CITY OF CLEVELAND
Mayor Justin M. Bibb

2025 City of Cleveland

Landmarks Commission

August 28th, 2025

Julie Trott, Commission Chair
Daniel Musson, Secretary

CITY OF CLEVELAND
Mayor Justin M. Bibb

Certificates of Appropriateness

August 28th, 2025

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CLEVELAND LANDMARKS COMMISSION

Case 25-064

Certificate of Appropriateness

Warehouse Historic District

“Monster Steve” Mural
1215 West 10th Street/950 Main Avenue

Mural

Project Representatives: Steve Ehret, Artist
Ward 3: Councilmember McCormack

Previous Case 23-069

HISTORIC WAREHOUSE DISTRICT DEVELOPMENT CORP.

MAIN AVENUE MURAL PROJECT PROPOSAL

STEVE EHRET & GRAFFITI HEART

AUGUST 20, 2025

About MONSTER STEVE

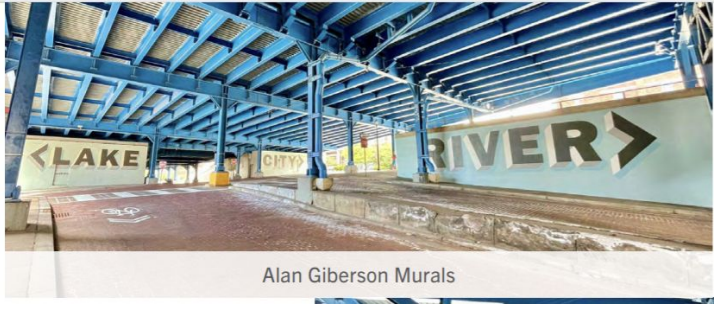
Inspirational, Whimsical, Interactive



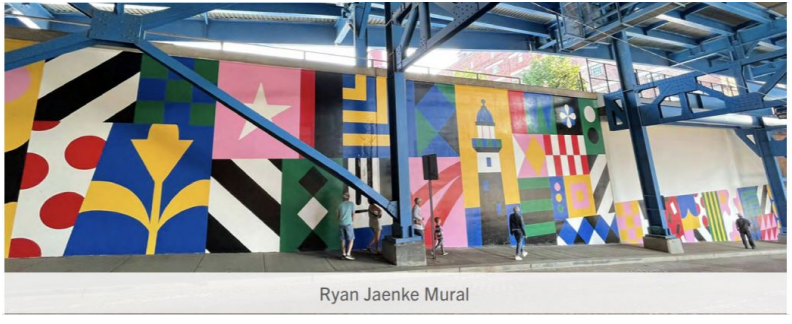
Self-taught painter Steve Ehret is inspired by the natural world, taking in his surroundings on year-round trail runs. He makes careful observations of moss spreading over a fallen tree, or plants reaching towards the sun. The mental notes of these Darwinian scenes inspire the phantasmal settings of his paintings. His goal is not realism, but rather a sense of gravity, whether working in oils, with mixed media, or on a mural.

For this mural, Steve makes the connection with the original whimsical monster, while creating an illusion of an interactive piece that draws you in and allows the passerbyers to become part of the scene.

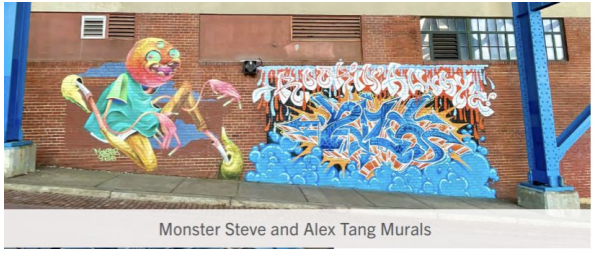
Adjacent Murals



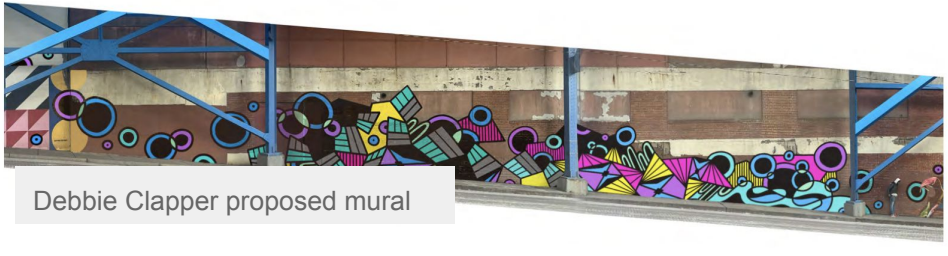
Alan Giberson Murals



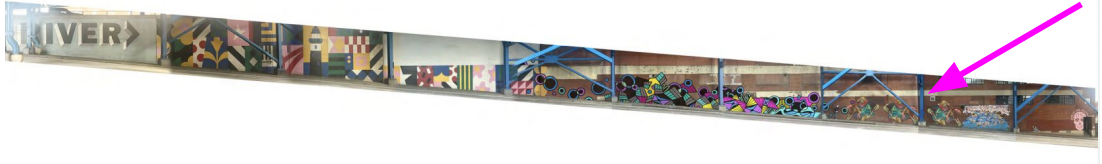
Ryan Jaenke Mural



Monster Steve and Alex Tang Murals



Debbie Clapper proposed mural



Mural Proposed Site



View from about halfway down Main Ave facing towards West 10th.



View from West 10th looking up towards West 9th.

KEY

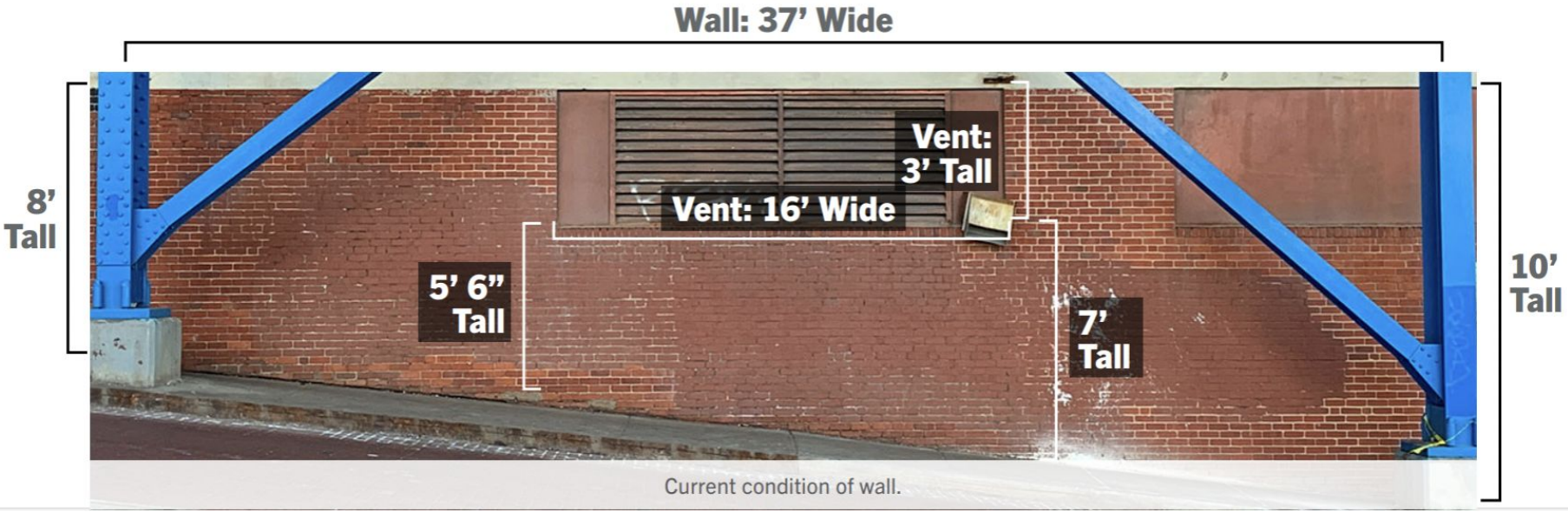
Indicates outline of proposed site



Straight on view from across the street on Main Ave.

Mural Location

Main Avenue (north wall of The Archer, near 27 Club Coffee)



Current condition of wall.

Early Mural Concept



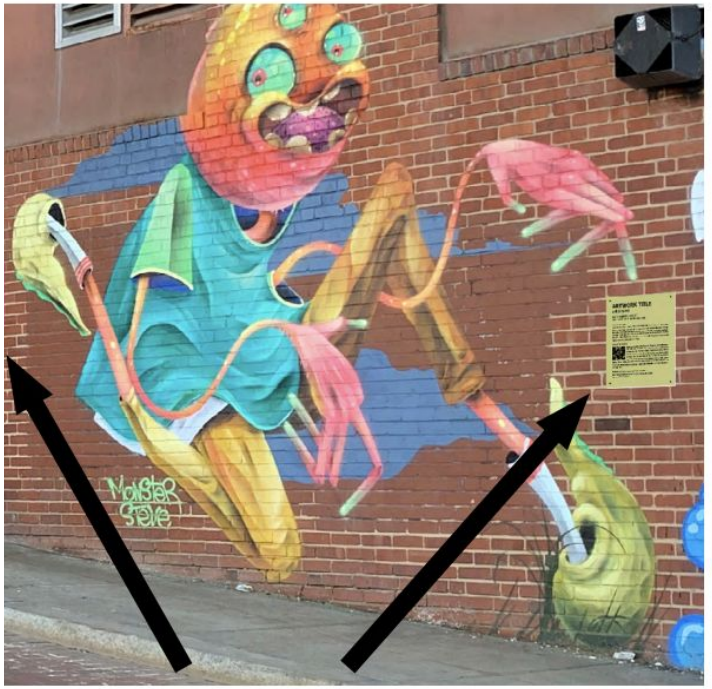
Final Mural Proposal



Artist Proposed Placard Design

ARTIST PLACARD

Placement of Placard - far right side of the piece; appoximately 19 bricks up from the ground



Close to scale mockup to show how the placards may look next to a piece.

Artist Proposed Placard Design

Proposed Placard Design Specs

MATERIAL AND SIZE SPECS

Placard Size - 11" wide, 14" tall, 1/8" thick

Material - Outdoor Aluminum or Outdoor Acrylic

Installation - 4 drill holes with hardware

DESIGN SPECS

Font Color - Either black or white depending on the chosen background color of the placard

Background Color - Single color that matches a dominant color in the mural or installation

Artwork Title - 60pt heavy sans serif font

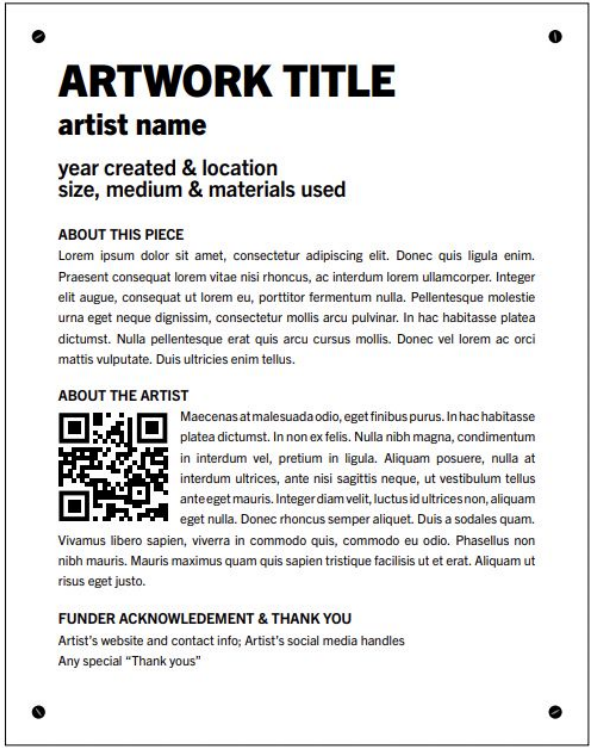
Artist Name - 40pt heavy sans serif font

Artwork Specs - 30pt bold sans serif font

Body Copy Headlines - 20pt bold sans serif font; limited to 500 characters in length

Body Copy Text - 18pt regular sans serif font; limited to 575 characters in length

QR Code - 2" x 2"



Mural Installation & Preparation

1 WALL PREP
Powerwash by Downtown Cleveland Ambassadors

2 APPLICATION
Hand-Painted directly on facade

3 PAINT
Montana spray paint

4 COMMUNITY ENGAGEMENT
Volunteers will have a hand in beautifying Cleveland by helping paint this mural

5 FINISH
Sealed with Sherwin-Williams Anti-Graffiti Clear Silicone

6 MAINTENANCE
HWDDC + HGNC to maintain mural

THANK YOU!

Let’s complete the beautiful art landscape under the Main Avenue Bridge in the Historic Warehouse District and Ohio & Erie Canalway National Heritage Area.

Case 25-065

Certificate of Appropriateness

Brooklyn Centre Historic District

Julia De Burgos Mural
2800 Archwood Avenue

Mural

Project Representatives: Ariel Vergez, Artist; Letitia Lopez, Julia De Burgos
Ward 14: Councilmember Santana

Support from:

COUNCILWOMAN Jasmin Santana WARD 14

METRO WEST

CITY OF CLEVELAND
Mayor Justin M. Bibb

BLACK BRAIN GROUP

THE ART GARDEN

art trail beauty to uplift the human spirit

BLACK BRAIN GROUP

Support from:

COUNCILWOMAN Jasmin Santana WARD 14

METRO WEST

CITY OF CLEVELAND
Mayor Justin M. Bibb

BLACKBRAIN GROUP

Summary of Project

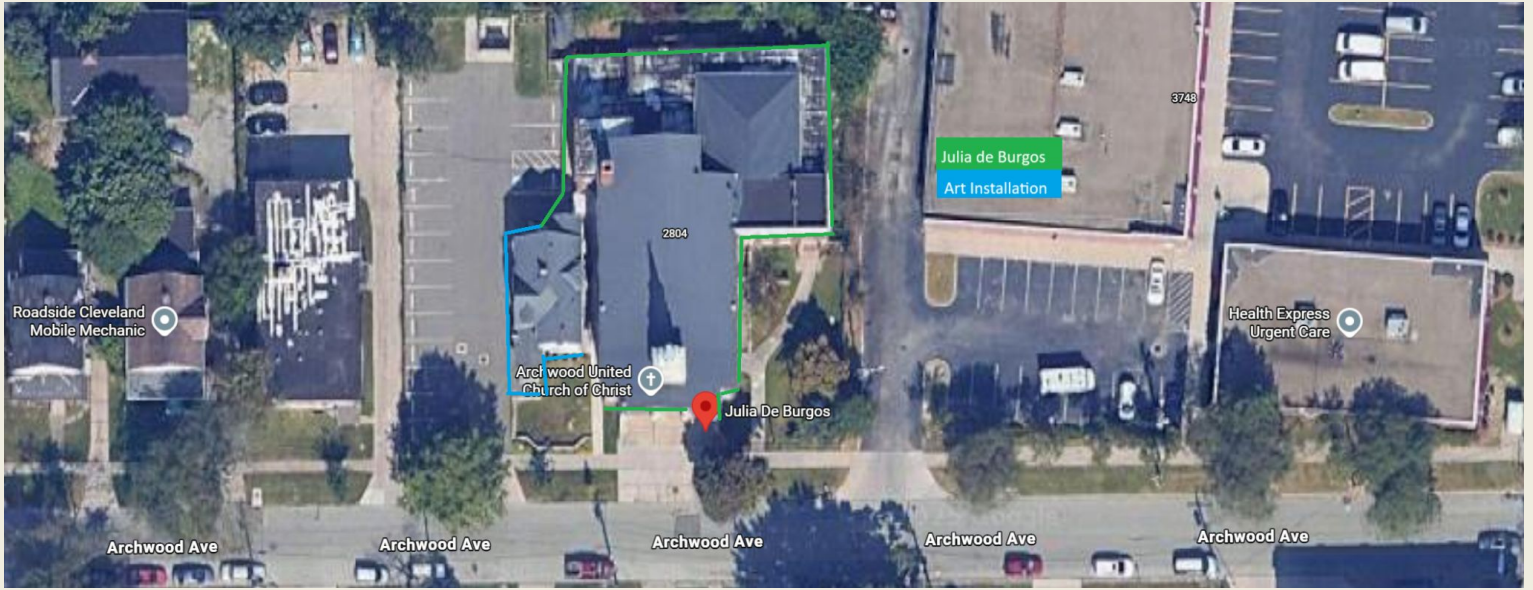
Art Garden: Cultivating Sustainable Art for Cleveland

Public Art (Mural): 2800 Archwood Ave, Cleveland, OH 44109

BlackBrain Group's *Art Garden* trail is a series of public art installations designed to creat, inspire, and foster a creative community right in the heart of the Near West Side

Though part of a series, this mural is funded **SEPARATELY** from the Transformative Arts Fund

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review



Archwood Neighborhood

Archwood Avenue offers a deeply rooted context for public art. Its preserved homes and civic presence reflect a commitment to neighborhood identity, making it an ideal backdrop for a mural honoring Julia de Burgos—a poet, activist, and cultural icon. The mural will contribute to the ongoing story of Archwood as a space where history, community, and cultural expression intersect.

Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review



Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review

ARCHWOOD

CONTEXT



Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review

ARCHWOOD





CONTEXT

Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review



Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review

ARCHWOOD



CONTEXT

Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review

ARCHWOOD

DESIGN



Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review

ARCHWOOD

DESIGN



Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review

ARCHWOOD



DESIGN

Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review

ARCHWOOD



DESIGN

Address:
2800 Archwood Ave, Cleveland, OH 44109

Proprietary and confidential — do not forward// © 2024 Reishi, Inc / © 2024 Vergez, Inc/ design review

Case 25-060

Certificate of Appropriateness

East Boulevard Historic District

9816 Westchester Avenue

Window Replacement

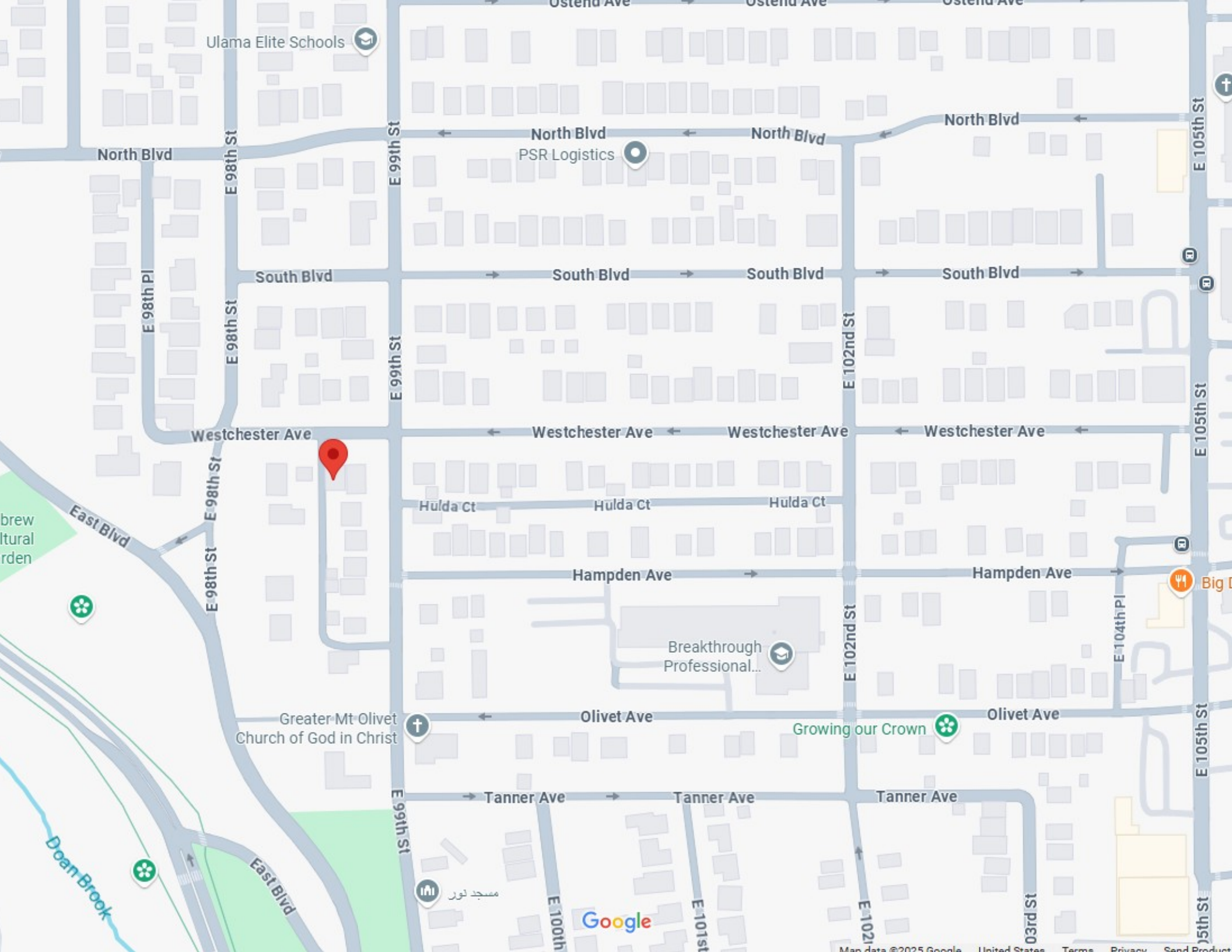
Project Representatives: Window Nation

Ward 9: Councilmember Conwell

CITY of CLEVELAND

MAYOR JUSTIN M. BIBB

CLEVELAND LANDMARKS COMMISSION


Ulama Elite Schools
North Blvd
E 98th St
E 99th St
PSR Logistics
E 105th St
South Blvd
E 98th Pl
E 102nd St
Westchester Ave
Hulda Ct
East Blvd
Hampden Ave
Big D
E 104th Pl
Breakthrough Professional...
Greater Mt Olivet Church of God in Christ
Olivet Ave
Growing our Crown
Tanner Ave
Doan Brook
مسجد نور
Google
E 100th St
E 101st St
E 103rd St


BED
OFFICE
FAMILY ROOM


2:39PM Thu Jul 3
LTE @ 98%
OFFICE
FAMILY ROOM




FRONT
BED

4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services listed on the accompanying specification sheets, in accordance with the prices and terms described in the Custom Remodeling and Improvement and the Product Specifications (collectively, this "Agreement").

Windows - Imperial LS Inclusions: Beveled Exterior Frame, Stealth sash lock, Recessed tilt latch, Engineered sloped sill on double hung windows, Special Formula uPVC, Ultrasmart triple fin weather-stripping, Integral ergonomic lift rail, Enduraforce balance system on double hung window, Robotically fusion-welded seams, Comfort Foam insulation in sash and frame, K-Beam Kevlar composite reinforced meeting rails, Vent latches on double hung windows, Endur warm edge spacer, Mortise-cut sill dam wall, double strength glass, exterior custom capping, installation by a certified crew, clean up and haul away of all job related debris.

DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES.

It is agreed and understood by and between parties that the Product Specifications, along with the Custom Remodeling and Improvement Agreement, constitutes the entire understanding between the parties, and replaces any and all prior negotiations, representations, or agreements, either written or oral. The Product Specifications may not be changed, modified, or varied in any way (with exception that installation materials may be substituted with similar products when inventory shortages exist) unless such changes are in writing and signed by both Buyer(s) and Window Nation, LLC. Buyer(s) hereby acknowledge that Buyer(s) has read the Product Specifications.

I have read and received each page of this Product Specification.

Window Nation

Signature of Exterior Design Consultant

Joshua Dickey - License #: 2089965

Buyer(s)

Buyer Name: Lavon Thomas

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Work Order Details:

1

Model: Imperial LS W:53.0" H: 62.0" Location: 1st Floor, Living Room Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: Half Grids or Ends Only > Match Base > Colonial > Contour
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)



2

Model: Imperial LS W:48.0" H: 70.0" Location: 1st Floor, Living Room Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Glass: Triple Silver Glass > Standard > Not OBS
Grids: No Grids
Screen: Flex Screen (Full)



3

Model: Imperial LS W:38.0" H: 30.0" Location: 1st Floor, Living Room Quantity: 2

Style: Picture Window
Color: Interior White > Exterior White
Glass: Triple Silver Glass > Standard > Not OBS
Grids: Full Grids > Match Base > Colonial > Contour
Screen: No Screen



4

Model: Imperial LS W:34.0" H: 70.0" Location: 1st Floor, Family Room Quantity: 3

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)



4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Work Order Details:

5

Model: Imperial LS W:38.0" H: 60.0" Location: 2nd Floor, Office Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)



6

Model: Imperial LS W:44.0" H: 58.0" Location: 2nd Floor, Office Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)



7

Model: Imperial LS W:22.0" H: 42.0" Location: 2nd Floor, Office Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Tempered Full > Not OBS
Screen: Flex Screen (Full)



8

Model: Imperial LS W:44.0" H: 58.0" Location: 2nd Floor, Bedroom Owner Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)



4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Work Order Details:

9

Model: Imperial LS W:22.0" H: 42.0" Location: 2nd Floor, Bedroom Owner Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Tempered Full > Not OBS
Screen: Flex Screen (Full)



10

Model: Imperial LS W:28.0" H: 60.0" Location: 2nd Floor, Bedroom Owner Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: No Grids
Glass: Triple Silver Glass > Standard > Not OBS
Screen: Flex Screen (Full)



Additional Items:

(13) EPA Lead Containment Install - Window (Per Opening)

4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

PRODUCT SPECIFICATIONS

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Special Instructions:

Customer wants to keep wood sills with no trim she is having the home painted.

Installation Details:

Window Removal Type: Wood	Additional products needed in the future: No
Exterior Trim: G8	Customer agrees to allow Window Nation to post a yard sign until 30 days after install: Yes
Exterior Trim Color: Glacier White	Year house was built: 1915
Sealant: OSI Quad Max	EPA Lead Containment Required: Yes
Insulation Around Window: OSI Quad Foam	EPA Lead Testing Required: No
Clean Up and Haul Away: Yes	HOA Approval Required: No

4350 Renaissance Parkway
Warrensville Heights, OH 44128
License #: 2089965

WINDOW NATION
WINDOWS • SIDING • DOORS

Date of Agreement:
June 24, 2025
Customer ID: PR1568234
Contract No: WN-CLE-134294-0
Sales: 866-446-2846
Service: 866-217-9582

CUSTOM REMODELING AND IMPROVEMENT AGREEMENT

Buyer Address:	**Buyer Contact Information:**	**Buyer Email Information:**
Lavon Thomas 9816 Westchester Ave Cleveland, OH 44108	(216) 541-9195 Home	mslavon328@aol.com

Buyer(s) listed above hereby jointly and severally agrees to purchase the goods and/or services of Window Nation, LLC. ("Contractor") in accordance with the prices and terms described in this document and the Product Specifications, which are incorporated as part of the Agreement (collectively, this "Agreement"). This Agreement represents a cash sale of goods and services. Buyer(s) agrees to pay the cost of the goods and services purchased as described herein, regardless of timing or approval of any financing Buyer(s) may seek for their purchase.

