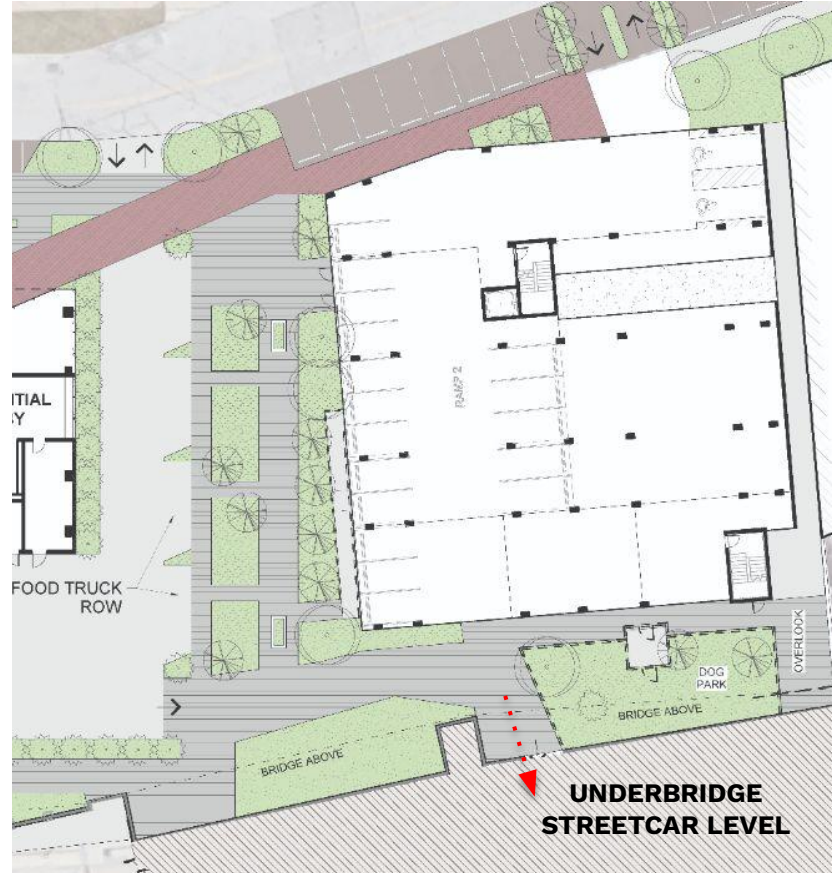
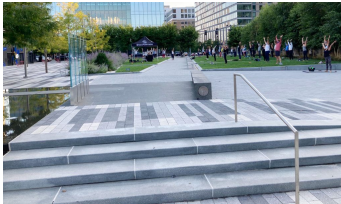
LOADING AND DELIVERY