Sale Total	$14,990
Setup & Disposal Fee	$349
Permit Administration	$100
Total Sale Price	$15,439
Sales Tax (0.0%)	$0
Total Amount Due	$15,439
Down Payment	$5,095
Down Payment Type	Check - 548
Balance Due	$10,344
Amount Financed	$0
COD (Payable at time of install)	$10,344

Estimate Project Start: 6-8 Weeks
Estimate Project Finish: 1 to 3 days after start

Buyer(s) acknowledge that definite start and completion dates are NOT of the essence. Delays beyond Contractors control not included in calculating timeframes. See Section 6 of the Terms and Conditions.

This Agreement constitutes the entire agreement and understanding between the parties, and this Agreement replaces any and all prior negotiations, representations, or agreements, either written or oral. No amendment, modification or waiver of this Agreement shall be valid or effective unless in writing and signed by both parties. Buyer(s) hereby acknowledge that Buyer(s) 1) has read the entire Agreement and has received a completed, signed, and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above and 2) was orally informed of his/her right to cancel this transaction.
Buyer(s) also agrees and understands that if Buyer(s) finance the work with a third-party, the terms of that financing will be contained on separate documents, including any finance charge. Price includes all discounts and promotions.

I have read and received each page of this Agreement.

Window Nation

Signature of Exterior Design Consultant

Joshua Dickey - License #: 2089965

Buyer(s)

Buyer Name: Lavon Thomas

YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Dealer Quotation - Quote 624793

SoftLite Windows & Doors
10250 Philipp Pkwy
Streetsboro, OH 44241
www.soft-lite.com
Phone: (330) 528 3400
Fax: (330) 528 3501

QUOTE EXPIRES
30 DAYS FROM REQUESTED

Bid For

WINDOW NATION - CLE DELIVERY
1910 SUMMIT COMMERCE PARKWAY
TWINSBURG, OH 44087
Business: 410 766 8488
Fax:

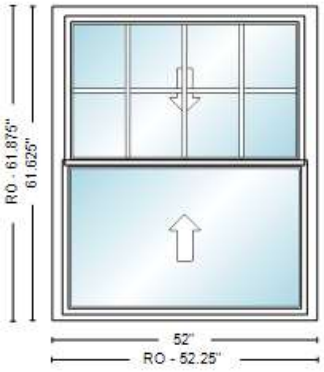
Shipping Address

1910 SUMMIT COMMERCE PARKWAY
TWINSBURG, OH 44087

Quote Name: PRJ495650 THOMAS 9816

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	7/10/2025	hbissell

Line	Qty	Description	Each	Total
10-1	1	ELITE Double Hung Double Hung 52 x 61.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
1FLR FAMILY RM
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength
Unit 1 Bottom: None
Unit 1 Top: Contour
Unit 1 Top: Colonial
Unit 1 Top: Grid Color = Soft-Lite White
Unit 1 Top: 3W1H

Comment

1FLR FAMILY RM

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

SCREEN.FULL

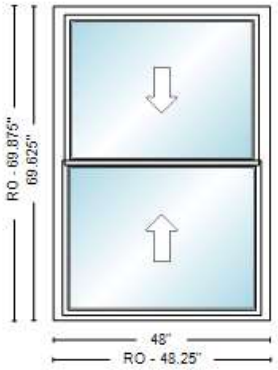
Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Upper Sash
GRID.TYPE.KP

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
20-1	1	ELITE Double Hung Double Hung 48 x 69.625		



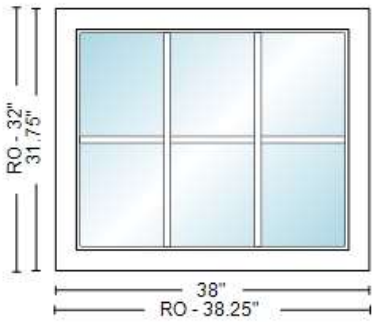
NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
1FLR FAMILY RM
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment	Breakdown
1FLR FAMILY RM	Base Price
	Upper Sash GLASS.PKG.KP
	Lower Sash GLASS.PKG.LK
	SCREEN.FULL
	Upper Sash GLASS.SPACER.KP
	Lower Sash GLASS.SPACER.LK

Line	Qty	Description	Each	Total
30-1	2	ELITE Direct Set 38 x 31.75		



NFRC Values

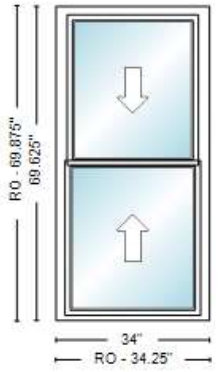
U-FACTOR	SHGC
0.25	0.19
VT	**CR**
0.46	63

Viewed from Inside
Base Color = Soft-Lite White
Sill Expander = Y
Foam Fill = Spray Foam
Install Note = Yes
1FLR FAMILY RM
Life Warranty = Yes
Contour
Colonial
Grid Color = Soft-Lite White
2W1H
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment	Breakdown
1FLR FAMILY RM	Base Price
	GLASS.PKG
	GLASS.SPACER
	GRID.TYPE

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
40-1	3	ELITE Double Hung Double Hung 34 x 69.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
1FLR LIVING RM
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

1FLR LIVING RM

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

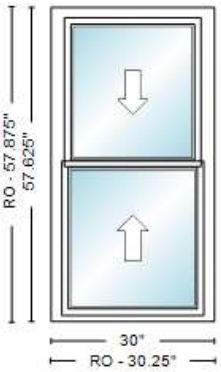
Lower Sash
GLASS.PKG.LK

SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Line	Qty	Description	Each	Total
50-1	1	ELITE Double Hung Double Hung 30 x 57.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OFFICE
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

2FLR OFFICE

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

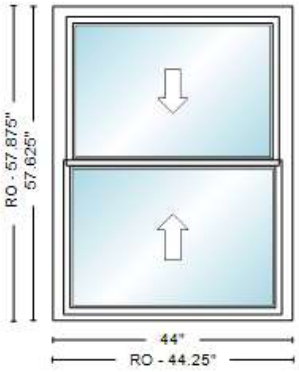
SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
60-1	1	ELITE Double Hung Double Hung 44 x 57.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OFFICE
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

2FLR OFFICE

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

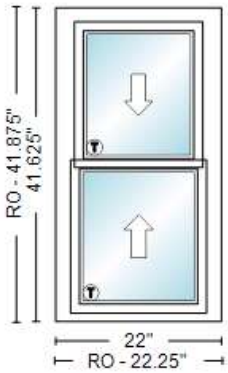
Lower Sash
GLASS.PKG.LK

SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Line	Qty	Description	Each	Total
70-1	1	ELITE Double Hung Double Hung 22 x 41.625		



NFRC Values

U-FACTOR	SHGC
0.26	0.2
VT	**CR**
0.46	60

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OFFICE
Life Warranty = Yes
Reinforced Sash = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Tempered = Yes
Argon Gas
Stainless Spacer
Double Strength

Comment

2FLR OFFICE

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

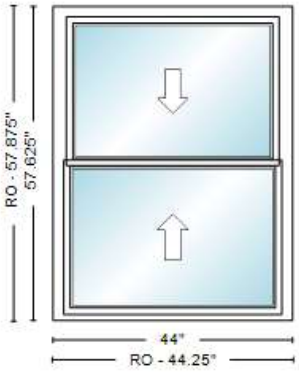
SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
80-1	1	ELITE Double Hung Double Hung 44 x 57.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OWNERS BED
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

2FLR OWNERS BED

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

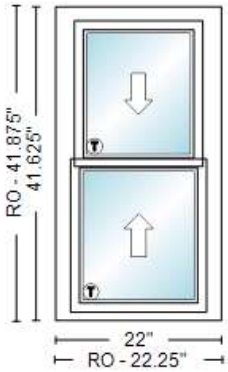
Lower Sash
GLASS.PKG.LK

SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Line	Qty	Description	Each	Total
90-1	1	ELITE Double Hung Double Hung 22 x 41.625		2



NFRC Values

U-FACTOR	SHGC
0.26	0.2
VT	**CR**
0.46	60

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OWNERS BED
Life Warranty = Yes
Reinforced Sash = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Tempered = Yes
Argon Gas
Stainless Spacer
Double Strength

Comment

2FLR OWNERS BED

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

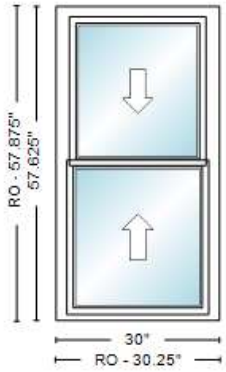
SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Customer Number	PO	Required Date	Quoted By
714460	PRJ495650 THOMAS	1/1/0001	hbissell

Line	Qty	Description	Each	Total
100-1	1	ELITE Double Hung Double Hung 30 x 57.625		



NFRC Values

U-FACTOR	SHGC
0.27	0.2
VT	**CR**
0.47	57

Viewed from Inside
Base Color = Soft-Lite White
Full Flex Screen Bettervue
Sill Expander = Y
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
2FLR OWNERS BED
Life Warranty = Yes
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Lowe Type = Loe 366
Argon Gas
Stainless Spacer
Single Strength

Comment

2FLR OWNERS BED

Breakdown

Base Price

Upper Sash
GLASS.PKG.KP

Lower Sash
GLASS.PKG.LK

SCREEN.FULL

Upper Sash
GLASS.SPACER.KP

Lower Sash
GLASS.SPACER.LK

Total Qty: 13	Total Material	+	EMI	+	Processing	+	7.00 % Tax	=	Total

M&I Labor:

Case 25-034

Certificate of Appropriateness

Shaker Square Historic District

Colony Apartments
2809-2935 Van Aken Bouelvard

Signage

Project Representatives: Brandon Cline, Smartland LLC
Ward 4: Councilmember Gray

Tabled August 14th, 2025

Colony Apartments Monument Signs



SMARTLAND®

Project Summary: Colony Apartments Monument Signage Installation



This project proposes the installation of three new freestanding monument signs at Colony Apartments, a historically significant multifamily community. The signage package includes one primary monument sign and two secondary signs, all designed with internally illuminated lettering and surrounding light boxes to enhance visibility and provide a clean, timeless appearance both day and night.

Each sign will be strategically positioned at key locations on the property, set back from sidewalks and pedestrian pathways to preserve open sightlines and ensure safe, unobstructed access. The design and placement of the signage reflect a careful balance between historic sensitivity and modern functionality, reinforcing the property's identity while improving visibility, enhancing curb appeal, and strengthening its presence within the community.

At Smartland, we specialize in revitalizing undervalued properties to enhance neighborhoods and deliver high-quality housing options. Our mission is to provide residents with a unique blend of affordability and luxury through thoughtfully renovated apartment communities. Every applicant undergoes a thorough screening process including background, credit, and employment verification to ensure a safe and respectful living environment. We hold all of our properties to the highest standards, creating communities where residents can enjoy a superior quality of life that stands apart from the rest.













SMARTLAND®

Project Benefits

- Establishes a strong, professional identity for the property
- Enhances curb appeal and creates a positive first impression
- Improves wayfinding for residents, visitors, and emergency services
- Increases visibility from the street, day and night
- Acts as a 24/7 marketing tool to attract prospective tenants
- Signals pride of ownership and quality property management
- Contributes to a clean, cohesive neighborhood appearance
- Promotes safety by reducing confusion at entry points

Community Benefits

- **Improved Neighborhood Identity**
  - The illuminated, well-designed signs give Colony Apartments a clear and professional presence. This not only reinforces the property's historic character but also contributes to a cohesive, welcoming streetscape along Van Aken Boulevard and surrounding roads.
- **Enhanced Safety and Wayfinding**
  - Clearly marked entry points help residents, guests, delivery drivers, and emergency services easily locate the community. By reducing confusion at access points, the signage improves both safety and convenience for everyone traveling through the neighborhood.
- **Positive First Impressions**
  - High-quality, durable signs paired with updated landscaping send a signal of pride and stewardship. This benefits the immediate community by raising curb appeal, creating a more polished environment, and supporting ongoing revitalization efforts in Cleveland and Shaker Heights.
- **Support for Local Housing Demand**
  - As a 24/7 marketing tool, the signage makes the property more visible to prospective tenants, helping attract residents who will invest in the community long-term. A healthy occupancy rate strengthens neighborhood stability and supports nearby businesses.
- **Contribution to Community Cohesion**
  - With its respectful balance of historic sensitivity and modern design, the signage project reflects Smartland's commitment to enhancing shared spaces. The improvements extend beyond the property line, fostering a sense of pride among residents and neighbors alike.







Existing Conditions

SMARTLAND®







Existing Conditions

SMARTLAND®

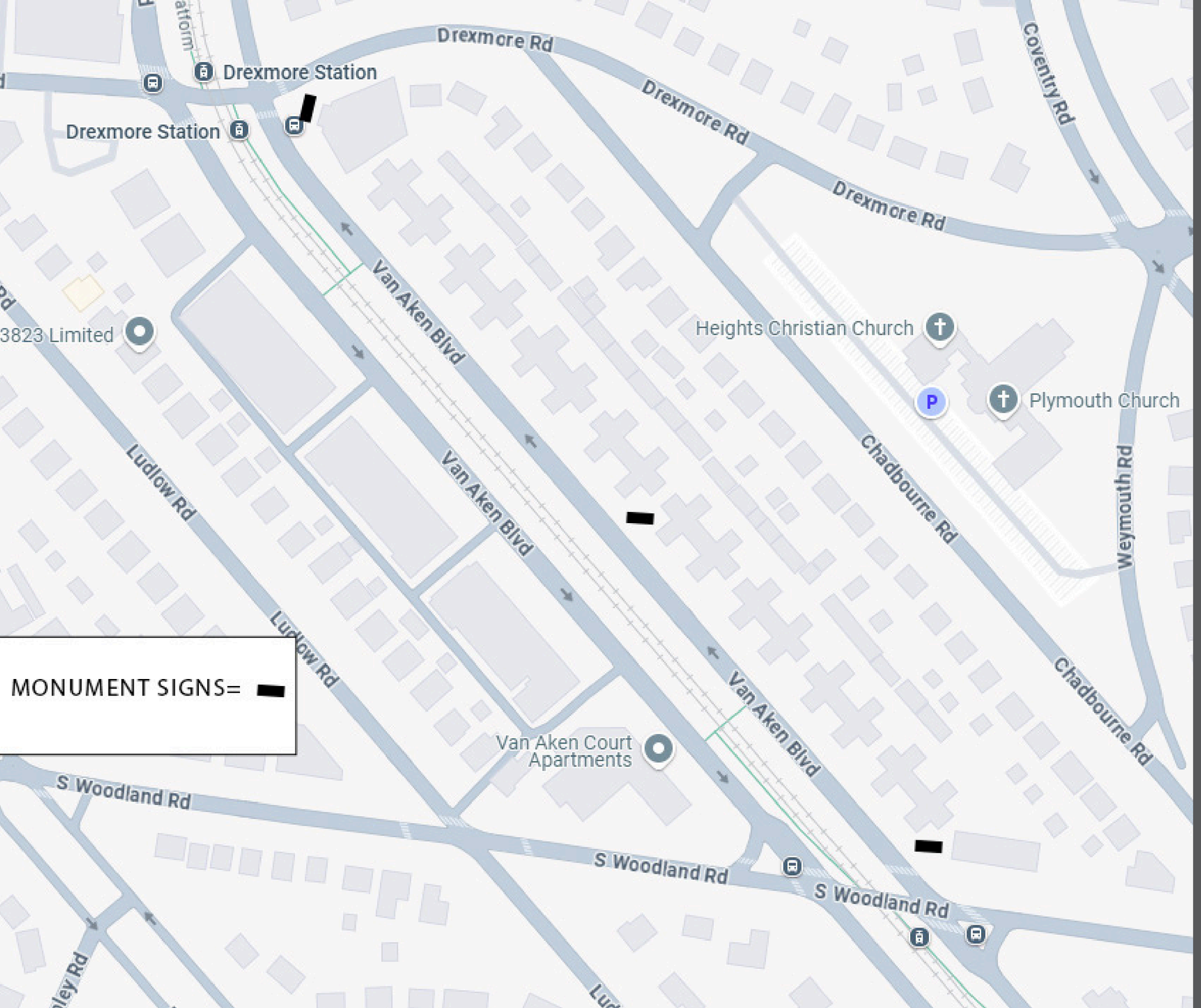




Existing Conditions

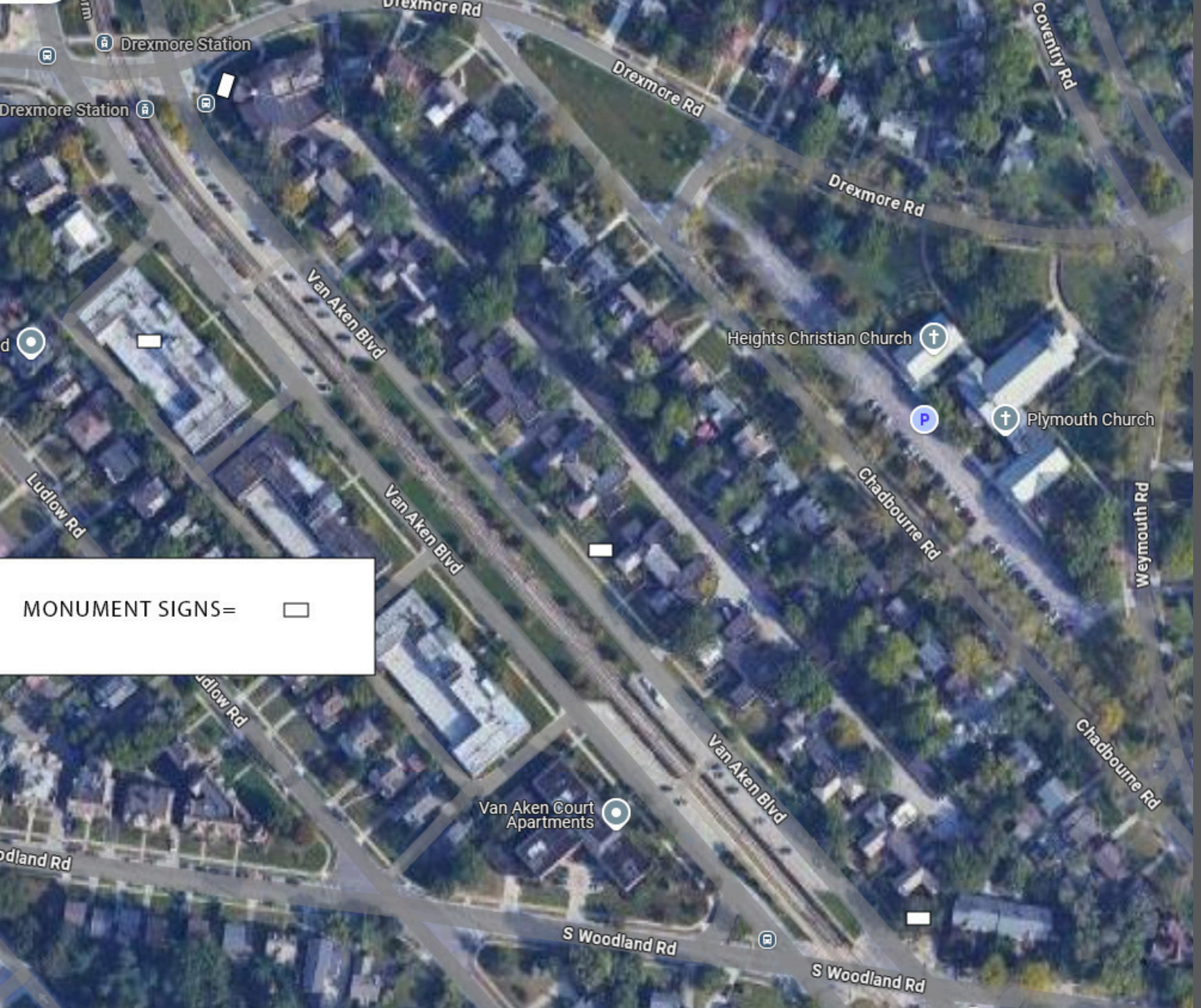
SMARTLAND®

Signage Locations



SMARTLAND®

Signage Locations



SMARTLAND®



The proposed signage locations have been carefully selected to maximize visibility, accessibility, and visual impact for both residents and prospective tenants. The monument signs are strategically placed at each end of the property and at the center along Van Aken Boulevard to ensure clear and consistent identification of the community from multiple directions. These placements take advantage of existing sightlines and natural breaks in the landscaping, allowing the signage to stand out while complementing the historic character of the site. Positioned near key entrances, driveways, and pedestrian pathways, the signs are designed to capture attention, enhance wayfinding, and reinforce the property's presence within the neighborhood. Collectively, this signage approach strengthens identity, supports resident experience, and elevates overall curb appeal in a cohesive and intentional manner.



The sleek, modern design of the monument signs enhances the visual identity of Colony Apartments while maintaining a respectful balance with the property’s historic charm. The signage package includes two signs measuring 9 feet wide by 4.5 feet high, and one measuring 6 feet wide by 3 feet high. Each sign will feature two illuminated text boxes—one displaying "Colony Apartments" and the other "Managed by Smartland." The clean typography, structured layout, and illuminated lettering create a strong, recognizable presence that improves visibility and reinforces the community’s brand identity.

- **Colony Sign 1 and 2**
  4.5ft high, 9ft wide
  “Colony”- 15.1 in tall
  ”apartments”/equal housing logo-3.75 in tall
  “managed by”- 1.75 in tall
  smartland- 4.76 in tall

- **Colony Sign 3**
  3ft high, 6ft wide
  “Colony”- 10.06 in tall
  ”apartments”/equal housing logo-2.5 in tall
  “managed by”- 1.15 in tall
  smartland- 3.35 in tall



Real Life Examples

- More modern signage for historical buildings in Shaker Heights Van Aken District