SITE PLAN



SITE PLAN







ed or
& Tea or coffee)
£1.25
£2.25
£2.95
£3.75
£3.50

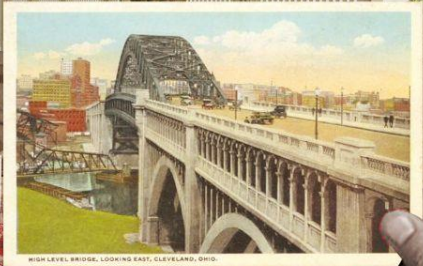
1941

MASS. DA

Bridgeworks | M. Panzica Development | GRAMMAR

£5.95
ed or
& Tea or coffee)
£1.25
£2.25
£2.95
£3.75
£3.50

MASS. **DA**
DEVELOPMENT AUTHORITY



HIGH LEVEL BRIDGE, LOOKING EAST, CLEVELAND, OHIO

Bridgeworks | M.Panzica Development | GRAMMAR





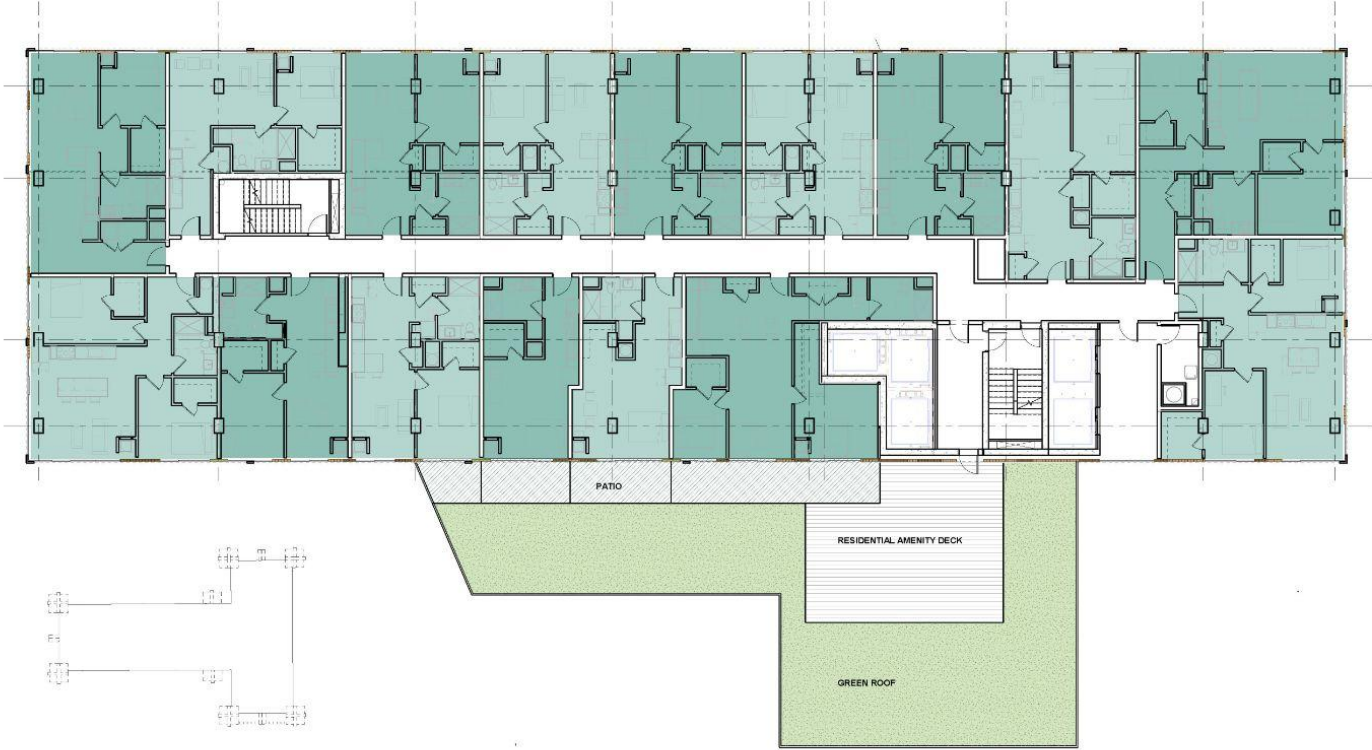
GROUND FLOOR PLAN



2ND FLOOR PLAN

TOTAL RES UNITS: 140

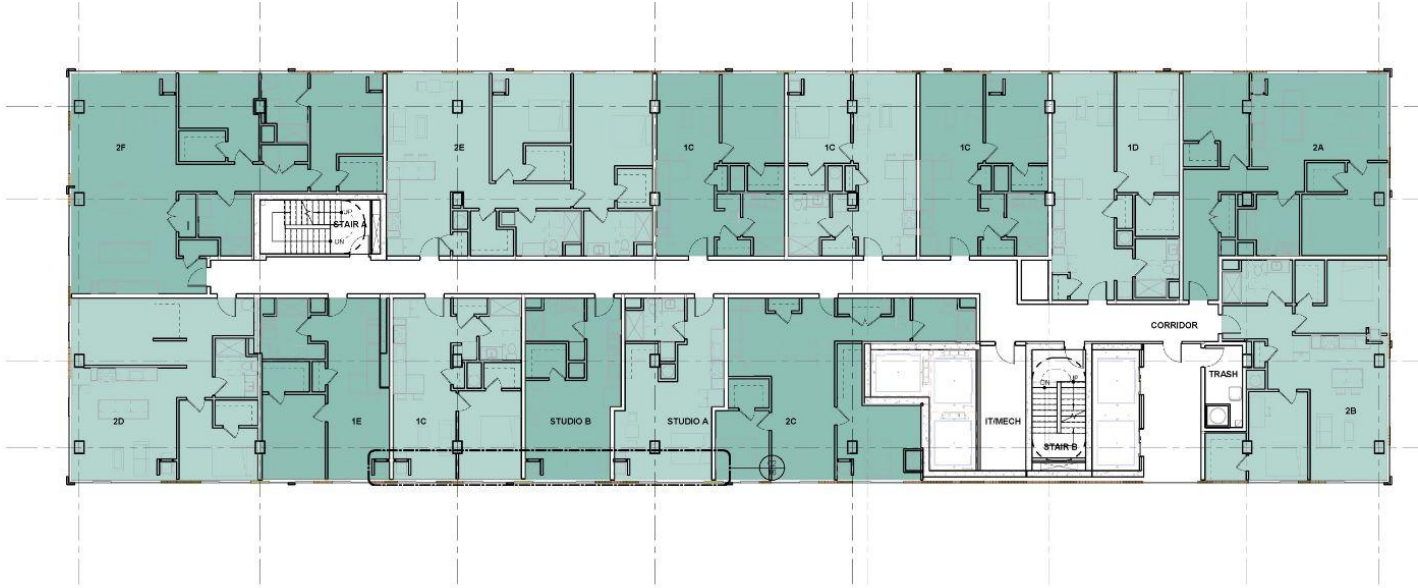
- (18) Studio
- (82) 1-Bed
- (40) 2-Bed



TYPICAL RESIDENTIAL FLOOR PLAN [3RD-10TH]