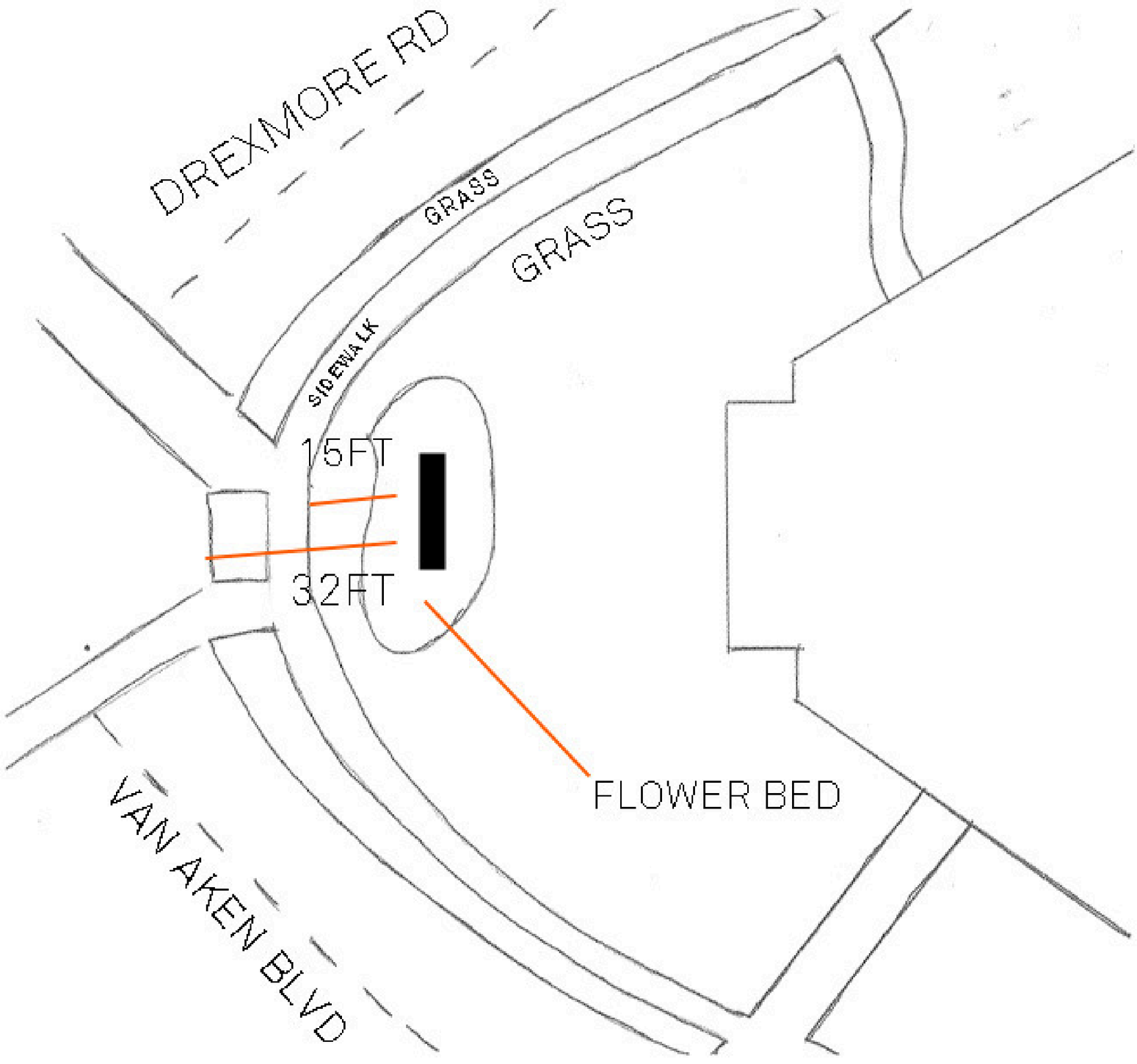


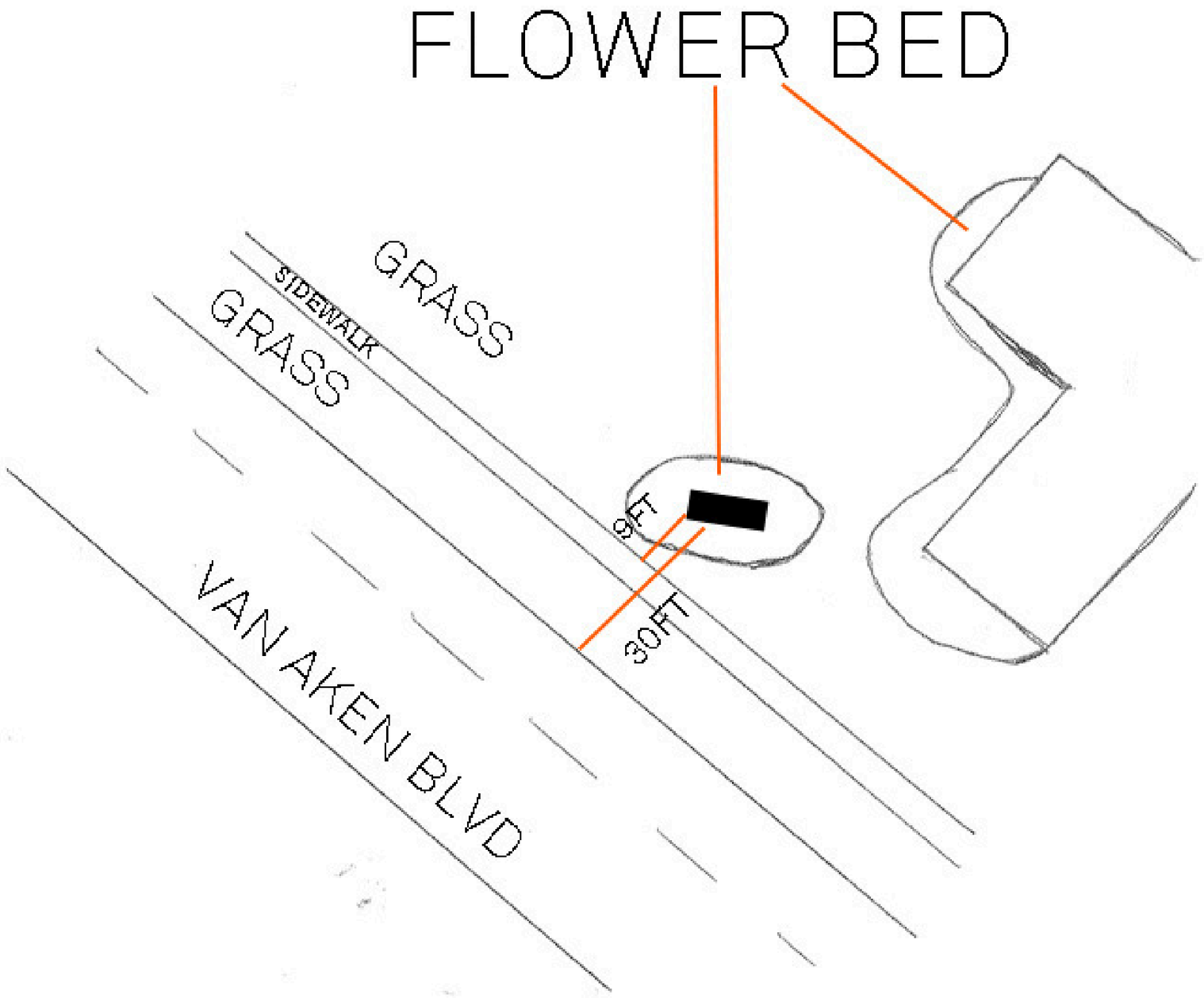


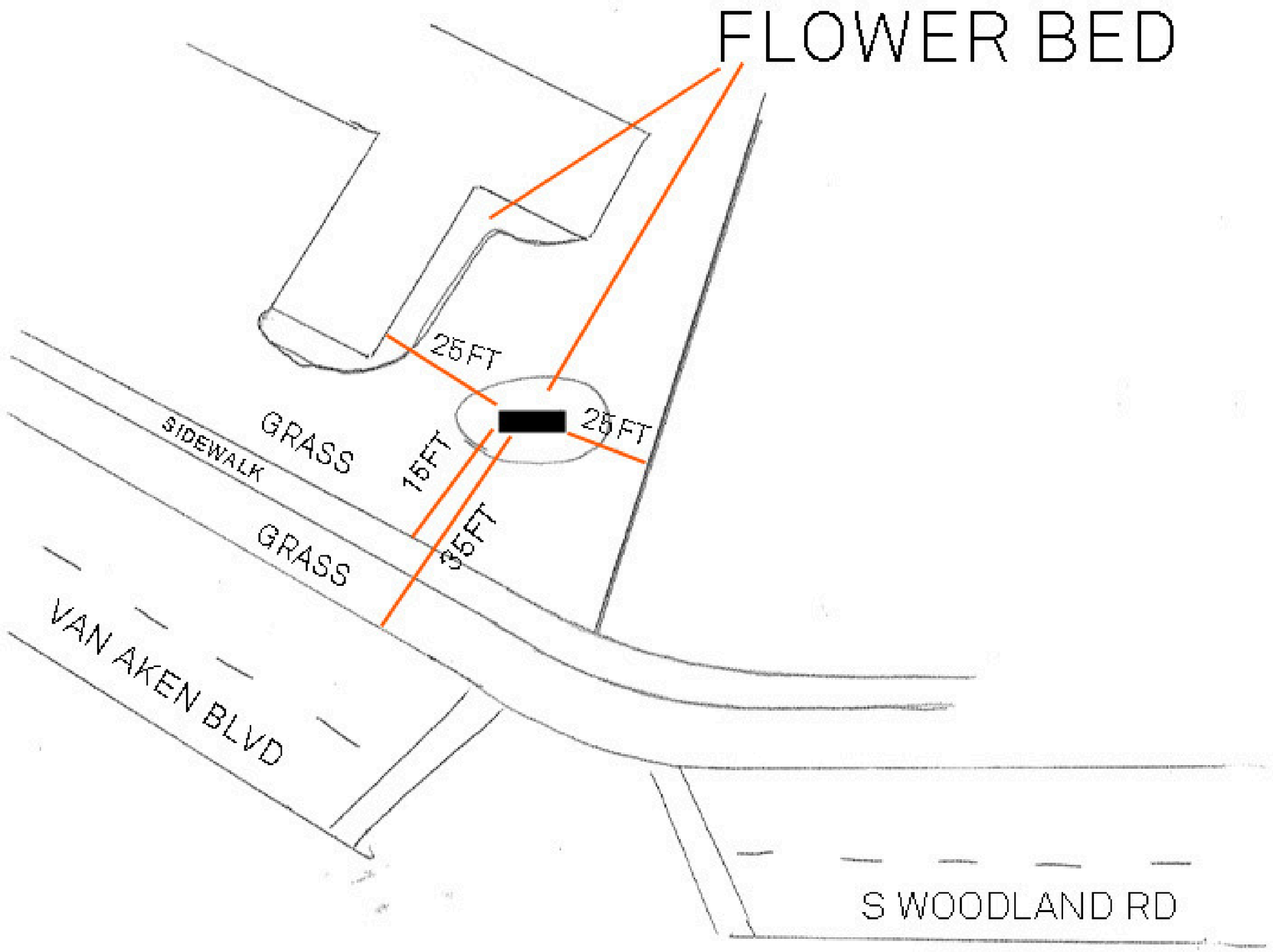
Site Plans/ Materials

The proposed monument signage package for Colony Apartments includes three freestanding signs designed to enhance visibility, support wayfinding, and reinforce the overall identity of the property. The package consists of two signs measuring 9 feet wide by 4.5 feet high (approximately 35 square feet), and one smaller sign measuring 6 feet wide by 3 feet high (approximately 18 square feet).

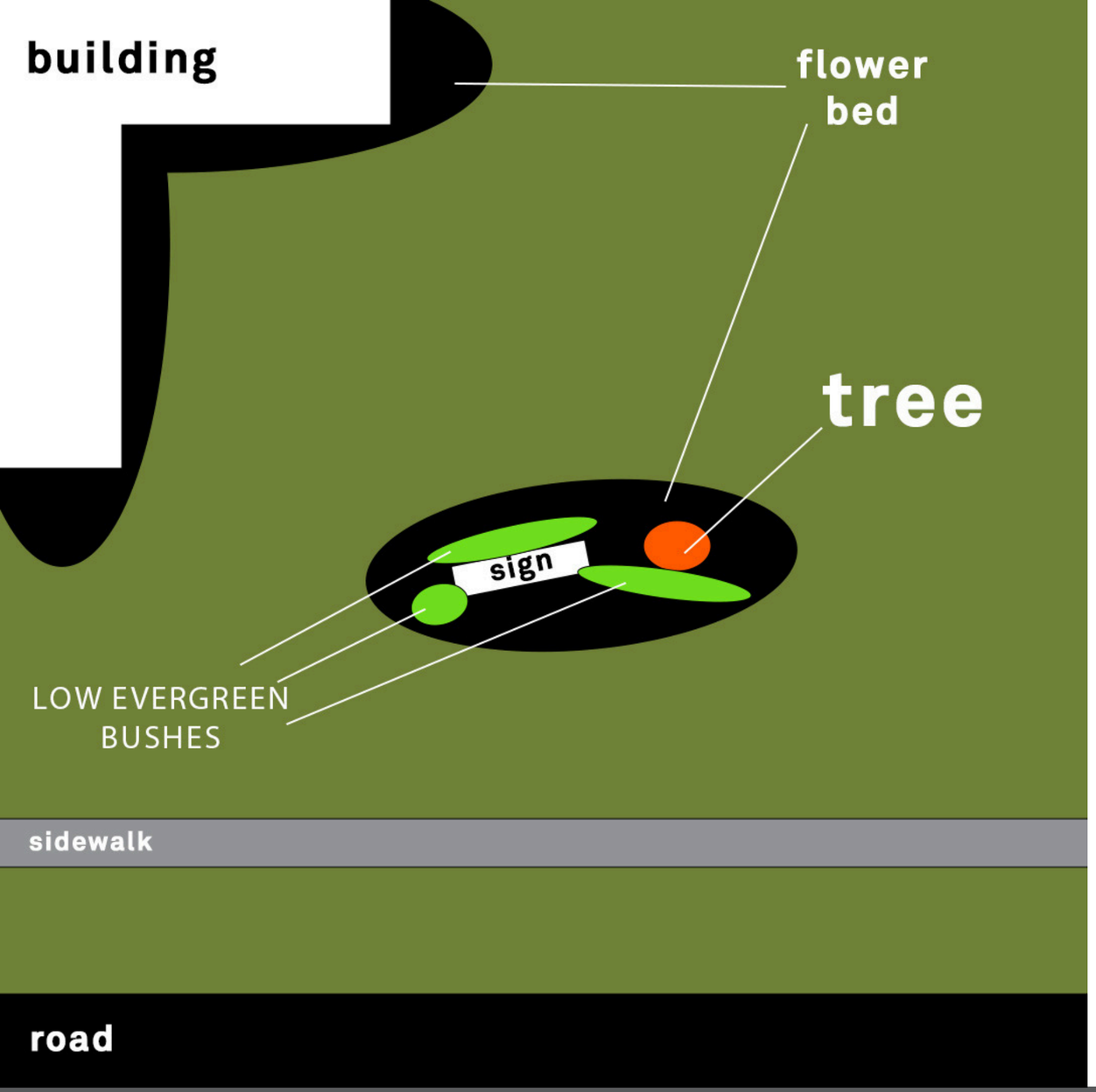
All signs will be constructed from high-quality, weather-resistant materials, including stainless steel, aluminum, and acrylic, ensuring long-lasting durability suitable for exterior use. Each sign will feature internally illuminated lettering and surrounding light boxes, incorporating waterproof LED modules to deliver consistent performance in all weather conditions. The lighting system is designed for energy efficiency and low power consumption.
The signs will be freestanding and strategically positioned throughout the property, each placed away from sidewalks and pedestrian paths to maintain open sightlines and ensure safe, unobstructed access. The scale, materials, and illumination of the signage have been thoughtfully designed to complement the historic character of Colony Apartments while meeting modern standards for visibility, functionality, and aesthetic appeal.


DREXMORE RD
GRASS
GRASS
SIDEWALK
15FT
32FT
FLOWER BED
VAN AKEN BLVD


FLOWER BED
GRASS
SIDEWALK
GRASS
9FT
30FT
VAN AKEN BLVD


FLOWER BED
25FT
25FT
15FT
35FT
SIDEWALK
GRASS
GRASS
VAN AKEN BLVD
S WOODLAND RD

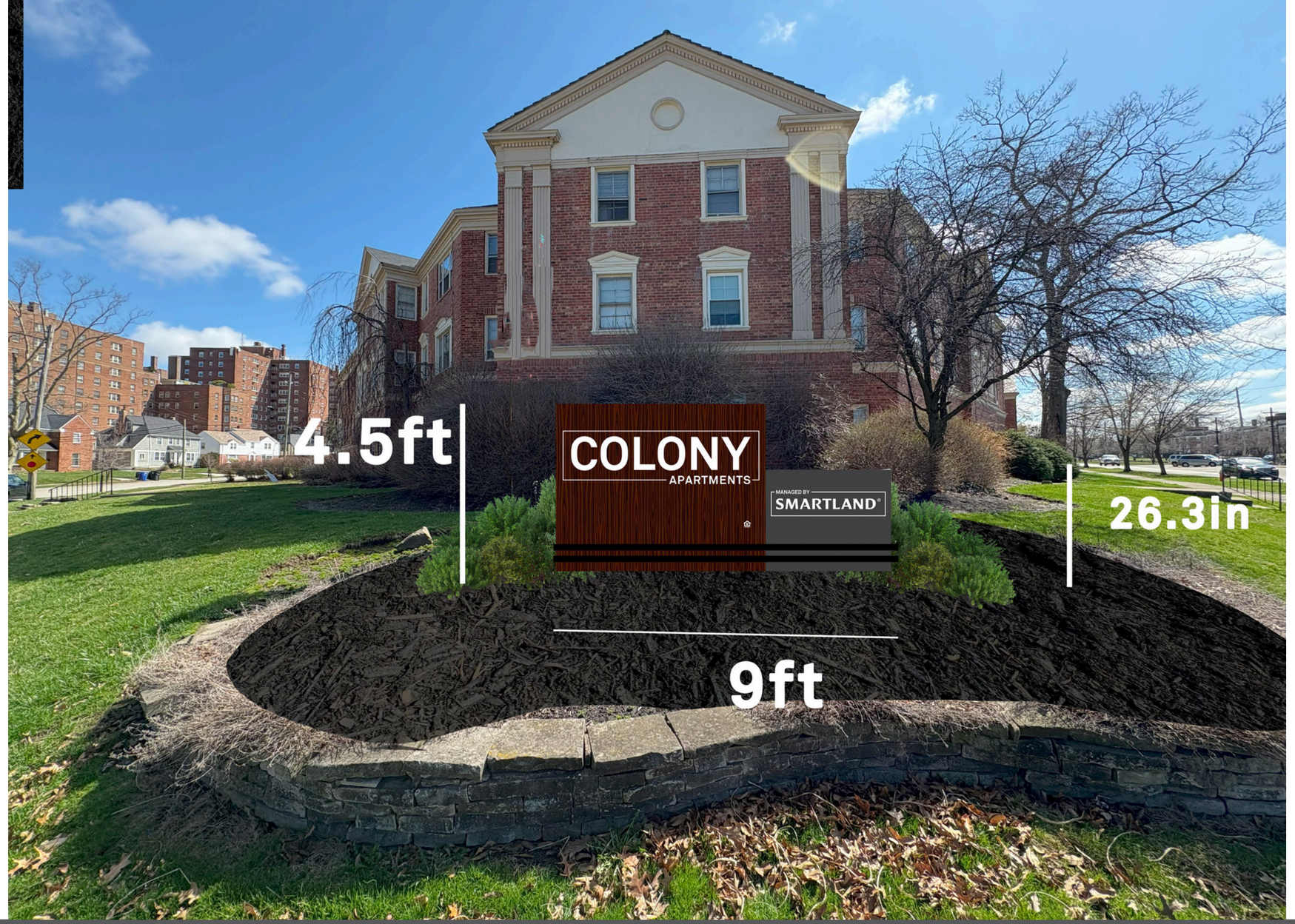
SMARTLAND®



Species of evergreen bushes:
Boxwood

Landscaping Plan

SMARTLAND®



Renderings

SMARTLAND®



Renderings

SMARTLAND®



Renderings

SMARTLAND®

① 第一步
1ST STEP
支架位置挖坑
Choose the installation location and dig a pit



② 第二步
2ND STEP
将立牌支架放入坑中
Place the sign stand into the pit



③ 第三步
3RD STEP
坑内浇灌混凝土
Pouring concrete in pit

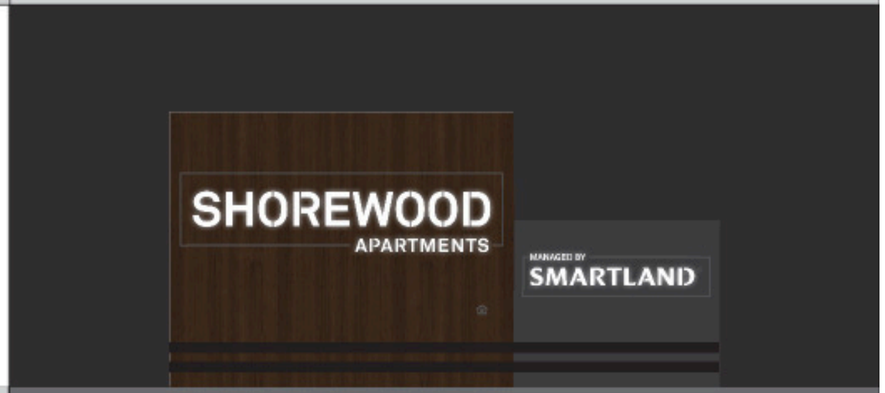


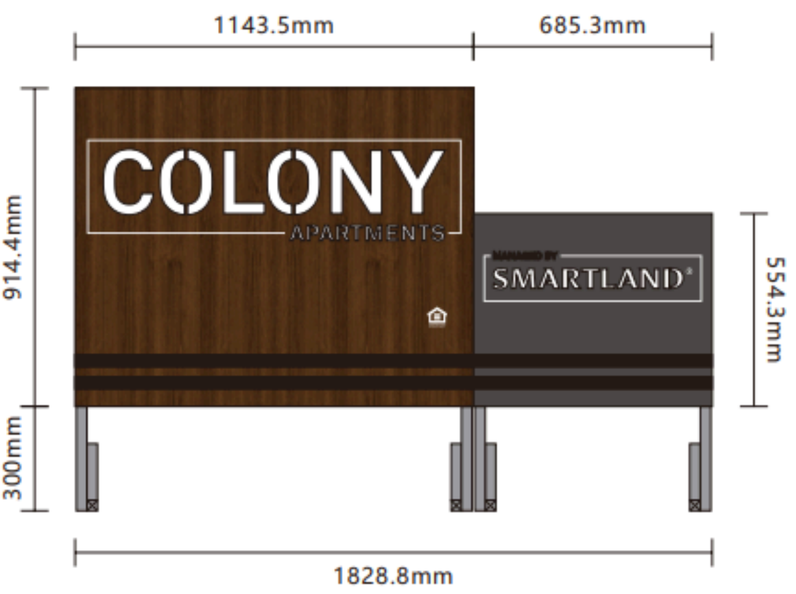
④ 第四步
4TH STEP
等待混凝土凝固后，将沙土回填
After the concrete solidified, fill the sand back



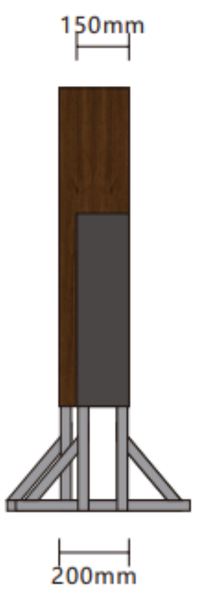
⑤ 第五步
5TH STEP
将立牌线接入插座
Connect the wires for signboard to the socket







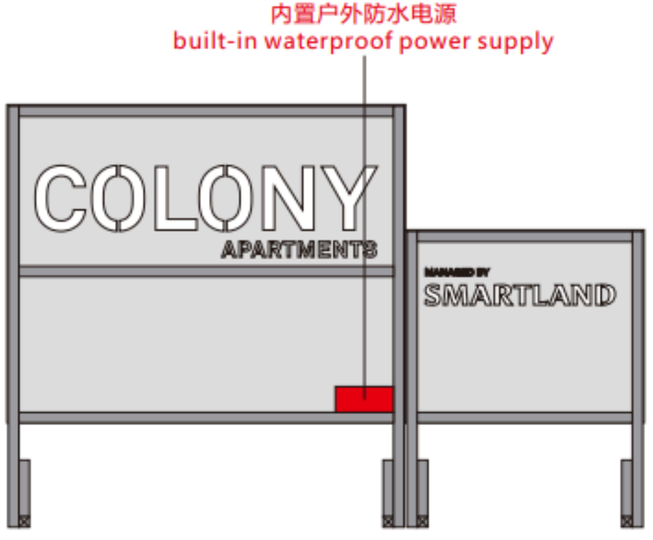
正视图
Front View



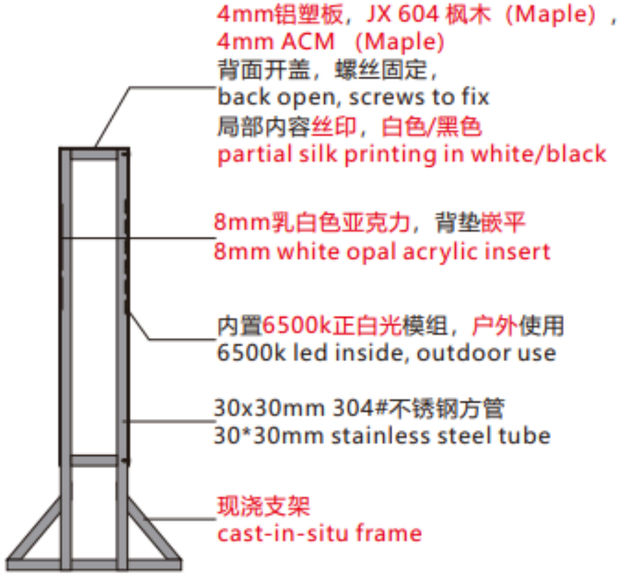
侧视图
Side View



背视图
Back View

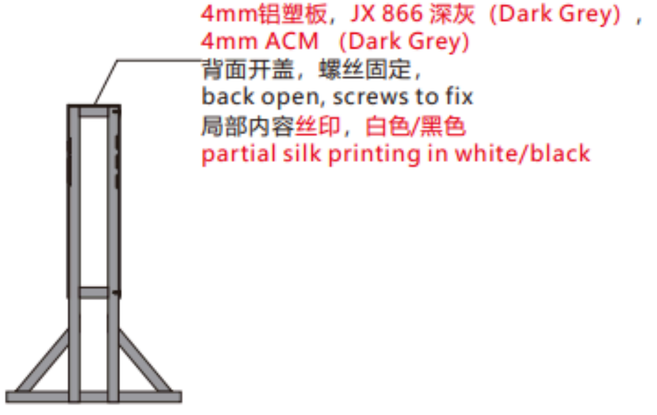


正视图工艺图
Front Overall View

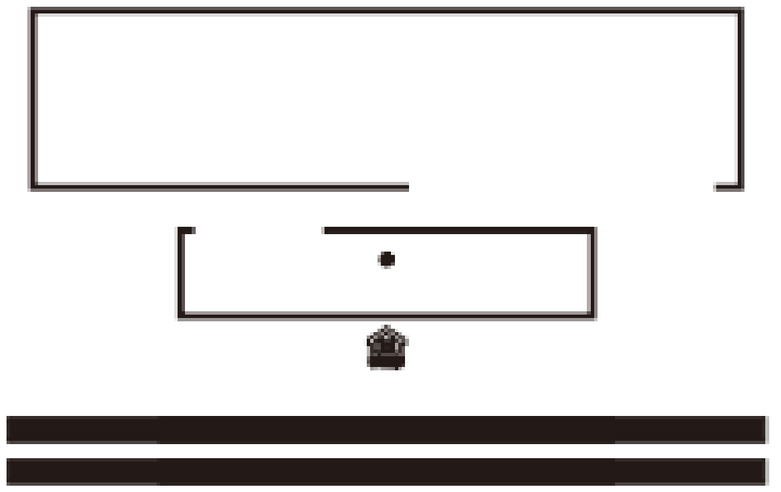


侧视图工艺图
Left Side Overall View





侧视图工艺图
Right Side Overall View



丝印不发光区域
NO LIGHT SILK PRINT PART

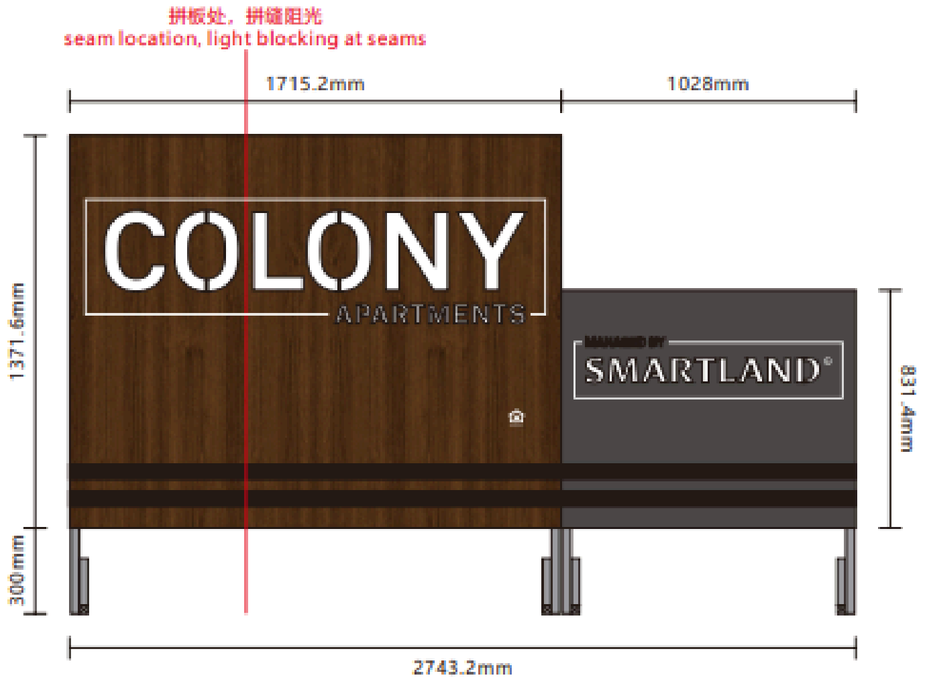
COLONY

APARTMENTS

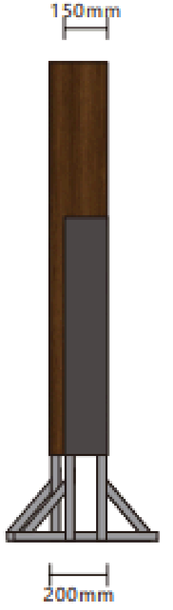
MANAGED BY

SMARTLAND

背垫亚克力发光区域
LIGHT ACRYLIC PART



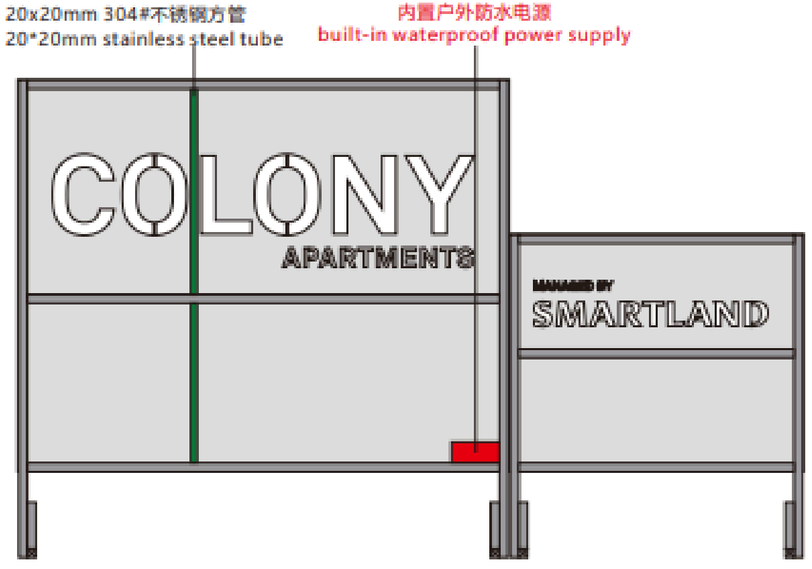
正视图
Front View



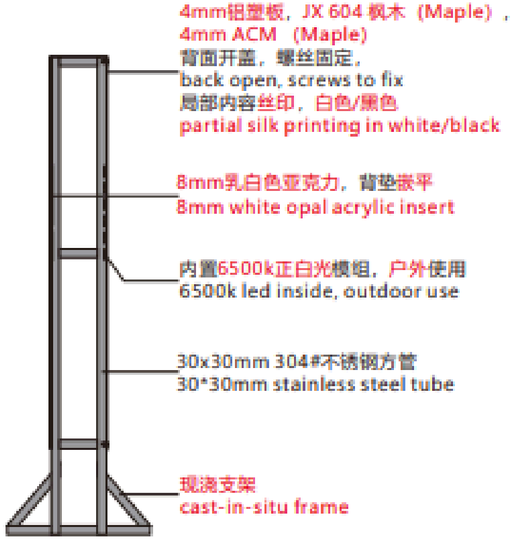
侧视图
Side View



背视图
Back View



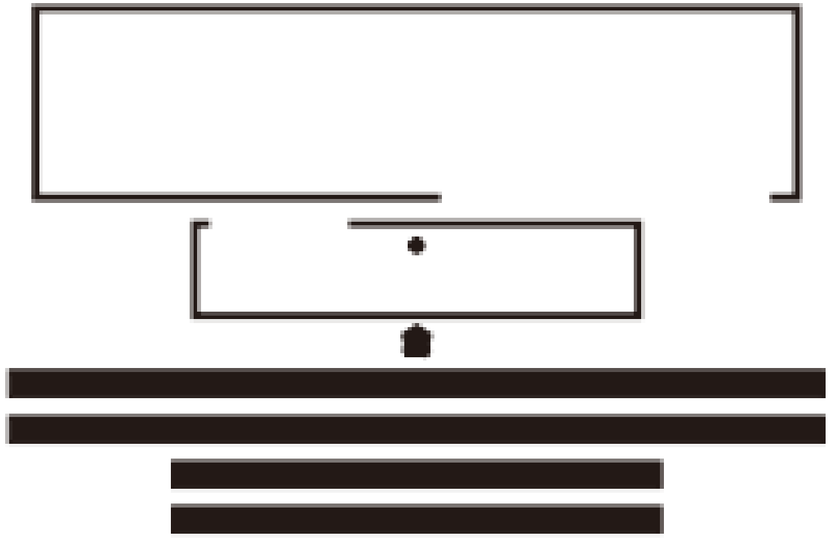
正视图工艺图
Front Overall View



侧视图工艺图
Left Side Overall View



侧视图工艺图
Right Side Overall View



丝印不发光区域
NO LIGHT SILK PRINT PART

COLONY

APARTMENTS

MANAGED BY

SMARTLAND

背垫亚克力发光区域
LIGHT ACRYLIC PART

Case 25-066

Certificate of Appropriateness

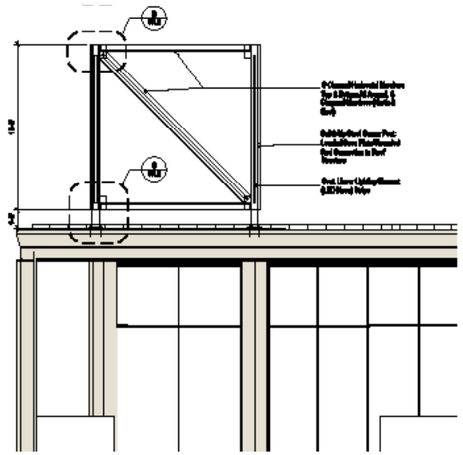
Globe Machine and Stamping Company

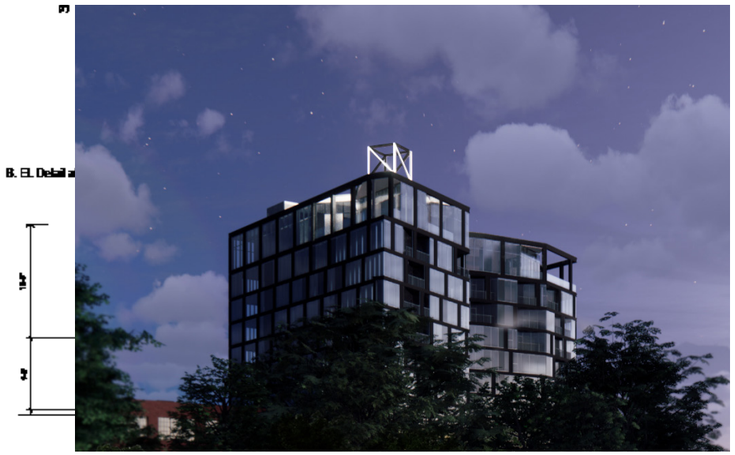
Shoreway Tower
1200 West 76th Street

Rooftop Signage

Project Representatives: Adam Comer, Shoreway Tower LLC
Ward 15: Councilmember Spencer







SHOREWAY TOWER ADDITION
ROOFTOP SIGNAGE

Landmarks Design Review
18 July, 2025

J ROC DEVELOPMENT
JROCDEVELOPMENT.COM

eAO
evident architecture office



Neighborhood Site Aerial

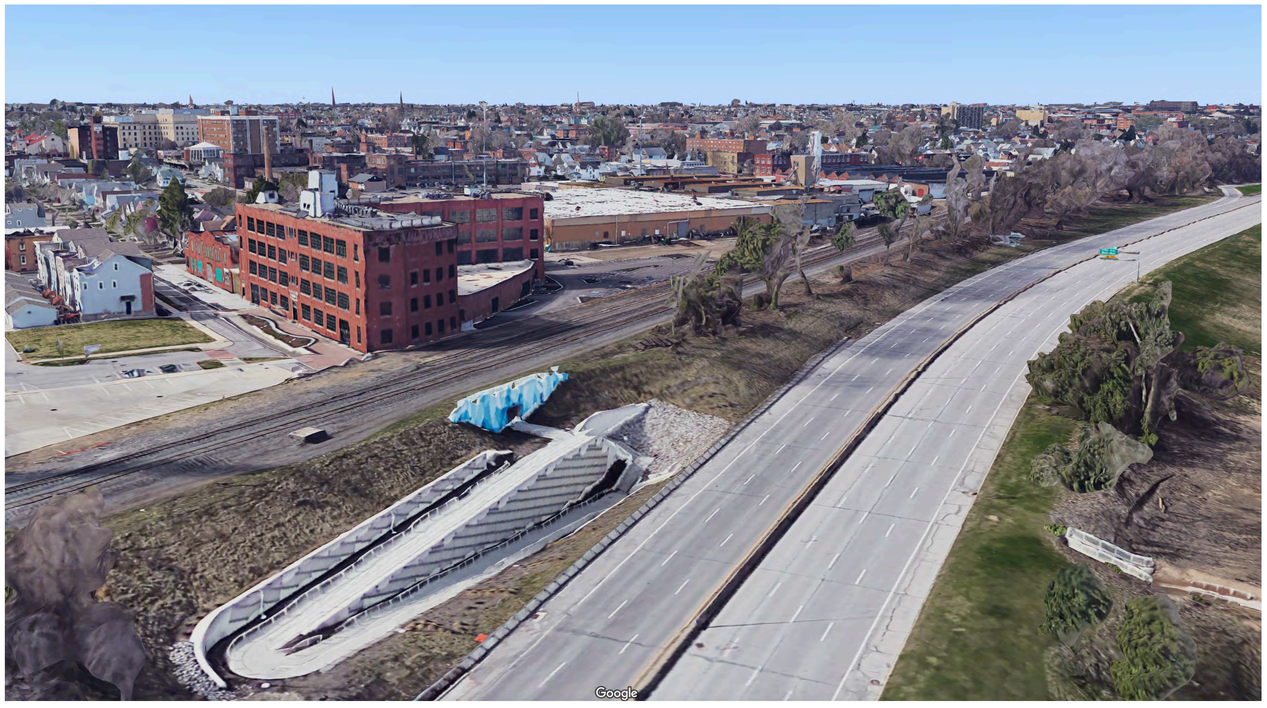


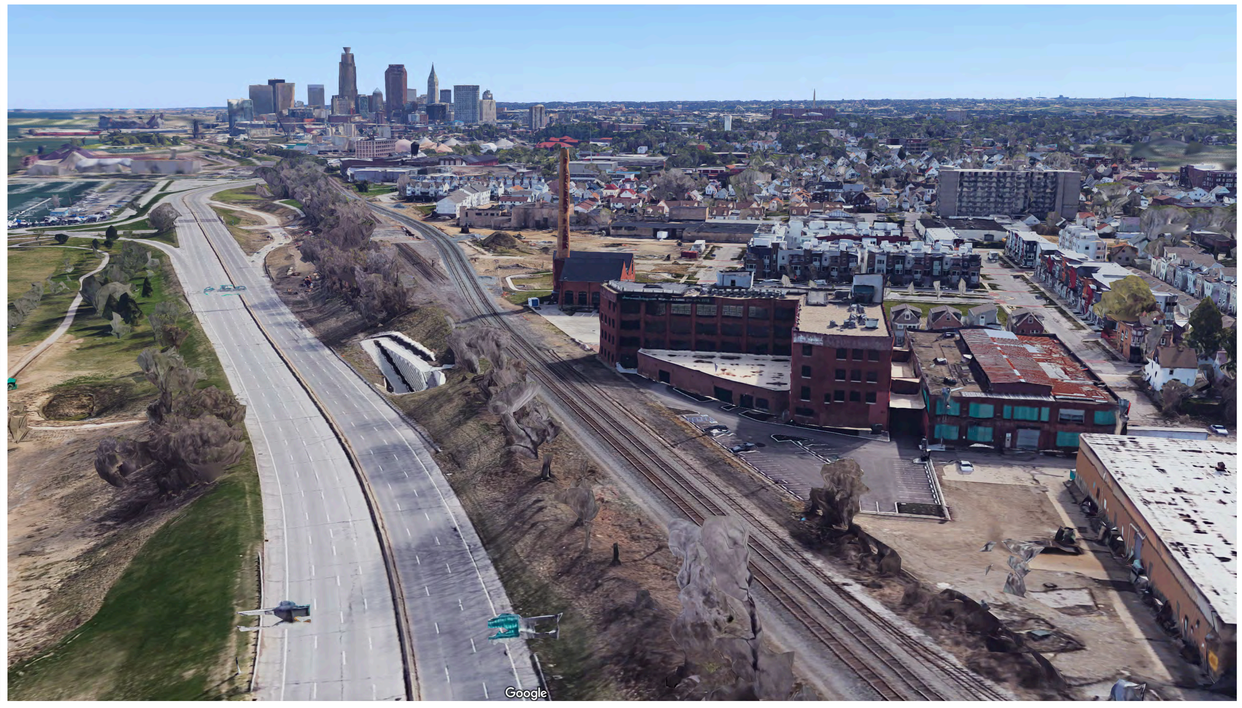
Site Aerial

Existing Site Aerial Views

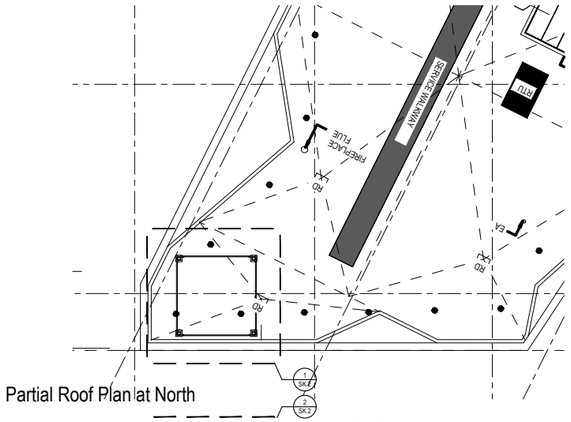








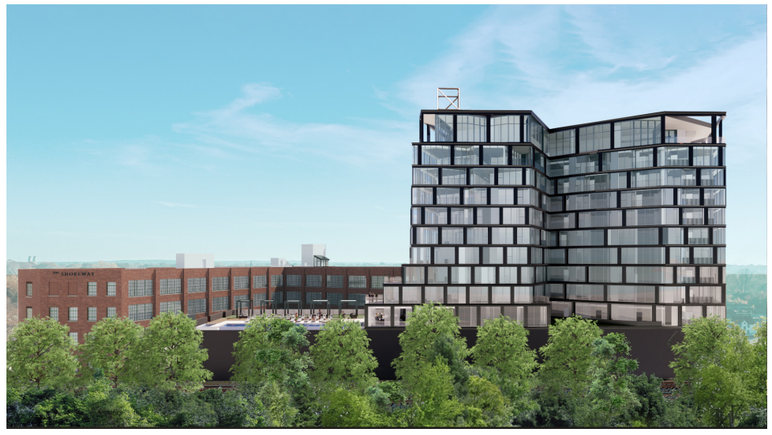
Existing Site Aerial Views



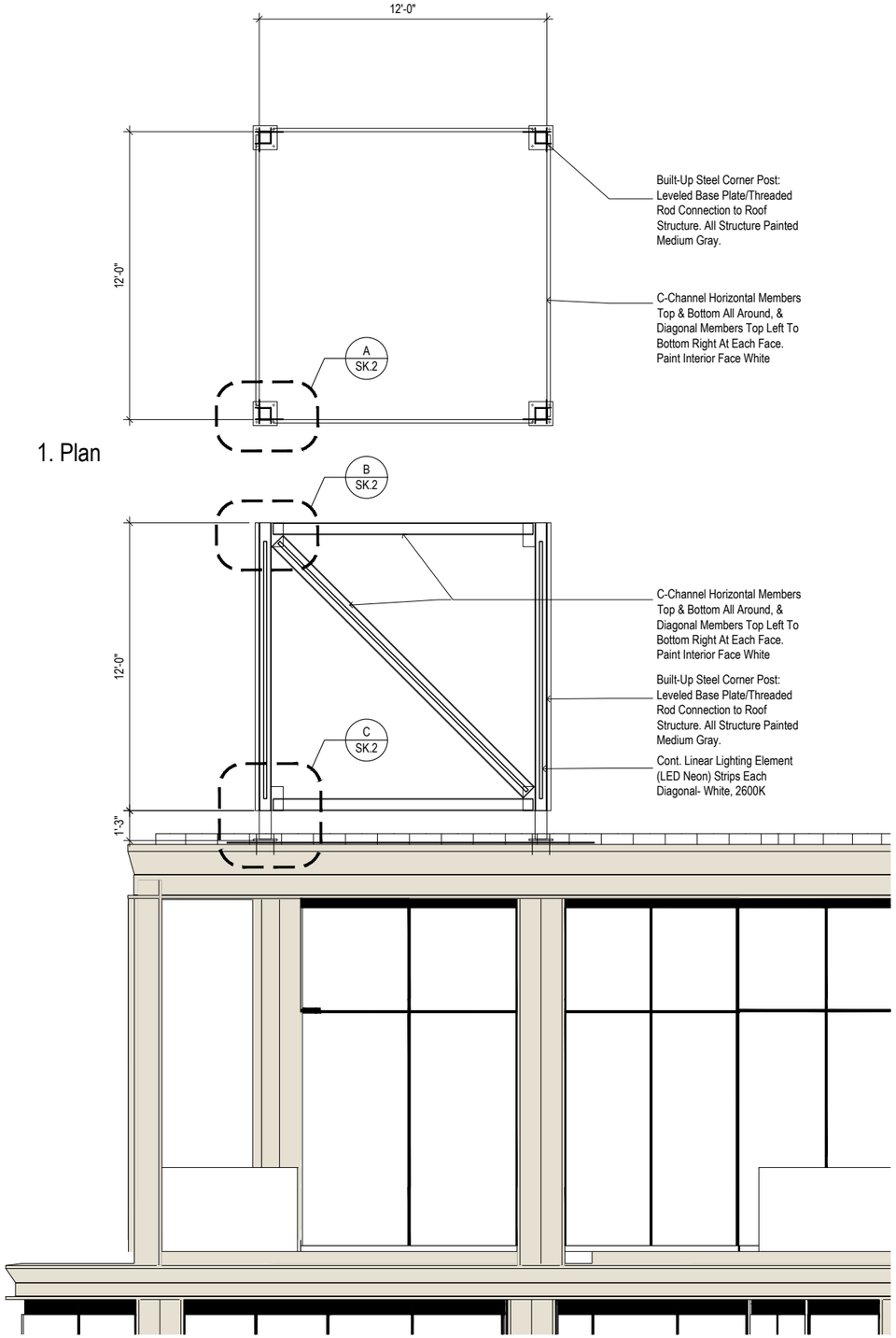
Partial Roof Plan at North



Partial North Elevation

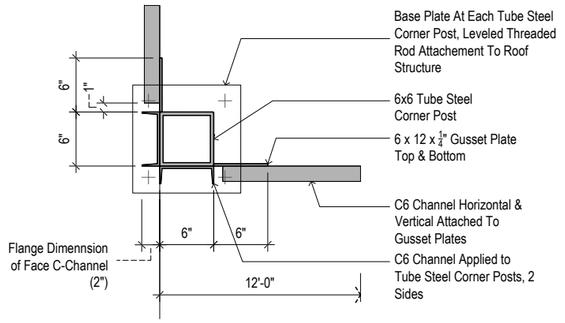


Daytime View From North

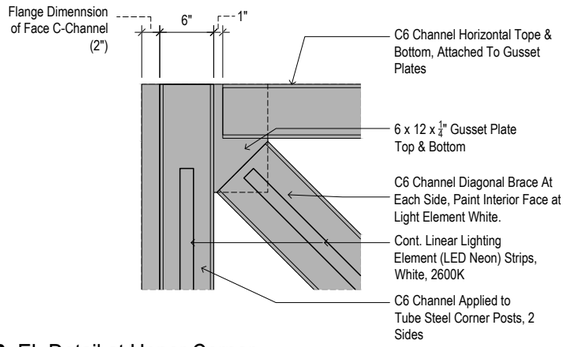


1. Plan

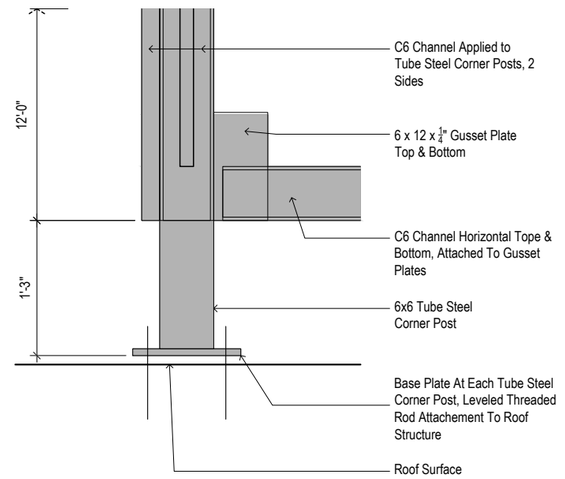
2. Part. North Elevation



A. Detail at Built-Up Corner Post



B. EL Detail at Upper Corner



C. EL Detail at Lower Corner



Evening View From The Shoreway Travelling West



Evening View From The Shoreway Looking East

Case 25-067

Certificate of Appropriateness

Ohio City Historic District

1768 West 38th Street

New Construction

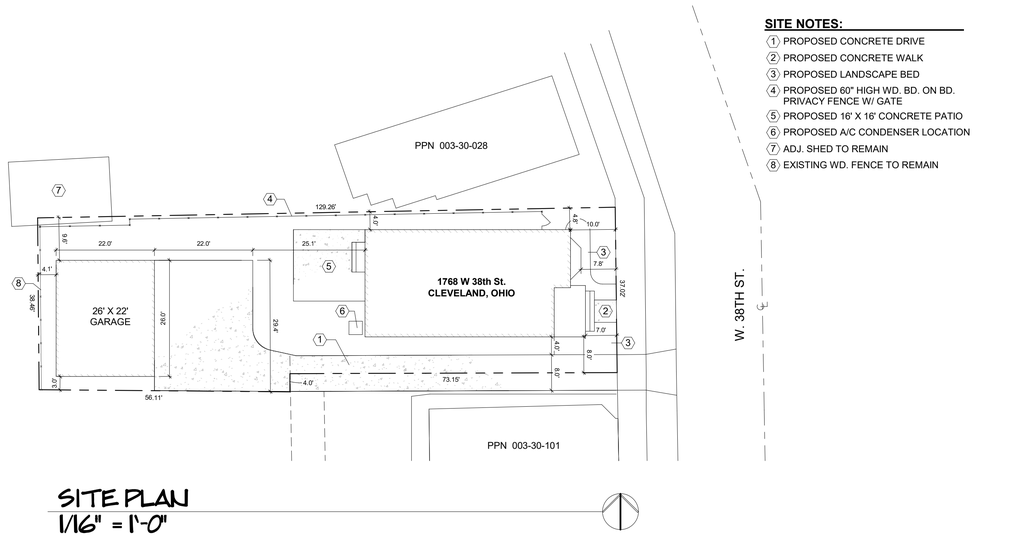
Project Representatives: Michael McGettrick, Architects C.A. McGettrick LLC

Ward 3: Councilmember McCormack

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CLEVELAND LANDMARKS COMMISSION

SITE LOCATION MAP





SITE PLAN
1/16" = 1'-0"

SITE NOTES:

1. PROPOSED CONCRETE DRIVE
2. PROPOSED CONCRETE WALK
3. PROPOSED LANDSCAPE BED
4. PROPOSED 60" HIGH WD. BD. ON BD. PRIVACY FENCE W/ GATE
5. PROPOSED 16' X 16' CONCRETE PATIO
6. PROPOSED A/C CONDENSER LOCATION
7. ADJ. SHED TO REMAIN
8. EXISTING WD. FENCE TO REMAIN

DATE: 8/13/25
REVISION:

PRELIMINARY

EXISTING CONDITIONS



Looking South



Looking West



Looking North



Looking East

ADJOINING PROPERTIES



South



East



North

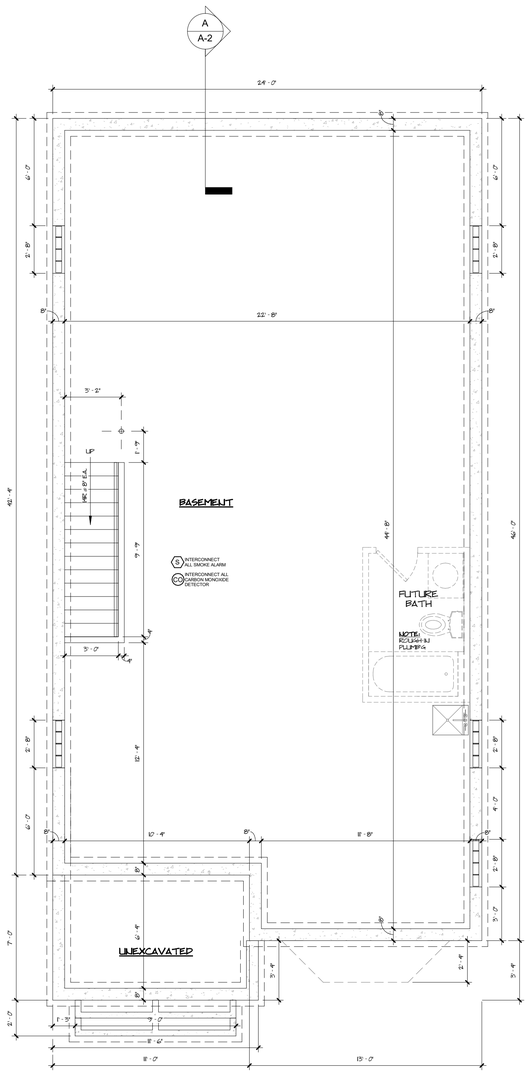
SINGLE FAMILY RESIDENCE
1768 W. 38th St., Cleveland, Ohio