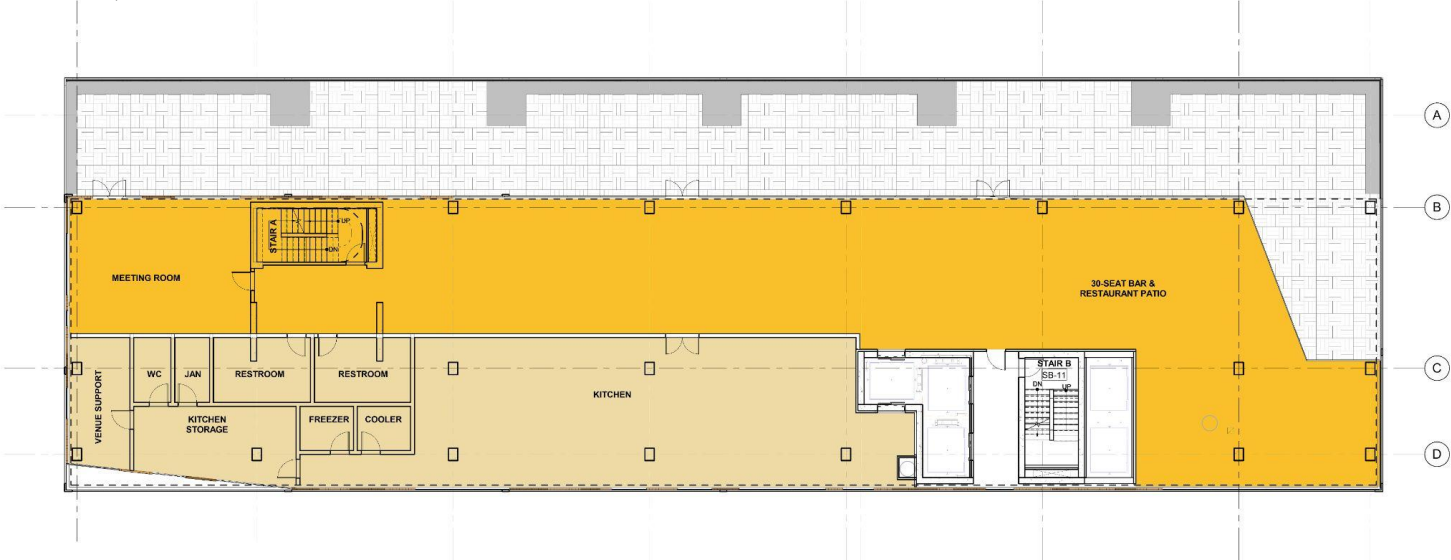
TOTAL RES UNITS: 140

- (18) Studio
- (82) 1-Bed
- (40) 2-Bed



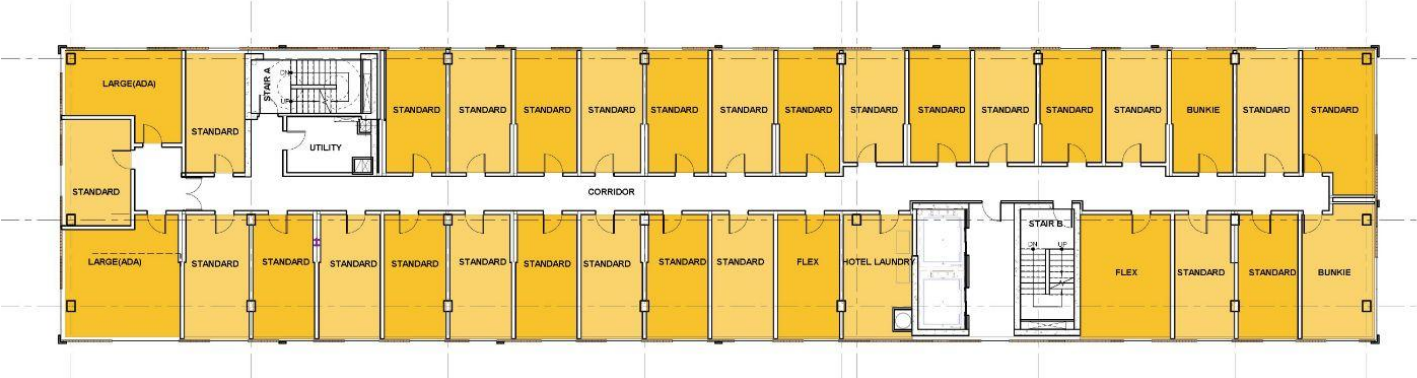
11TH FLOOR PLAN

RESTAURANT: 5,200 SF
PATIO: 4,300 SF
BOH: 3,100 SF



TYPICAL HOTEL FLOOR PLAN [12TH-15TH]

TOTAL HOTEL GUEST ROOMS: 130





MASS. **DA**
DEVELOPMENT AUTHORITY

Bridgeworks | M. Panzica Development + GRAMMAR







MASS.