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

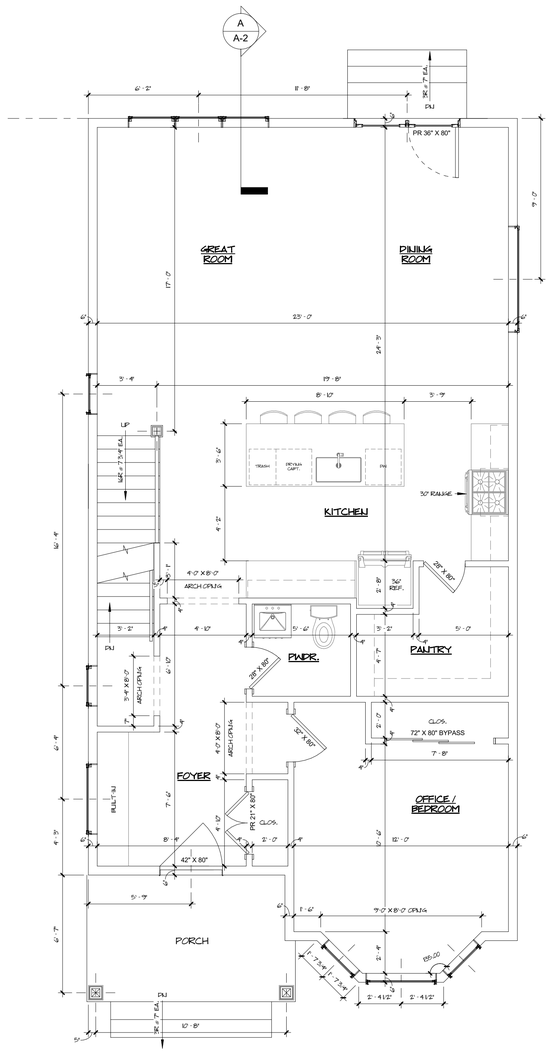
COMMISSION NO:
22513

CHARLES McGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2025

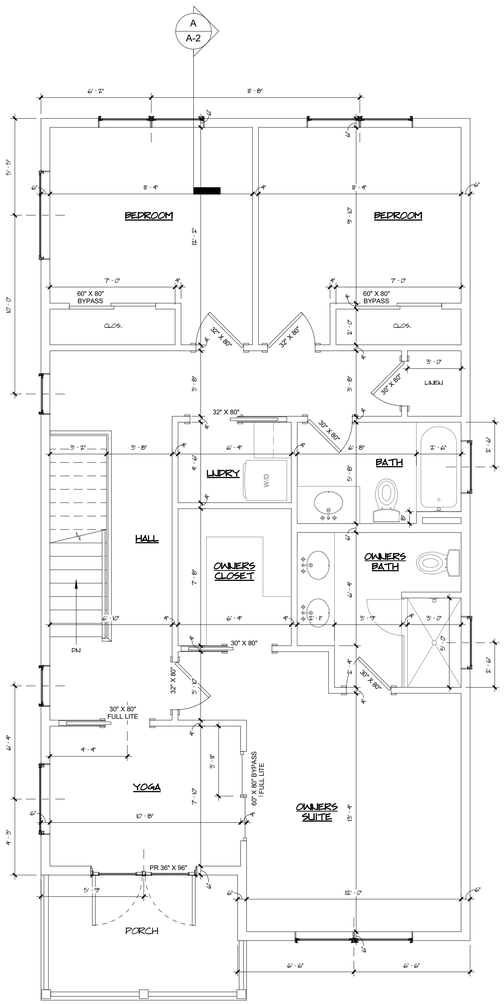
A-1



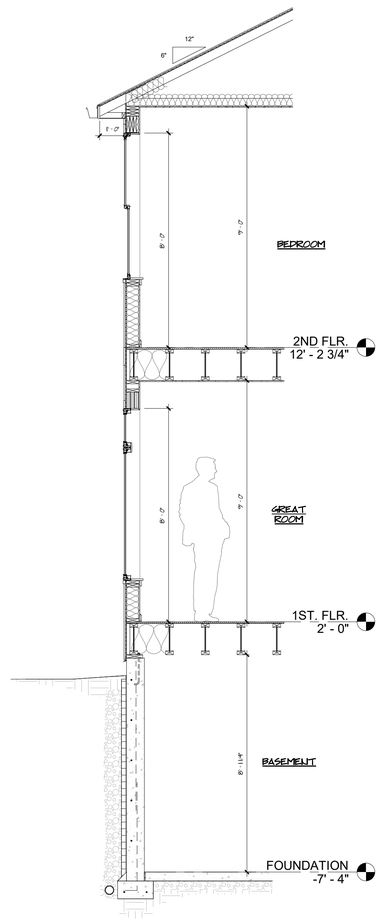
FOUNDATION PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



SECTION A
3/8" = 1'-0"

DATE: 8/13/25
REVISION:

PRELIMINARY

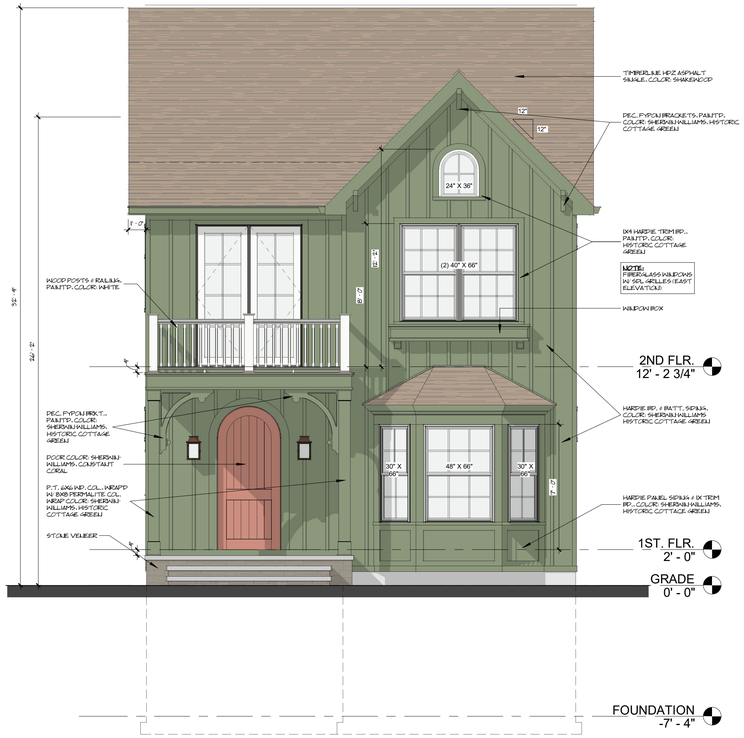
SINGLE FAMILY RESIDENCE

ARCHITECTS, C.A. McGETTRICK, LLC
1768 W. 38th St., Cleveland, Ohio
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22513

CHARLES MCGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2025

A-2



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

DATE: 8/13/25
REVISION:

PRELIMINARY

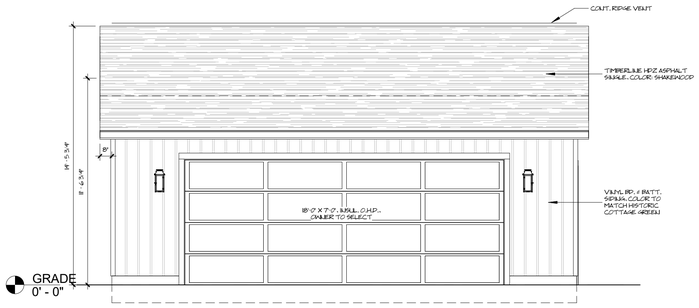
SINGLE FAMILY RESIDENCE
1768 W. 38th St., Cleveland, Ohio

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

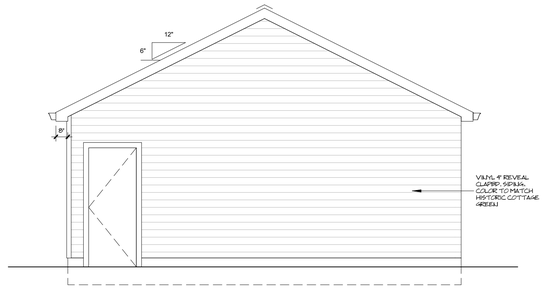
COMMISSION NO:
22513

CHARLES MCGETTRICK JR. #775935
EXPIRATION DATE: 12/31/2025

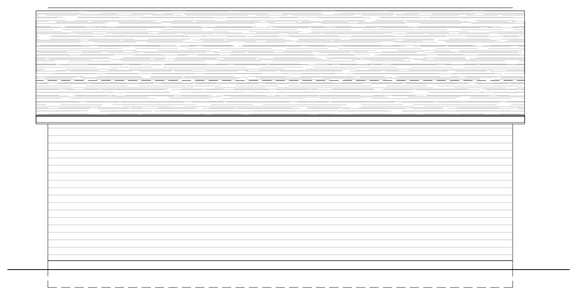
A-3



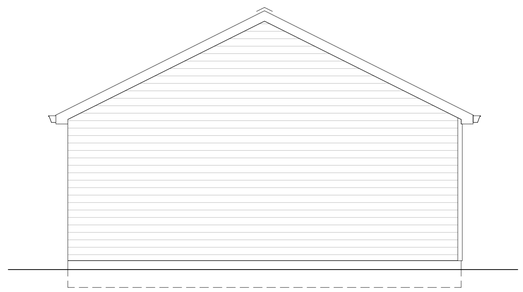
GARAGE EAST ELEVATION
1/4" = 1'-0"



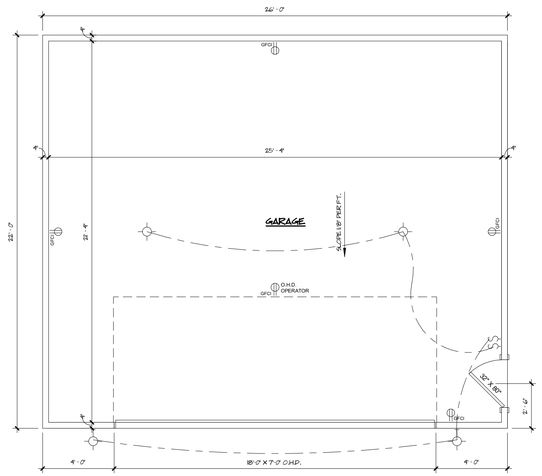
GARAGE NORTH ELEVATION
1/4" = 1'-0"



GARAGE WEST ELEVATION
1/4" = 1'-0"



GARAGE SOUTH ELEVATION
1/4" = 1'-0"



GARAGE PLAN
1/4" = 1'-0"

DATE: 8/13/25
REVISION:

PRELIMINARY

SINGLE FAMILY RESIDENCE

1768 W. 38th St., Cleveland, Ohio

ARCHITECTS, C.A. McGETTRICK, LLC

14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22513

CHARLES MCGETTRICK JR. #775915
EXPIRATION DATE: 12/31/2025

A-4

EXTERIOR MATERIALS



JAMES HARDIE
BD. & BATT. SIDING:
HISTORIC COTTAGE GREEN



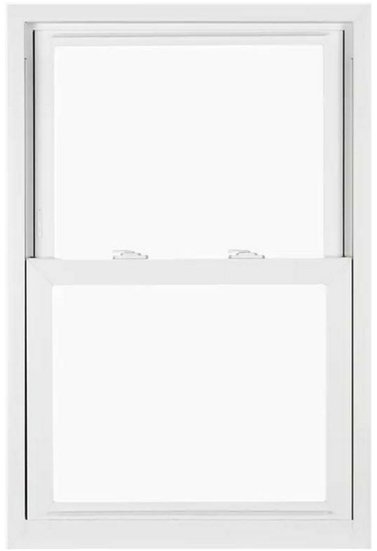
PROVIA BD. & BATT. SIDING:
COLOR TO MATCH HISTORIC
COTTAGE GREEN



PROVIA CLAPBD. WILLOWBROOK D4
SIDING: COLOR TO MATCH, HISTORIC
COTTAGE GREEN



FRONT DOOR: SHERWIN-
WILLIAMS CONSTANT CORAL



SIMONTON DOUBLE HUNG
WINDOW: WHITE
NOTE: FIBERGLASS WINDOWS
W/ SDL GRILLES (EAST ELEV.)



TIMBERLINE HDZ ASPHALT
SHINGLE: SHAKEWOOD



PVC RAILING: WHITE



COMPOSITE DECKING



EXTERIOR WALL
SCONCE

DATE: 8/13/25
REVISION:

PRELIMINARY

SINGLE FAMILY RESIDENCE
1768 W. 38th St., Cleveland, Ohio

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22513

CHARLES MCGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2025

A-5



DATE: 8/13/25
REVISION:

PRELIMINARY

SINGLE FAMILY RESIDENCE

1768 W. 38th St., Cleveland, Ohio

ARCHITECTS, C.A. McGETTRICK, LLC
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:
22513

CHARLES MCGETTRICK JR. #77595
EXPIRATION DATE: 12/31/2025

A-6



DATE: 8/13/25

REVISION:

PRELIMINARY

SINGLE FAMILY RESIDENCE

1768 W. 38th St., Cleveland, Ohio

ARCHITECTS, C.A. McGETTRICK, LLC

14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:

22513

CHARLES MCGETTRICK JR. #77595

EXPIRATION DATE: 12/31/2025

A-7

Case 25-049
Case 25-050

Certificate of Appropriateness

Lorain Avenue Historic District

3801-15 Lorain Avenue

Demolition/Addition and Renovation

Project Representatives: Westleigh Harper, Horton Harper Architects

Ward 3: Councilmember McCormack

Schematic Review completed July 10th, 2025

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CLEVELAND LANDMARKS COMMISSION

NOBLE BEAST BIERGARTEN

3801 Lorain Avenue,
Cleveland, Ohio 44113
Final Landmarks Presentation | Aug 2025

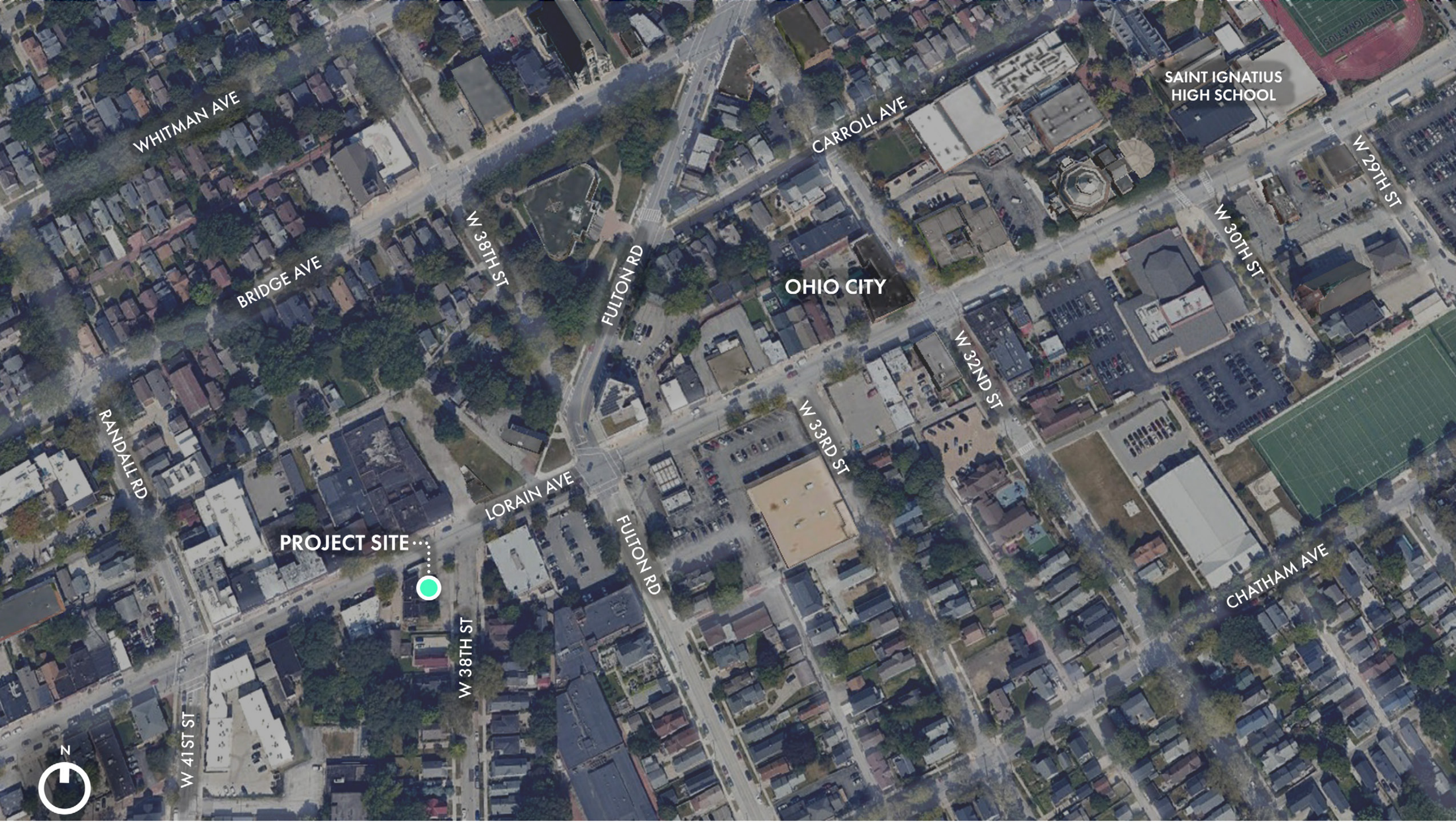
NOBLE Beast BREWING CO. CLEVELAND • OH

PROPERTY ADVISORS

WHITE LABEL CONSTRUCTION

HORTON HARPER ARCHITECTS

VELOBELLE



Site Location Map



Site Context Aerial



Existing Site Photos



Existing Site Photos





Existing Site Photos





Existing Site Photos



Existing Site Context (Looking north at corner of W. 38th & Lorain)



Existing Site Context (Looking east down Lorain)



Existing Site Context (Looking south down W. 38th)



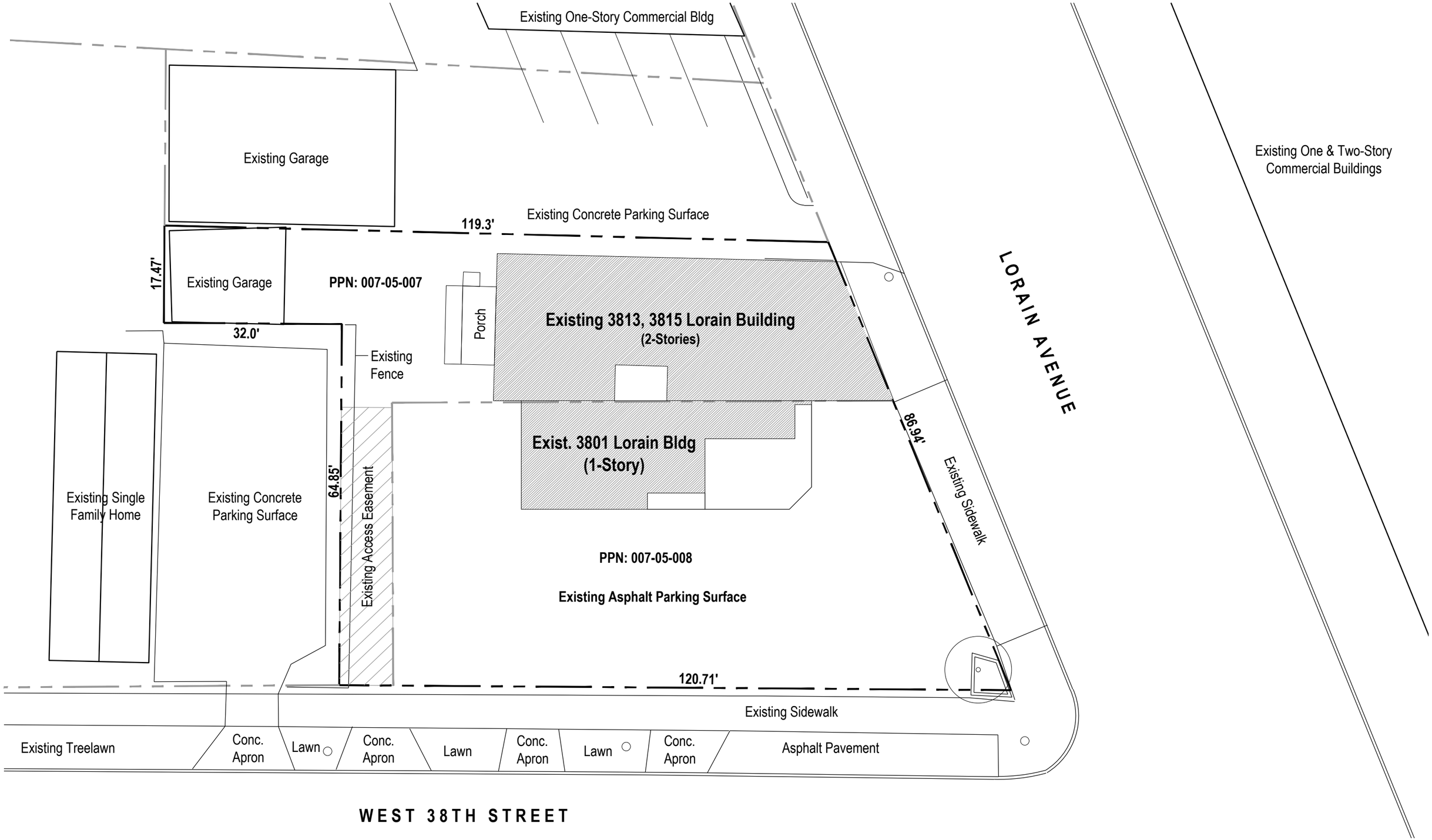


NOBLE
Beast
BREWING CO.
CLEVELAND • OH



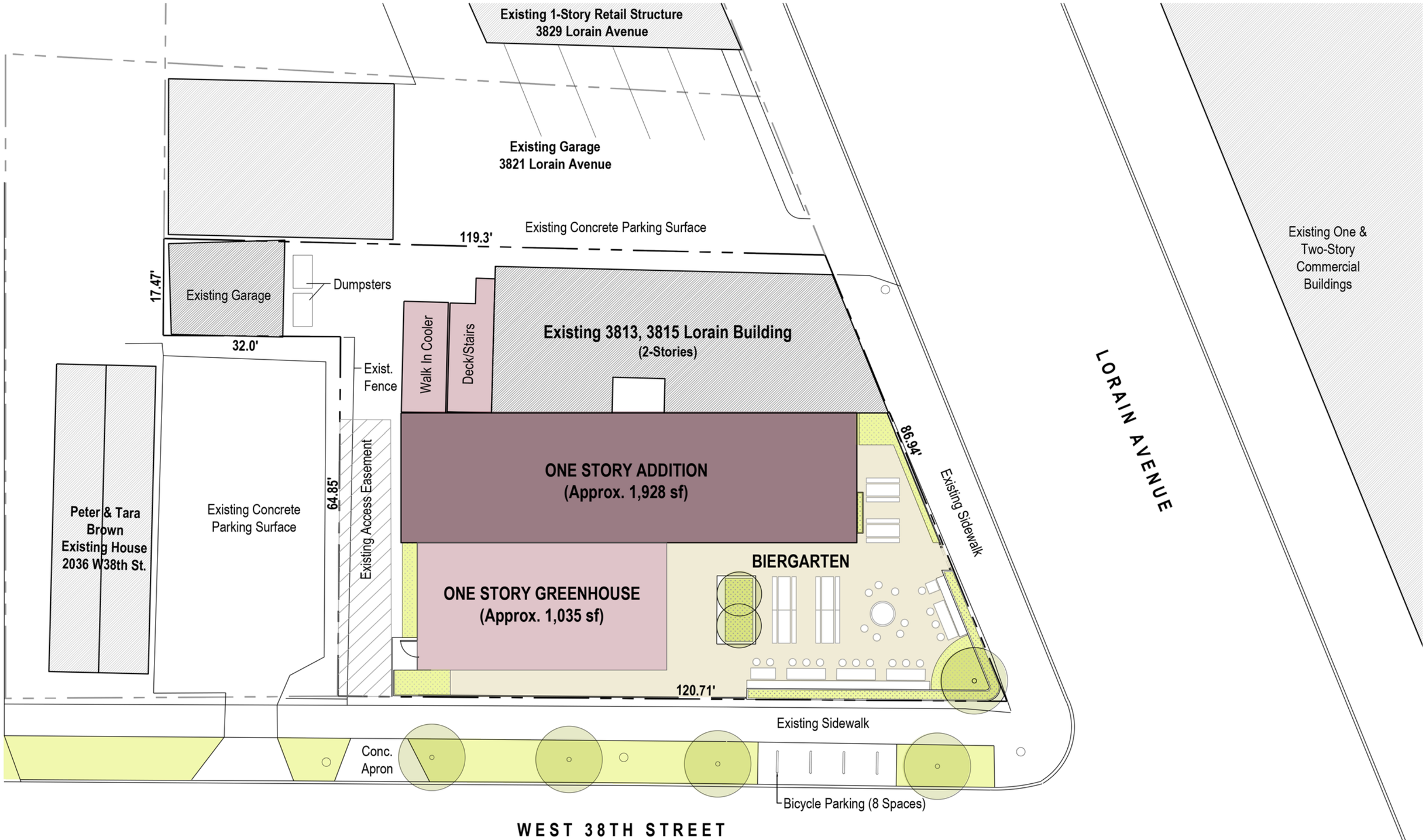


Existing Noble Beast Location



Existing Site Plan

Scale: 1/16" = 1'-0"

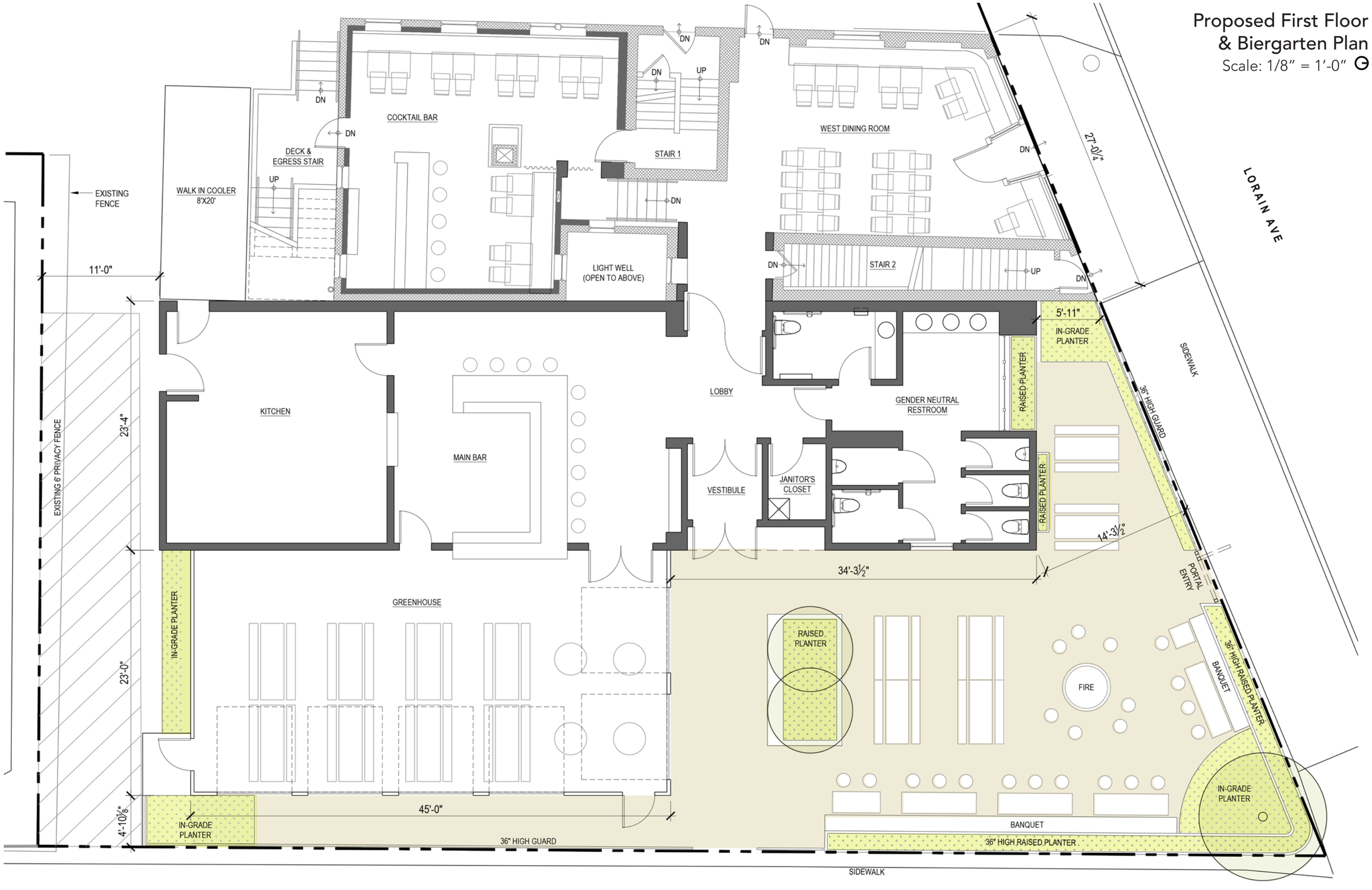


Proposed Site Plan

Scale: 1/16" = 1'-0"

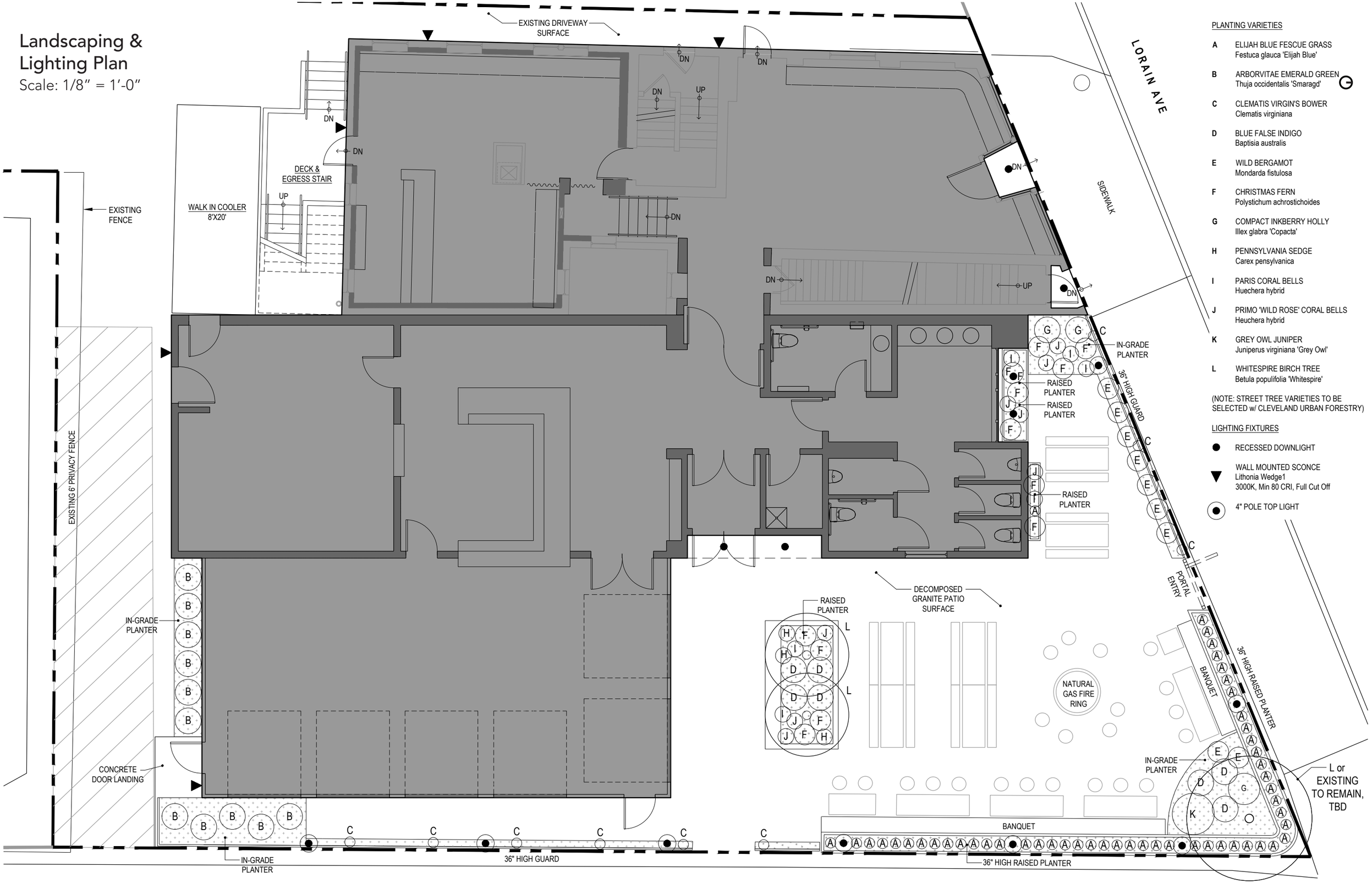
Proposed First Floor & Biergarten Plan

Scale: 1/8" = 1'-0"



Landscaping & Lighting Plan

Scale: 1/8" = 1'-0"



PLANTING VARIETIES

- **A** ELIJAH BLUE FESCUE GRASS — Festuca glauca 'Elijah Blue'
- **B** ARBORVITAE EMERALD GREEN — Thuja occidentalis 'Smaragd'
- **C** CLEMATIS VIRGIN'S BOWER — Clematis virginiana
- **D** BLUE FALSE INDIGO — Baptisia australis
- **E** WILD BERGAMOT — Mondarda fistulosa
- **F** CHRISTMAS FERN — Polystichum achrostichoides
- **G** COMPACT INKBERRY HOLLY — Illex glabra 'Copacta'
- **H** PENNSYLVANIA SEDGE — Carex pensylvanica
- **I** PARIS CORAL BELLS — Huechera hybrid
- **J** PRIMO 'WILD ROSE' CORAL BELLS — Heuchera hybrid
- **K** GREY OWL JUNIPER — Juniperus virginiana 'Grey Owl'
- **L** WHITESPIRE BIRCH TREE — Betula populifolia 'Whitespire'

(NOTE: STREET TREE VARIETIES TO BE SELECTED w/ CLEVELAND URBAN FORESTRY)

LIGHTING FIXTURES

- ● RECESSED DOWNLIGHT
- ▼ WALL MOUNTED SCONCE — Lithonia Wedge1, 3000K, Min 80 CRI, Full Cut Off
- ◉ 4" POLE TOP LIGHT



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10a



View 10b



View 11



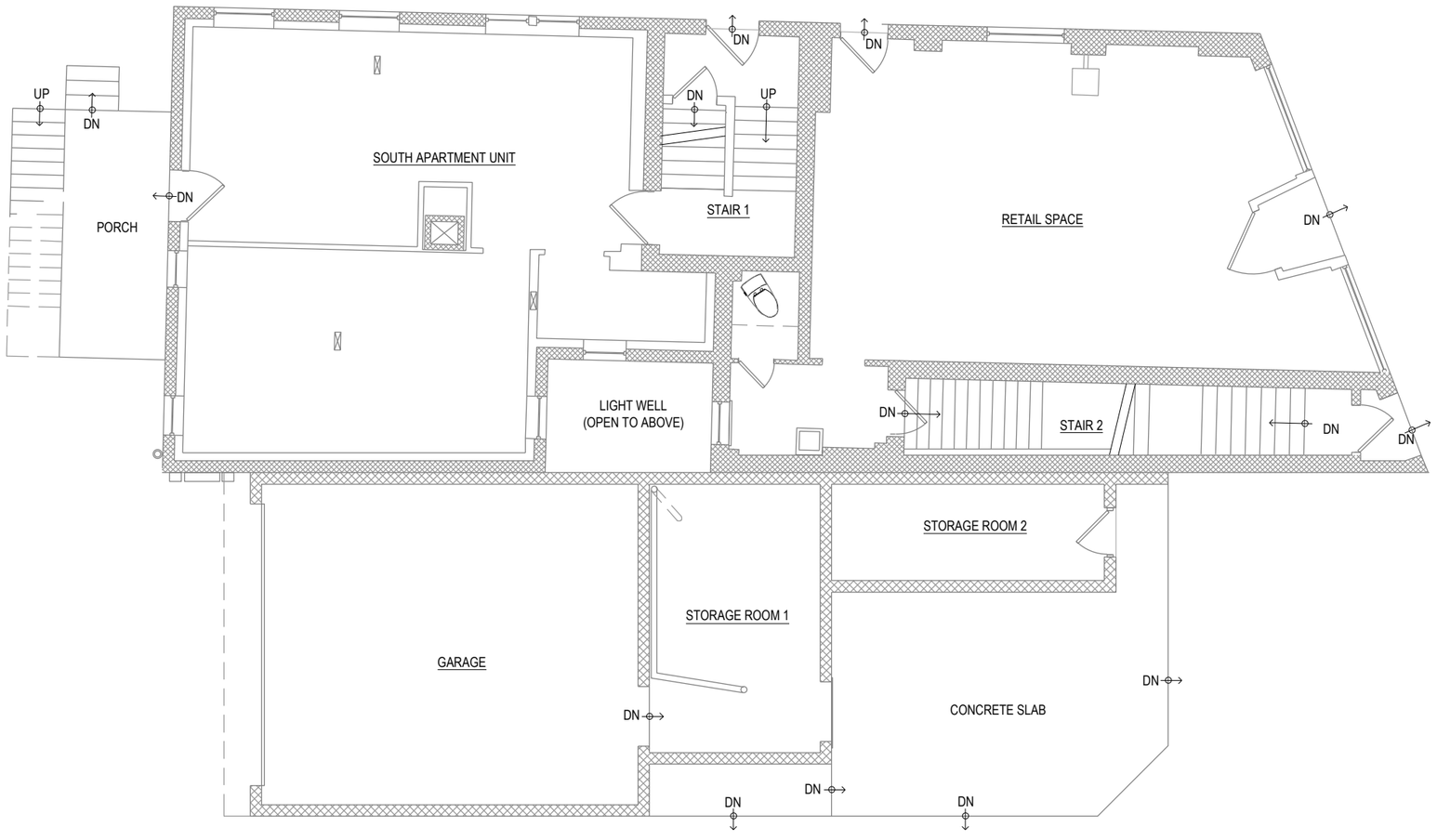
View 12



View 13



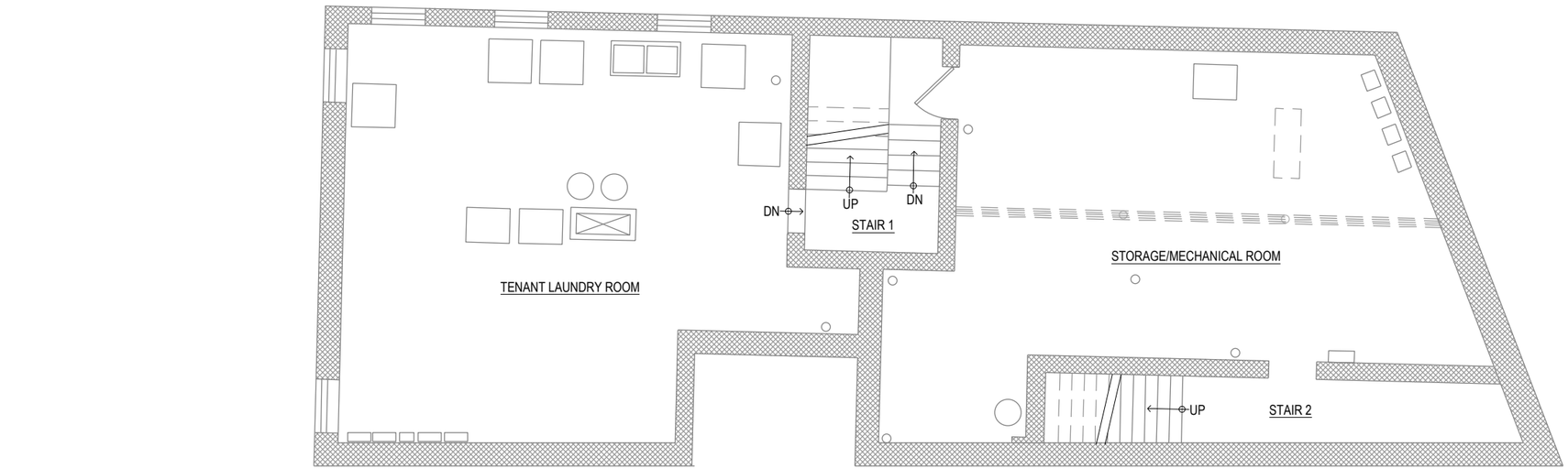
View 14



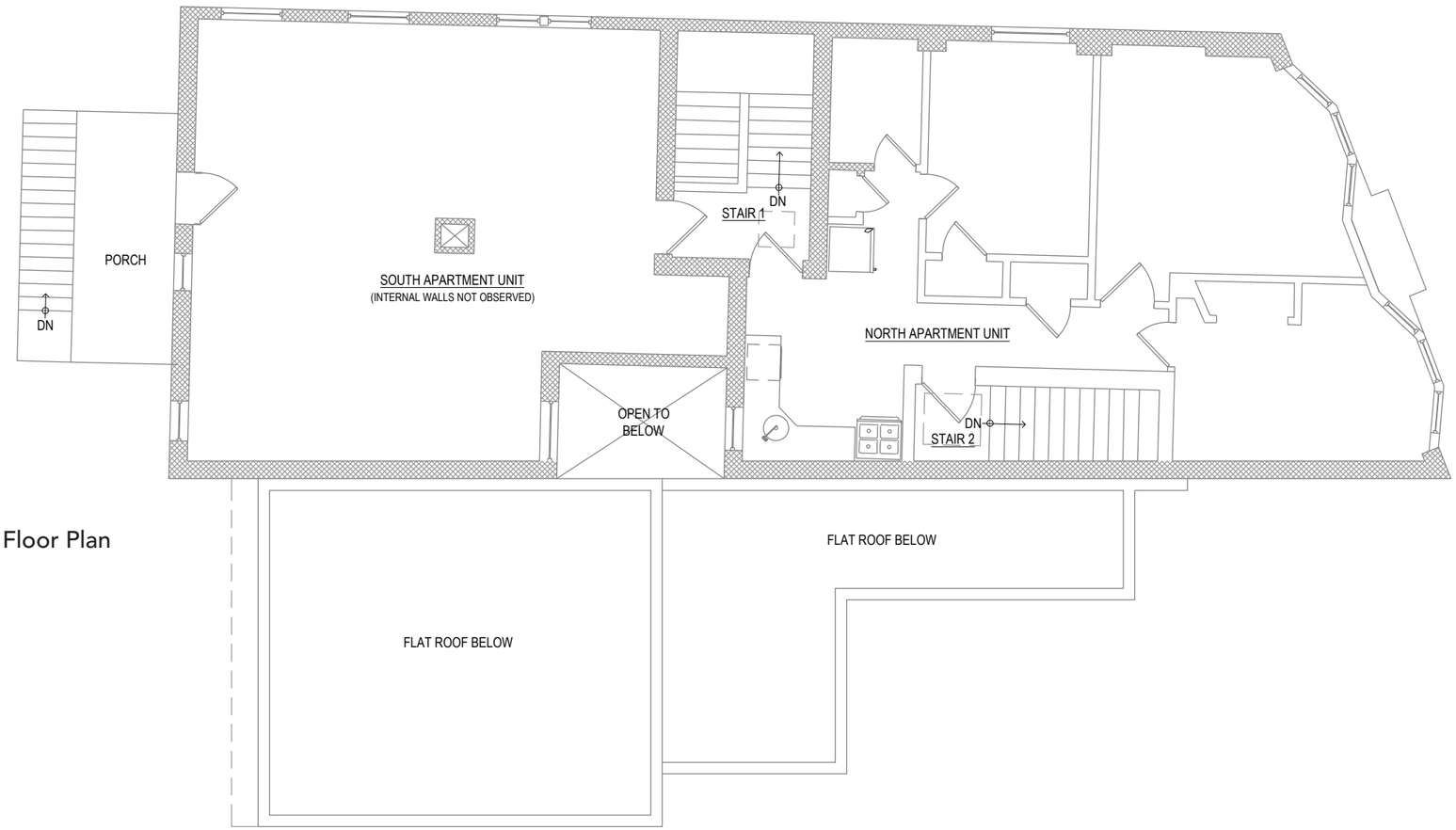
Existing 1st Floor Plan

Existing Floor Plans

Scale: 1/8" = 1'-0"



Existing Basement Floor Plan



Existing 2nd Floor Plan

Existing Floor Plans

Scale: 1/8″ = 1′-0″

T/O EXIST PARAPET
+28'-3" (APPROX)

T/O EXIST ROOF (AT GUTTER)
+24'-2"

T/O 2ND FLOOR
+12'-8 1/2"

T/O 1ST FLOOR
(SOUTH SPACE)
+3'-5 1/2"

T/O 1ST FLOOR
(STOREFRONT)
+0'-0"

GRADE AT SIDEWALK
-0'-6"



Existing Elevation

T/O EXIST PARAPET
+28'-3" (APPROX)

T/O EXIST ROOF (AT GUTTER)
+24'-2"

GREENHOUSE ROOF
+18'-2"

T/O 2ND FLOOR
+12'-8 1/2"

ADDITION ROOF
+11'-4"

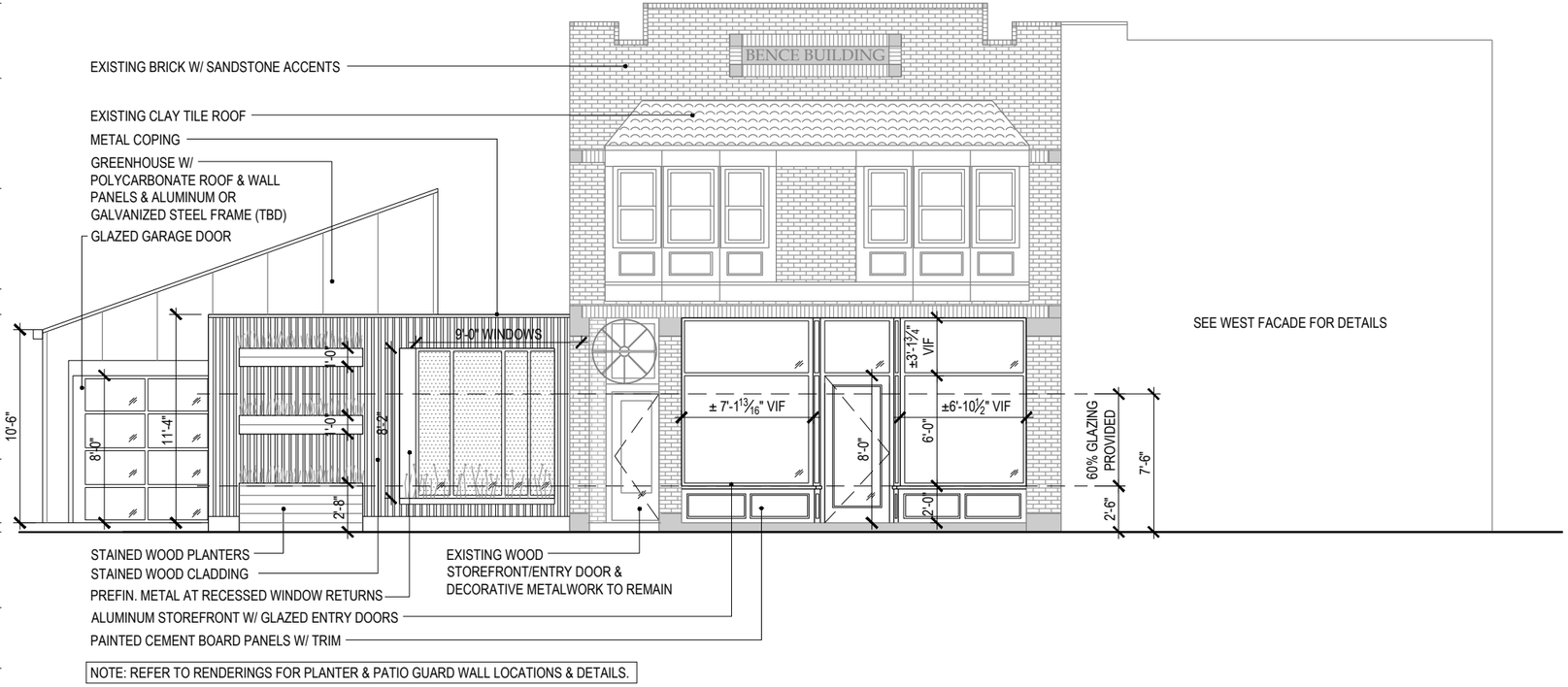
T/O 1ST FLOOR
(SOUTH SPACE)
+3'-5 1/2"

T/O 1ST FLOOR
(STOREFRONT)
+0'-0"

GRADE AT SIDEWALK
-0'-6"

T/O BASEMENT SLAB (NORTH)
-4'-7 1/2"

T/O BASEMENT SLAB (SOUTH)
-7'-11"

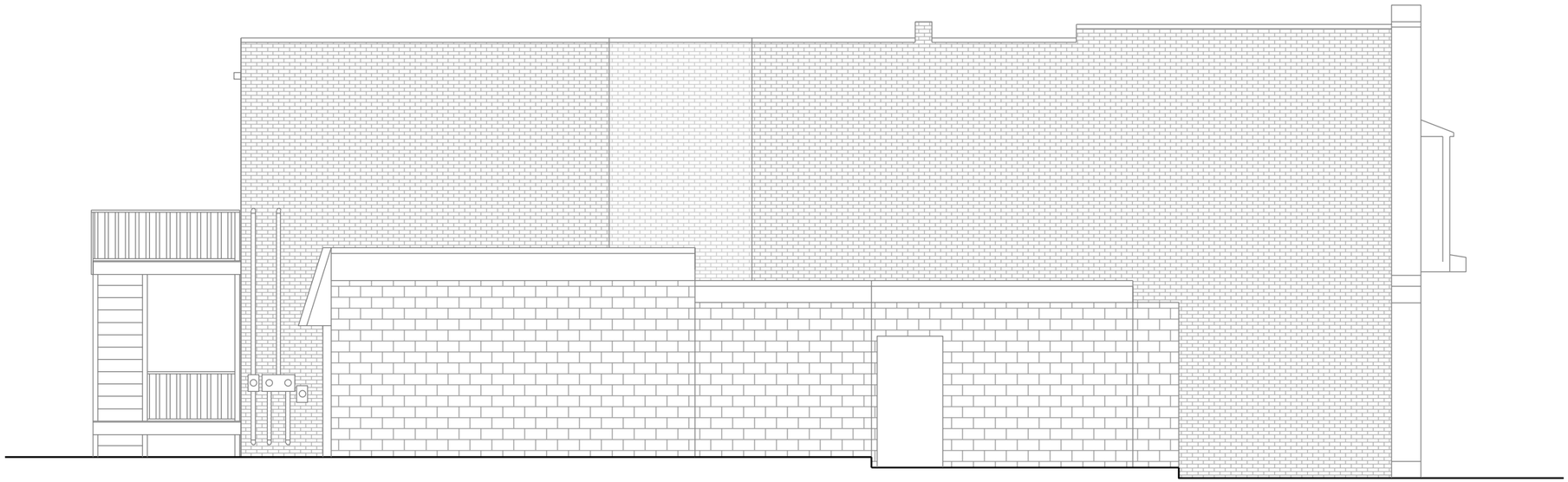


NOTE: REFER TO RENDERINGS FOR PLANTER & PATIO GUARD WALL LOCATIONS & DETAILS.