Bridgeworks | M. Panzica Development + GRAMMAR



EXTERIOR MATERIALS

Aluminum Wall Panels

Sherwin Williams
PARISIAN PATINA



Spandrel Glass

Glass Coatings & Concepts
WARM GRAY



Vision Glass

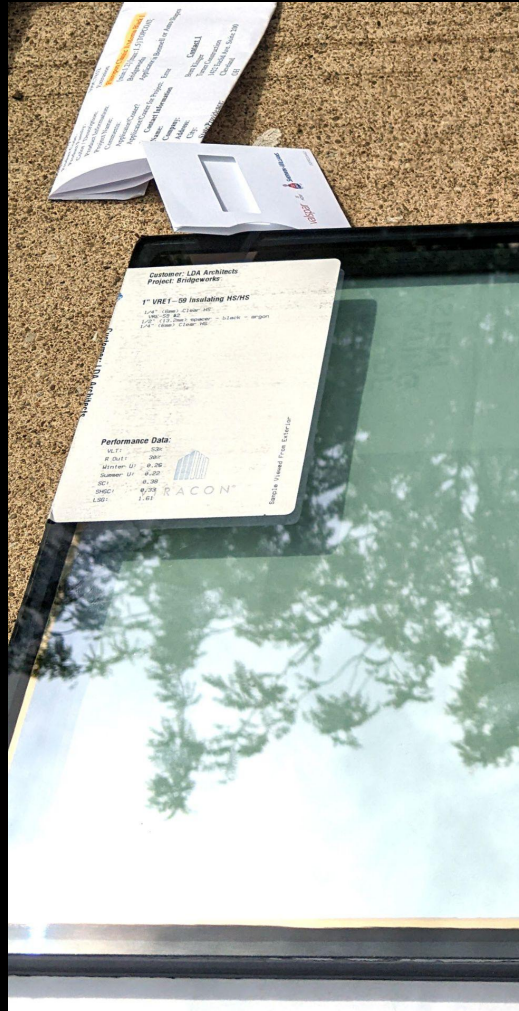
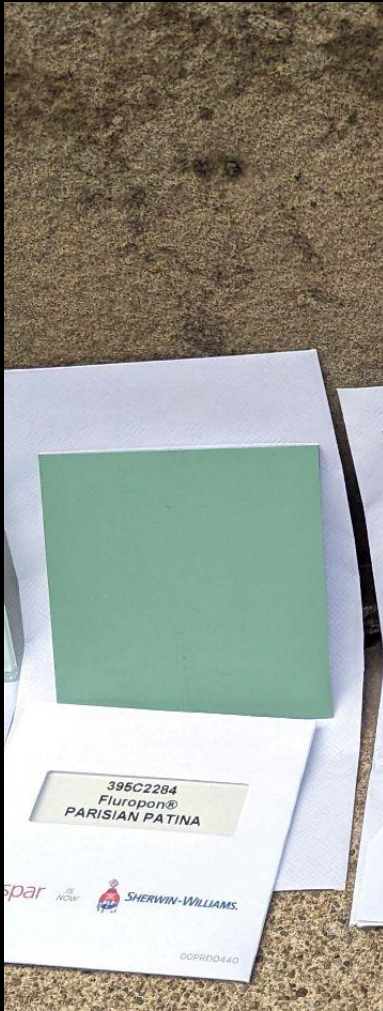
IGU Spec to Meet LEED
U-Value & SHGC



Architectural Cast Stone

Similar to Existing
Ticket Booth





Customer: LDA Architects
Project: Bridgeworks
1" VNE1 - 63 Insulating HS/MS
L#1 Glass: Clear 60
L#2 Gas: Argon
L#3 Glass: Clear 60
Performance Data:
U-Factor: 0.29
R-Value: 3.44
Solar Heat Gain Coefficient: 0.25
Visible Light Transmittance: 0.78
Light Transmittance: 0.86
SHGC: 0.25
U-Factor: 0.29
R-Value: 3.44
RACOM
Source: Technical Product Center LLC

PARISIAN
PATINA
METAL PANEL

NOT USED

WARM GRAY
SPANDREL

NOT USED

Thank You

Cleveland Landmarks Commission

Administrative Reports



September 22, 2022

Cleveland Landmarks Commission

Adjournment



September 22, 2022

Cleveland Landmarks Commission



September 22, 2022