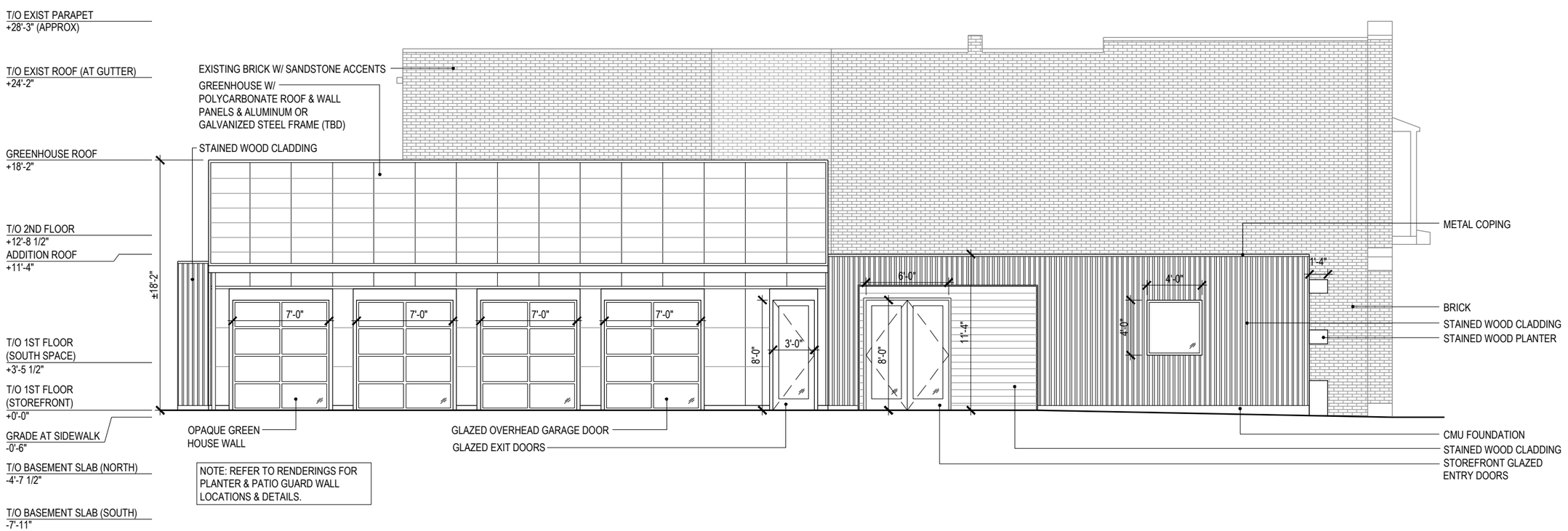
Proposed Elevation

North Elevations

Scale: 1/8" = 1'-0"



Existing Elevation



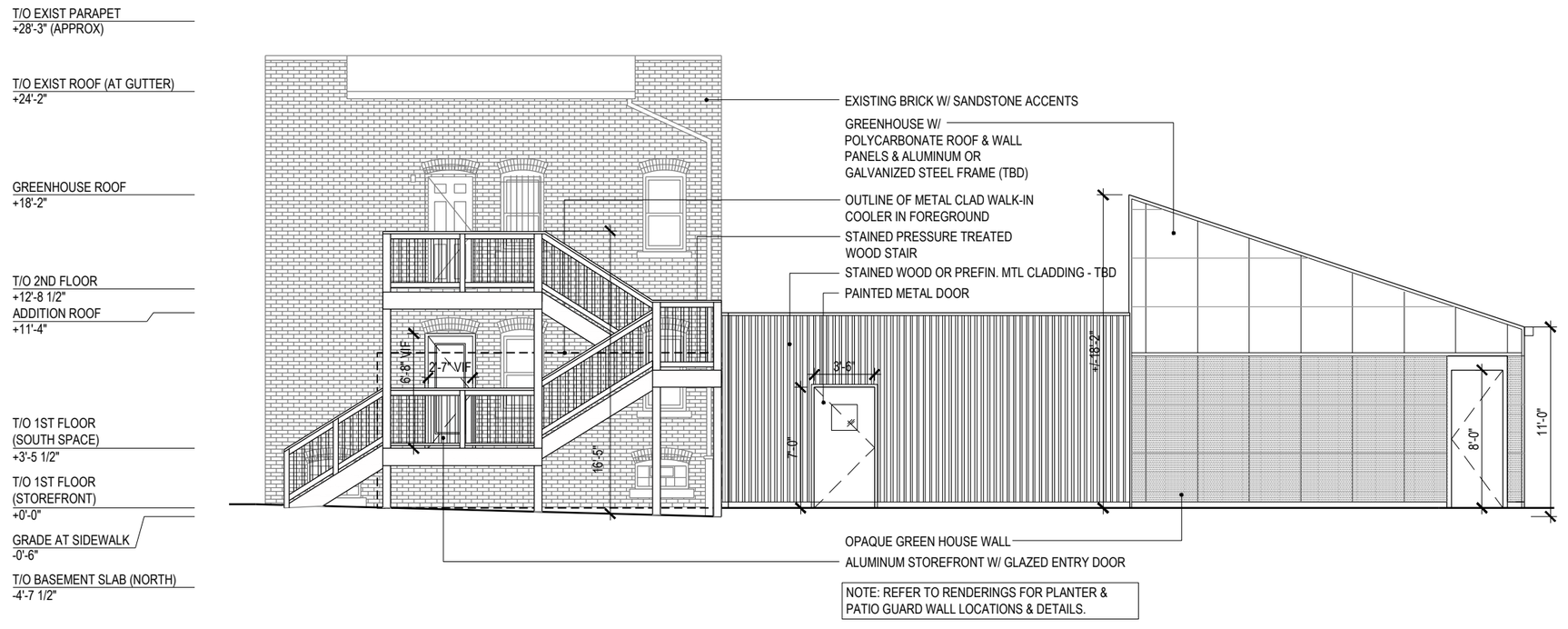
Proposed Elevation

East Elevations

Scale: 1/8" = 1'-0"



Existing Elevation



Proposed Elevation

South Elevations

Scale: 1/8" = 1'-0"



Existing Elevation



Proposed Elevation

West Elevations

Scale: 1/8" = 1'-0"



Existing Brick



Decomposed Granite Patio



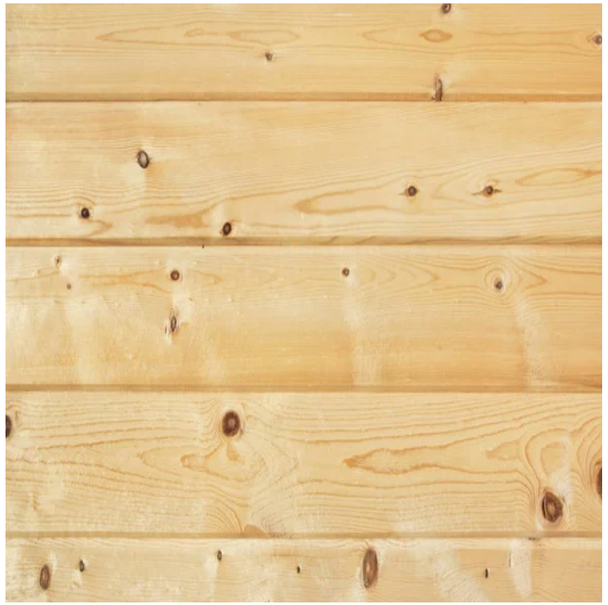
Corten Planters



Ornamental Plantings



Thermally Modified Wood Vertical Cladding
Lunawood or Arborwood



Stained Wood Horizontal Cladding
Lunawood or Arborwood



Aluminum Storefront



Polycarbonate Greenhouse Panels



"The Classic Beer Garden Table"
Size: 86"x26"x31"
Materials: Solid Spruce Wood Top
w/ UV-Protective, Food Safe Varnish;
Powder-Coated Steel Base
Manufacturer: Ruku1952.us or equal



"Outdoor Foldable Round Stool"
Size: 13"diam. x 18"h
Materials: Powder Coated Steel
Manufacturer: Westelm.com or equal



Wood Cube Stool
Size: 18" h, 12"x 12" w
Materials: Kild Dried Cedar w/ Clear Exterior Fin
Manufacturer: BertuHome.com or equal



"Luminis Clermont CT152-PT4"
3000K, Min 80 CRI, Full Cut Off,
Max 15' High, 4" Pole



"WDGE1 LED Wall Mount"
3000K, Min 80 CRI, Full Cut Off

Case 25-054

Certificate of Appropriateness

Ohio City Historic District

4516 Clinton Avenue

Schematic Review completed July 24th, 2025

Renovation and Addition

Project Representatives: Jack Kline, Kline Design and Engineering

Ward 3: Councilmember McCormack

4516 CLINTON ADDITION

Insight Holdings
3246 Lorain Ave, Cleveland, OH,44113
Adam Hayoun
857-272-0131
adam@insightholdingscom

Design | Engineering

Kline Design and Engineering
1536 St. Clair Ave Suite 16
Cleveland, OH 44114
216-374-8291
jack@klineconstruct.com

INDEX PAGE

Description	Slide 3
Vicinity Map	Slide 4
Plot Plan Google Map	Slide 5
Plot Plan with Neighbouring Properties	Slide 6
Proposed Site Plan	Slide 7
Picture Front of House	Slide 8
Picture Rear of House	Slide 9
Floor Plans	Slide 10
East & West Elevation	Slide 11
North & South Elevation	Slide 12
Cross Sections	Slide 13
Front Rendering	Slide 14
Rear Rendering	Slide 15
Side Rendering	Slide 16
Aerial Rendering	Slide 17
Courtyard Rendering	Slide 18
Color Options	Slide 19
Option 2 (Exterior Design)	Slide 20- Slide 22
Existing Conditions (Pictures)	Slide 23- Slide 27
Existing Building Drawings	Slide 28- Slide 31

4516 CLINTON DESCRIPTION





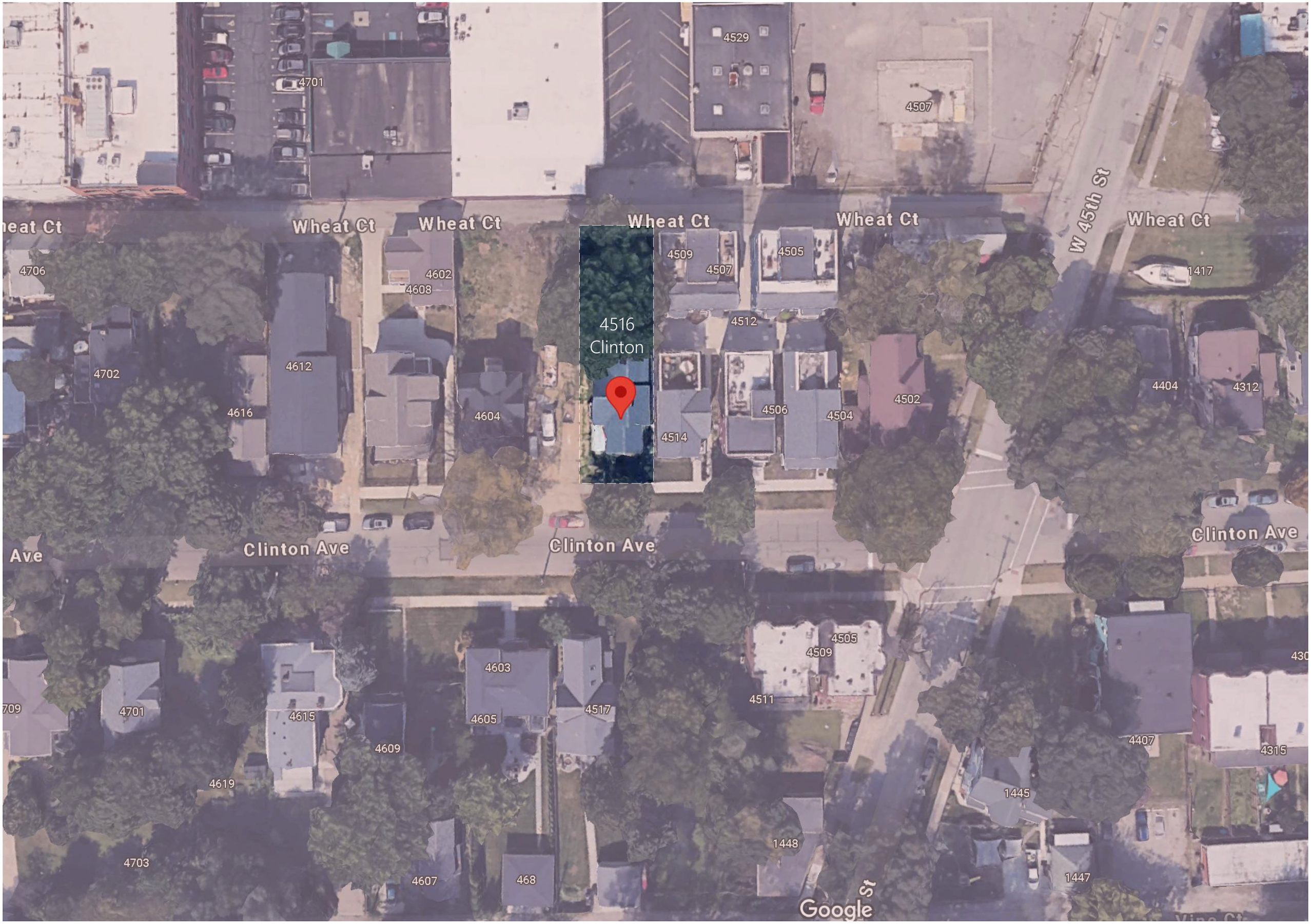
4516 Clinton is currently gutted on the interior down to bare studs. The exterior siding and windows are not original and not repairable.
The existing home will receive a total rehab and have an attached addition with a garage on the rear of the property, as well as a covered side patio.

Residential Use

PPN:	002-13-024
Ward:	3
Lot area Square Feet:	6600.17
Existing Garage Square Feet:	533.69
Existing Livable Area:	1299.81
Existing Total Lot Coverage:	1833.50
% Existing Lot coverage (Livable Area):	19.69%
Proposed Garage Square Feet:	936.97
Proposed Hallway Square Feet:	220.20
Proposed Coutyard/Deck Square Feet:	390.00
Proposed Covered Patio:	297.40
Proposed Livable Area (First Floor):	1520.01
Proposed Livable Area (Second Floor):	2138.18
Proposed Total Lot Coverage:	2754.38
% Existing Lot coverage (Livable Area):	23.03%

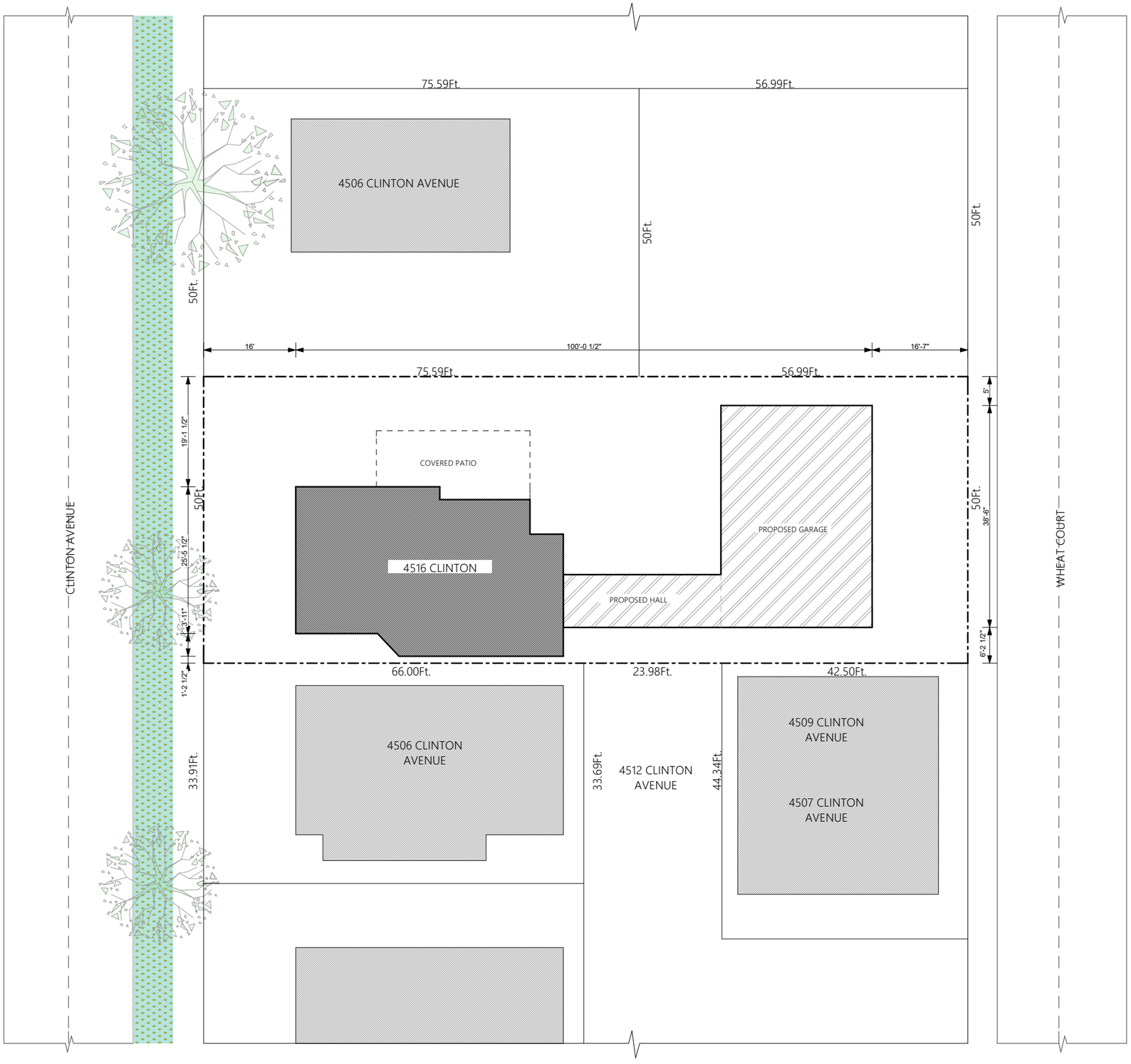
VICINITY MAP



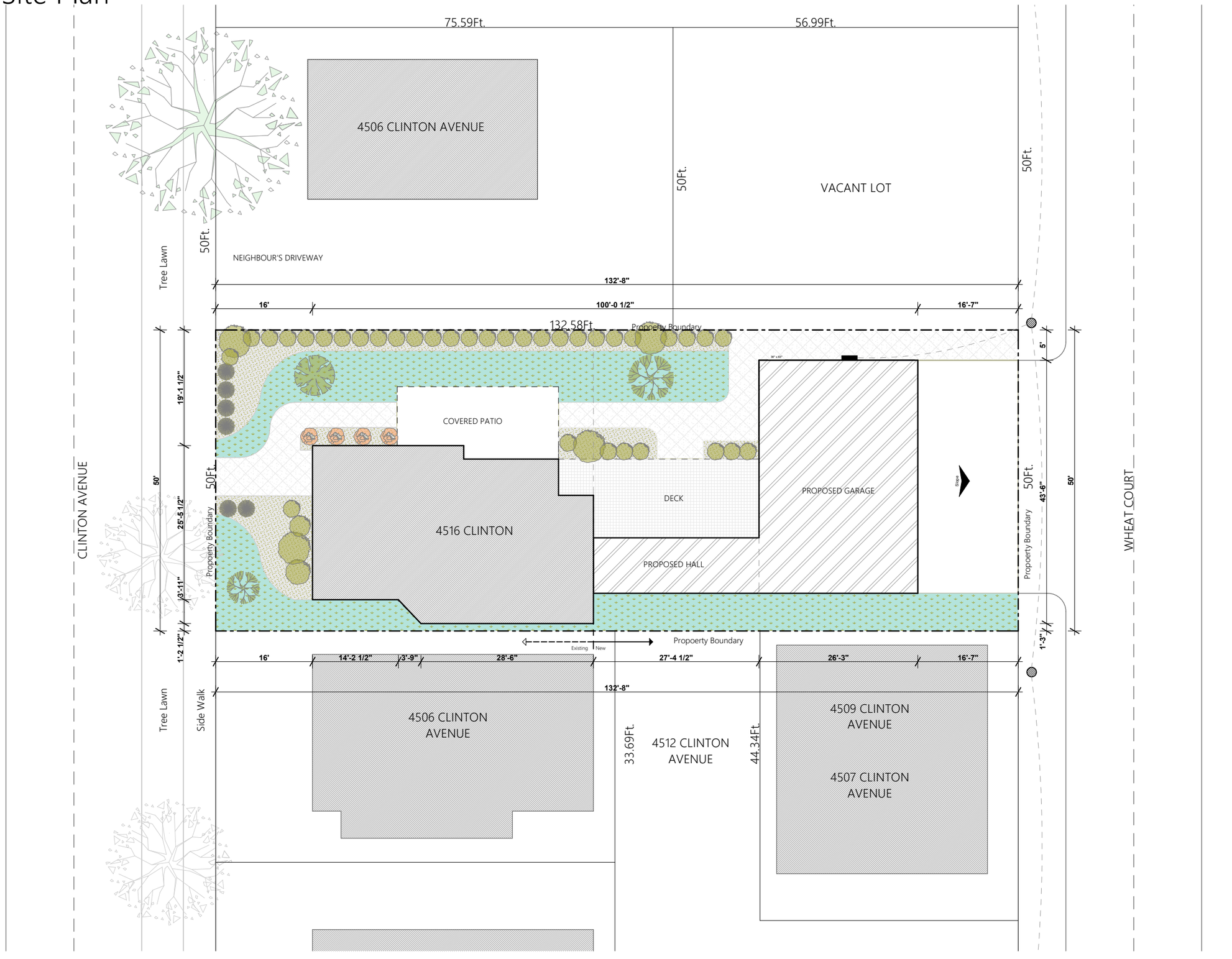


4529
4701
4507
Wheat Ct
Wheat Ct
Wheat Ct
Wheat Ct
Wheat Ct
W 45th St
4706
4602
4608
4509
4507
4505
1417
4516
Clinton
4512
4702
4612
4616
4604
4514
4506
4504
4502
4404
4312
Clinton Ave
Clinton Ave
Clinton Ave
Ave
4505
4509
4603
4511
4701
4615
4605
4517
4609
4407
4315
4619
1445
1448
4703
4607
468
1447
St
Google

Plot Plan w/ Neighboring Properties



Proposed Site Plan



Picture Front of House



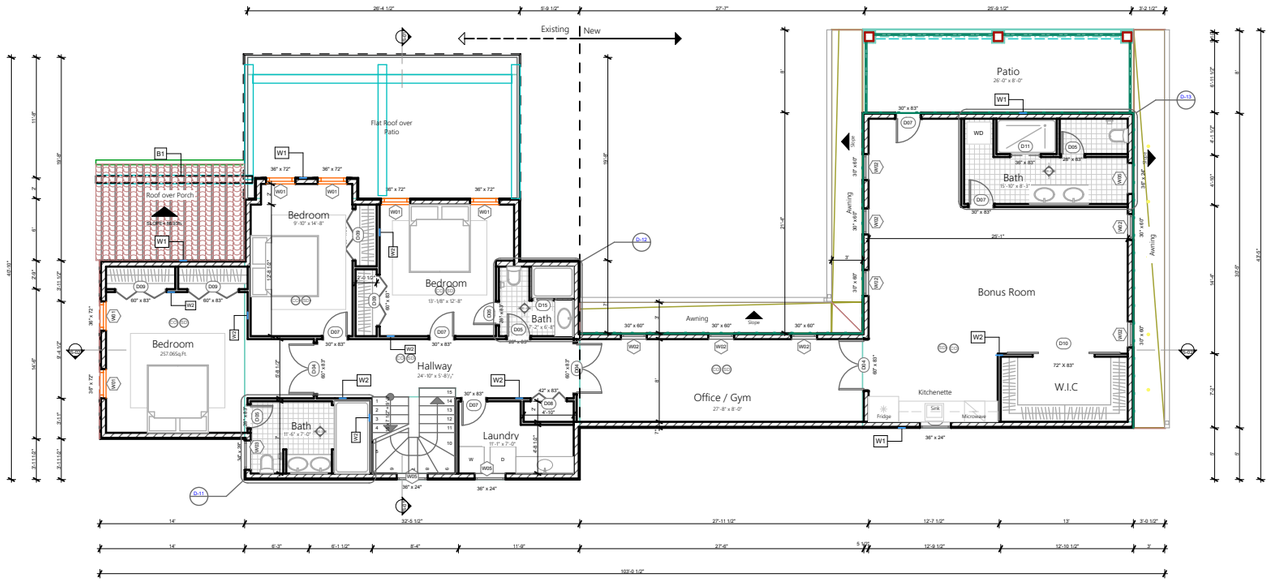
REAR OF HOUSE



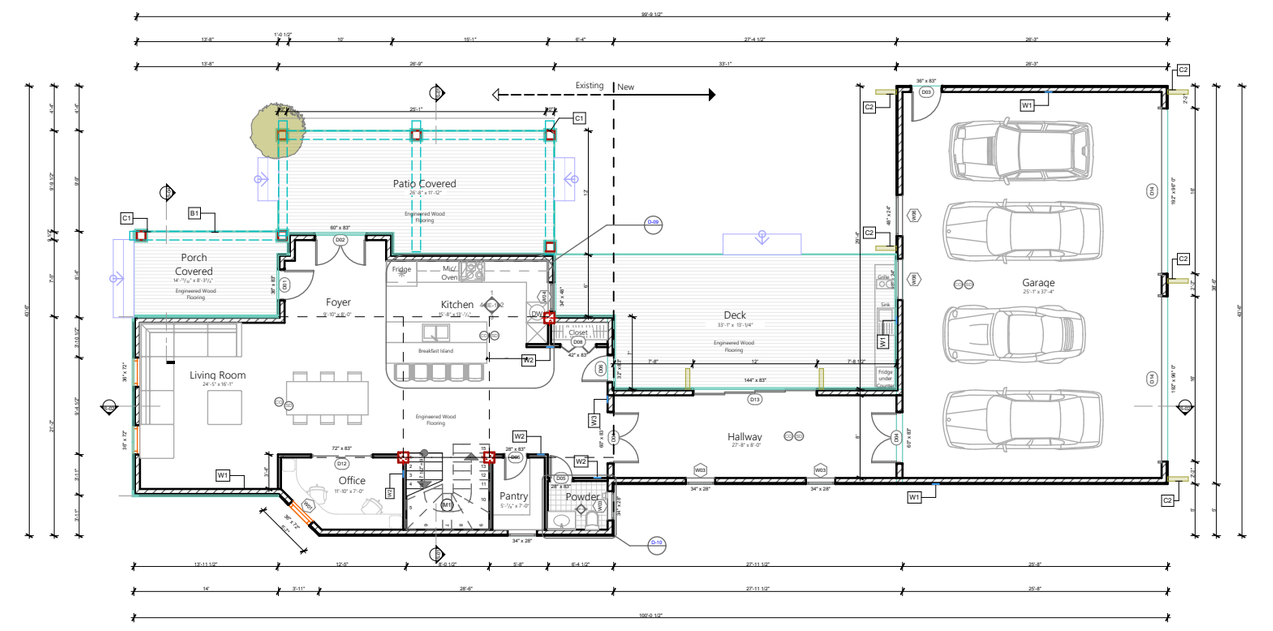
Proposed Drawings

Plans / Elevations / Sections

Proposed Floor Plans



Second Floor Plan



First Floor Plan

Proposed Building Elevations

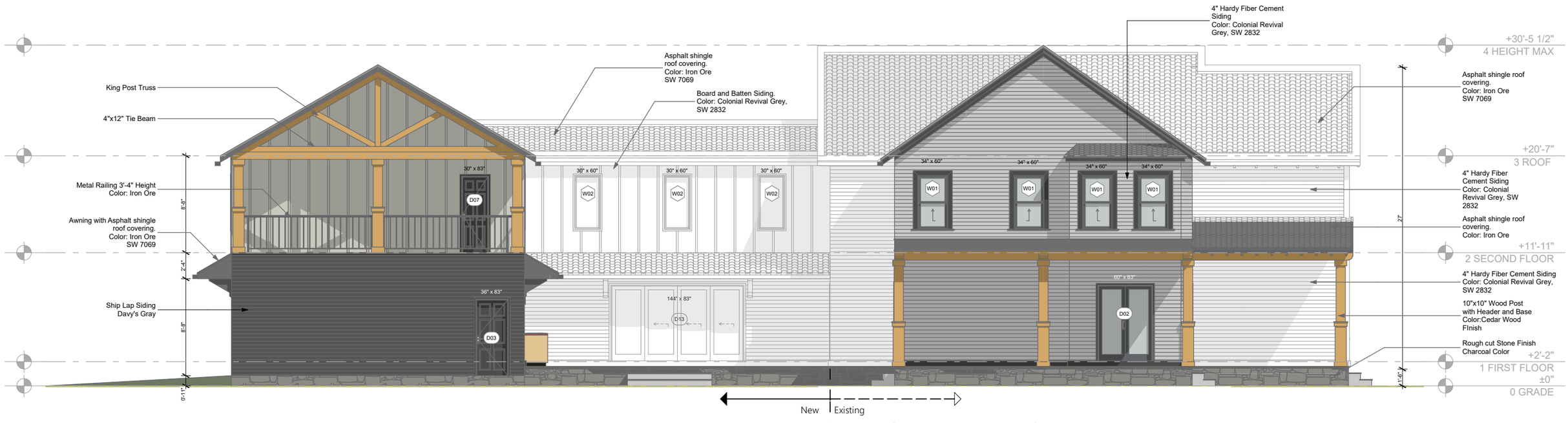


West Elevation

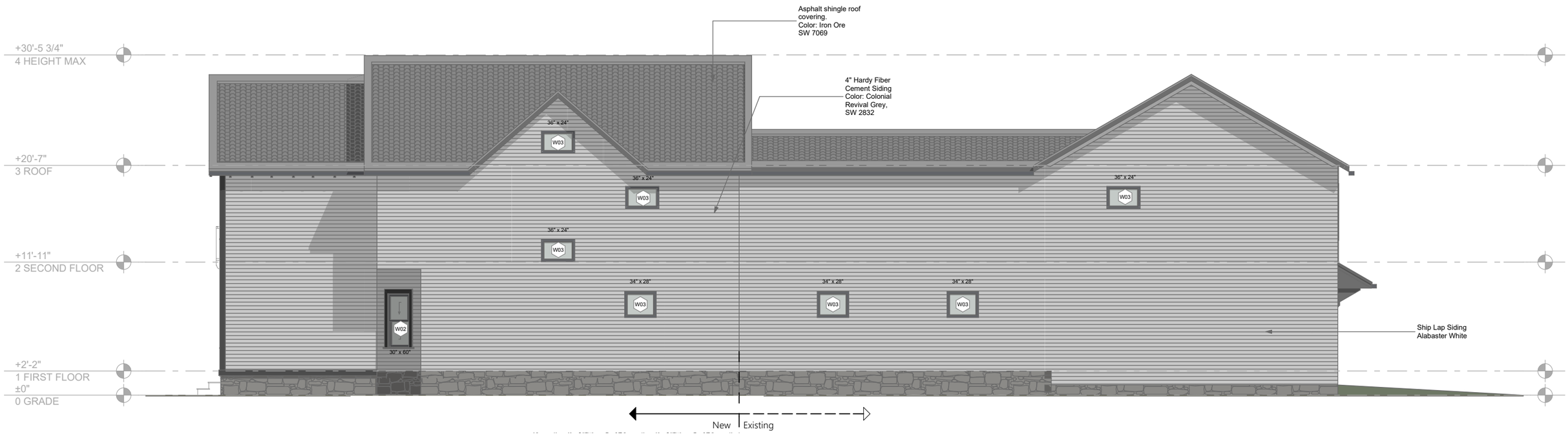


East Elevation

Proposed Building Elevations

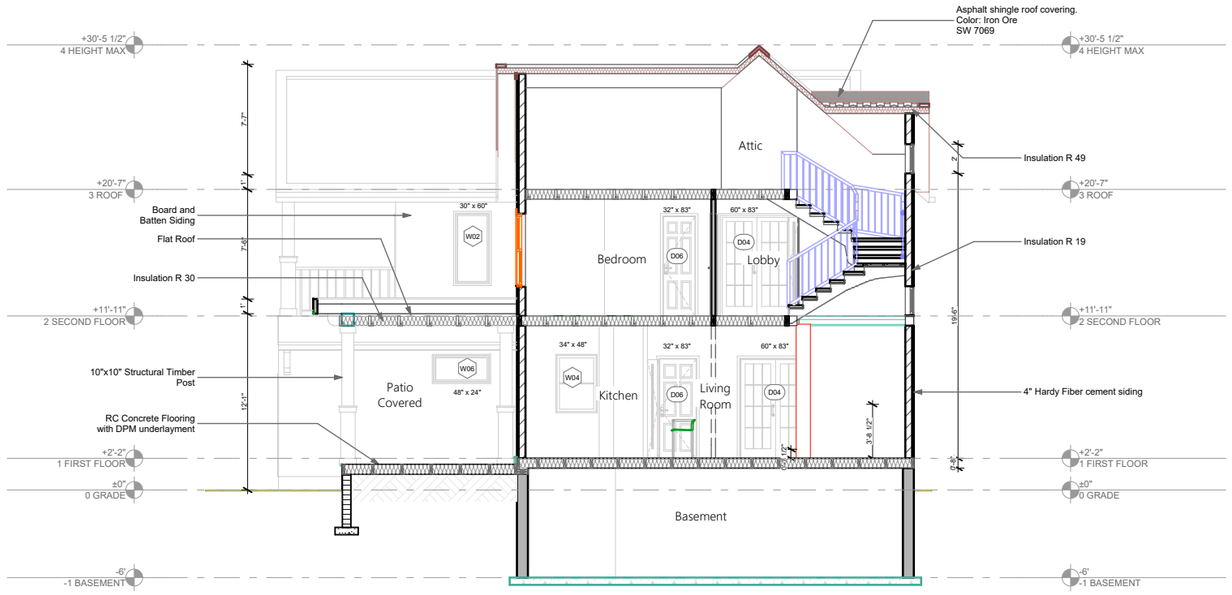


North Elevation

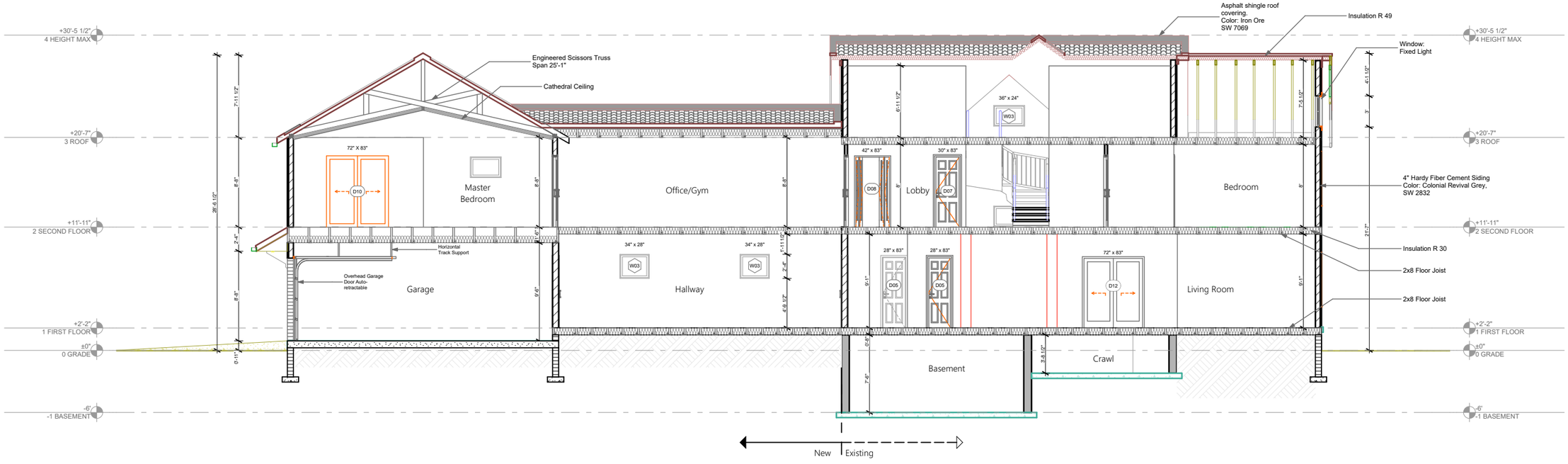


South Elevation

Proposed Building Sections



Section S-01



Section S-03

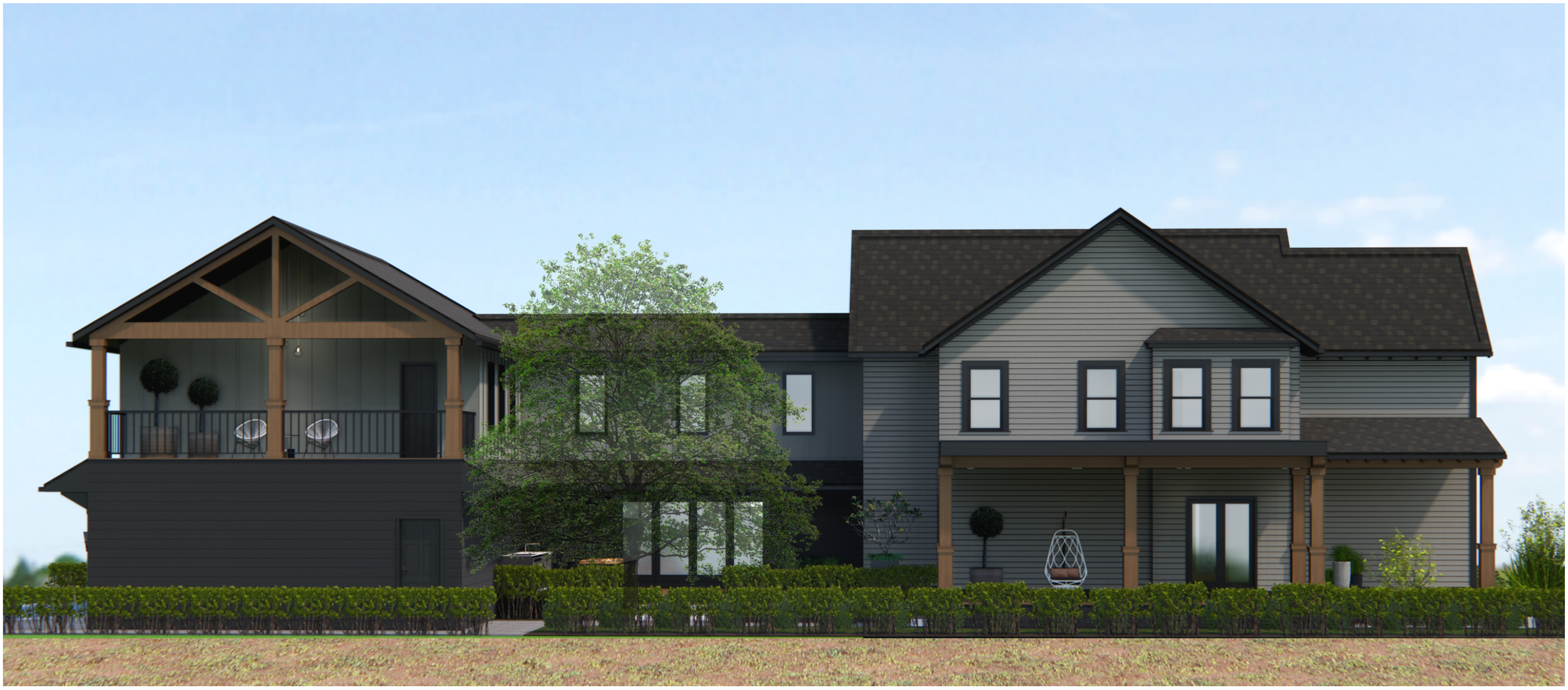
Front Rendering



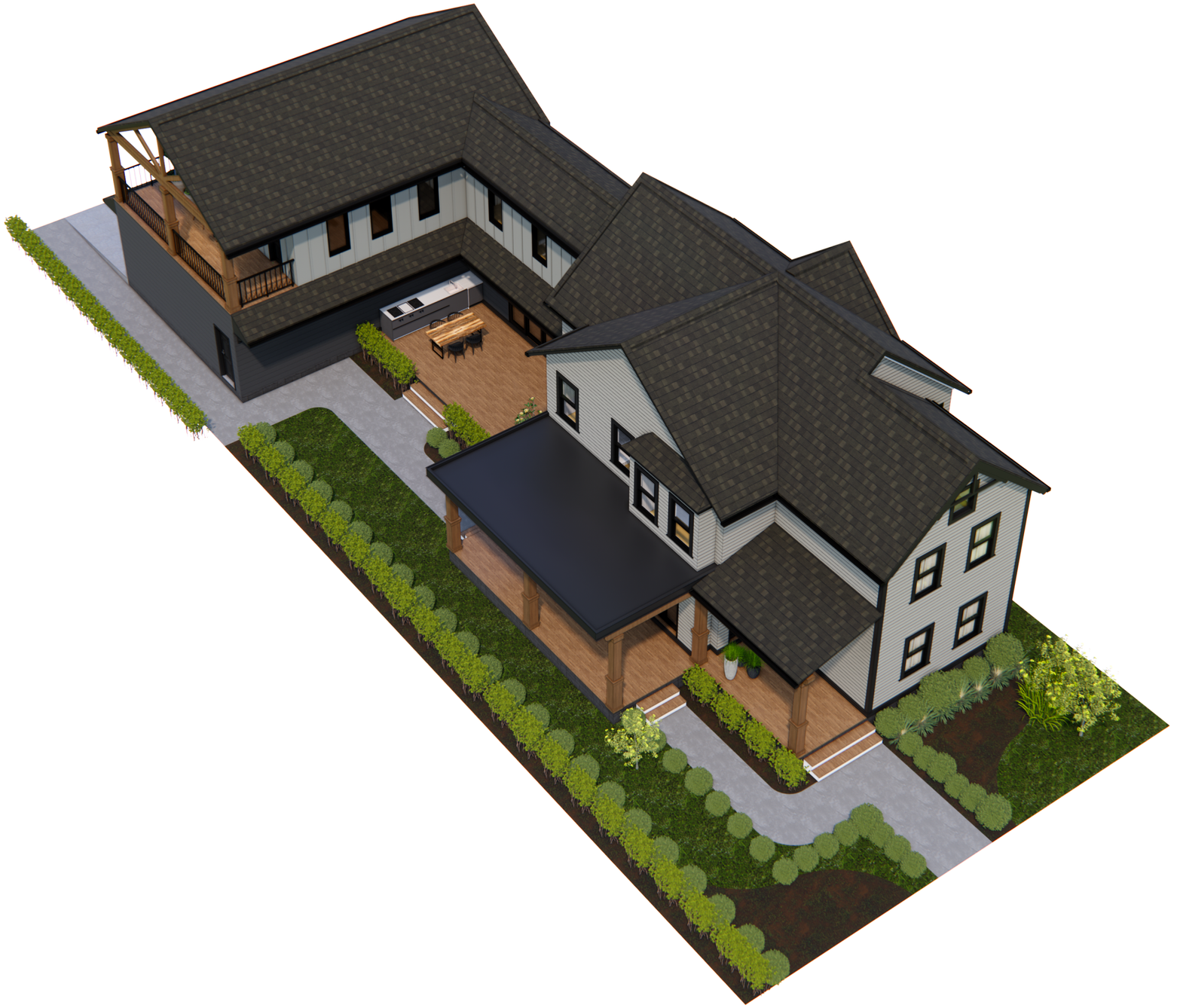
Rear Rendering



Side Rendering



Aerial Rendering



Courtyard



COLOR OPTIONS



Option A



Option B



Option C



Rafter Tail Details



Post Details

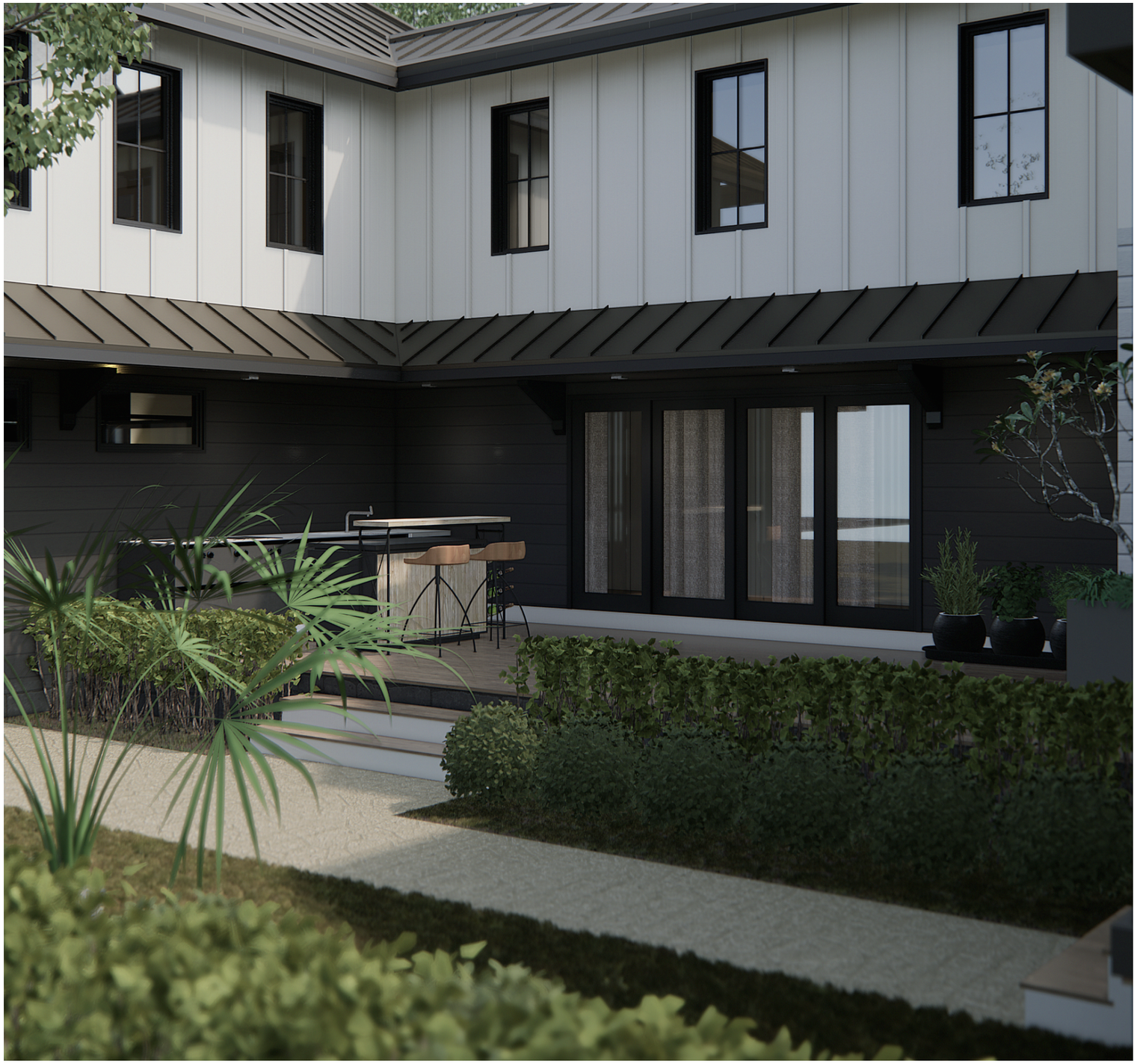
Front Rendering- OPTION 2



Rear View- Option 2



Courtyard- Option 2



Existing Conditions Pictures

FRONT OF HOUSE



FRONT OF HOUSE



REAR OF HOUSE



REAR OF HOUSE



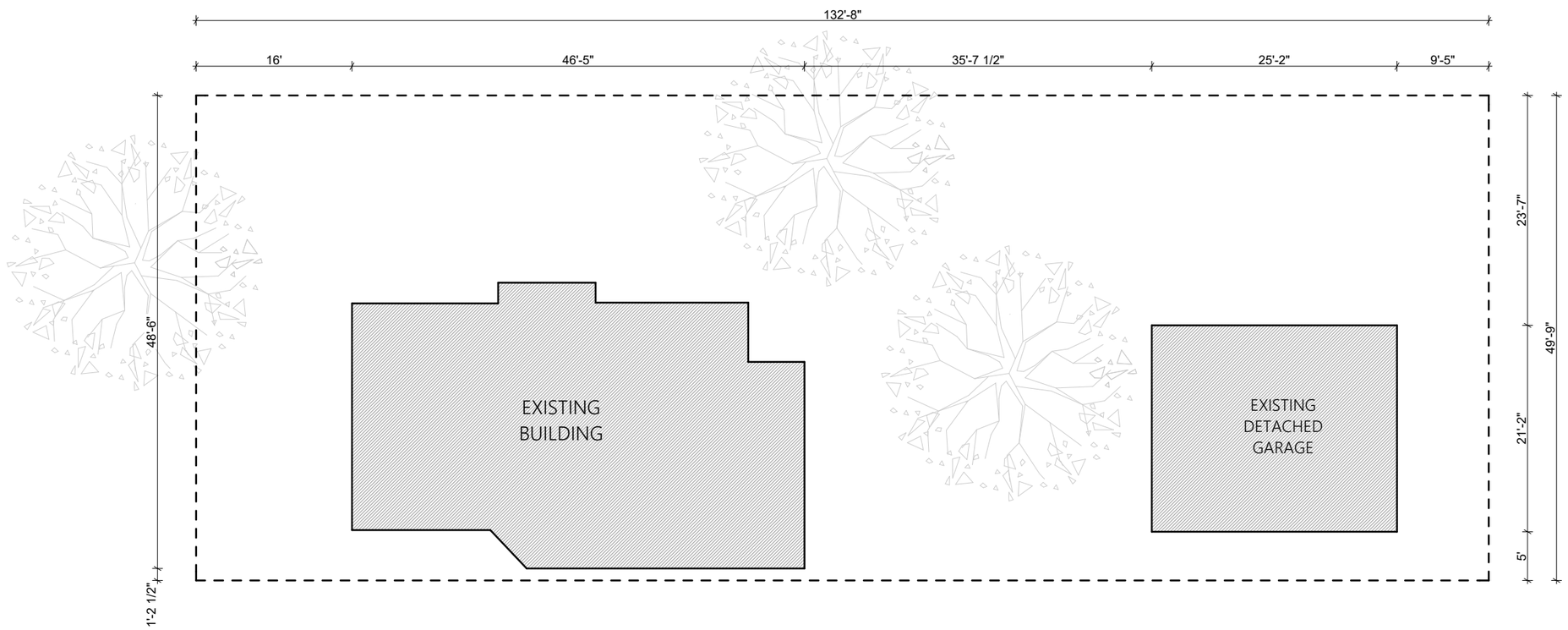
SIDE OF HOUSE



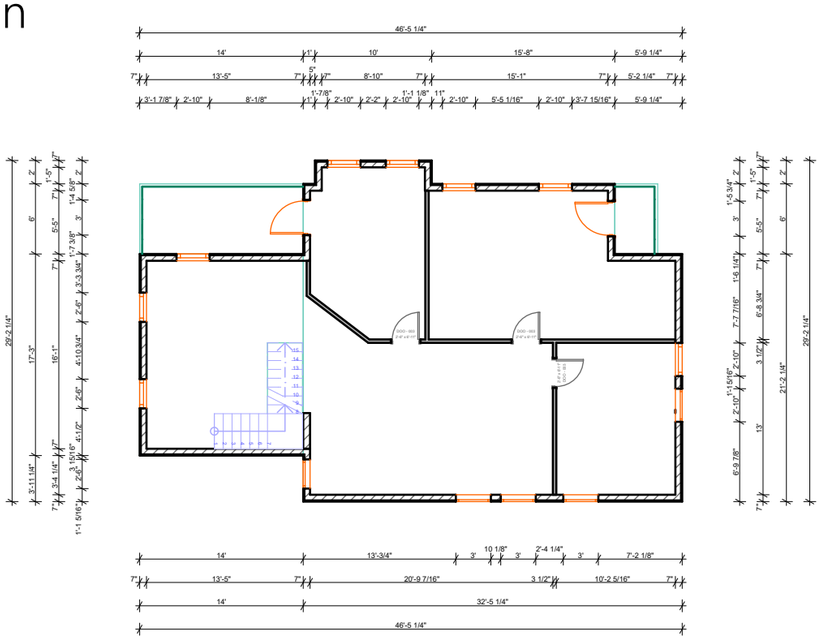
Existing Drawings

Plans / Elevations / Sections

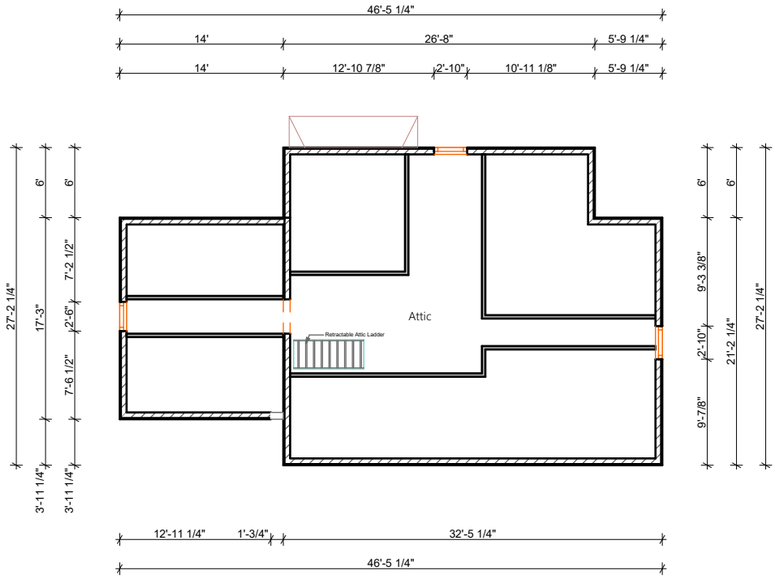
Existing Site Plan



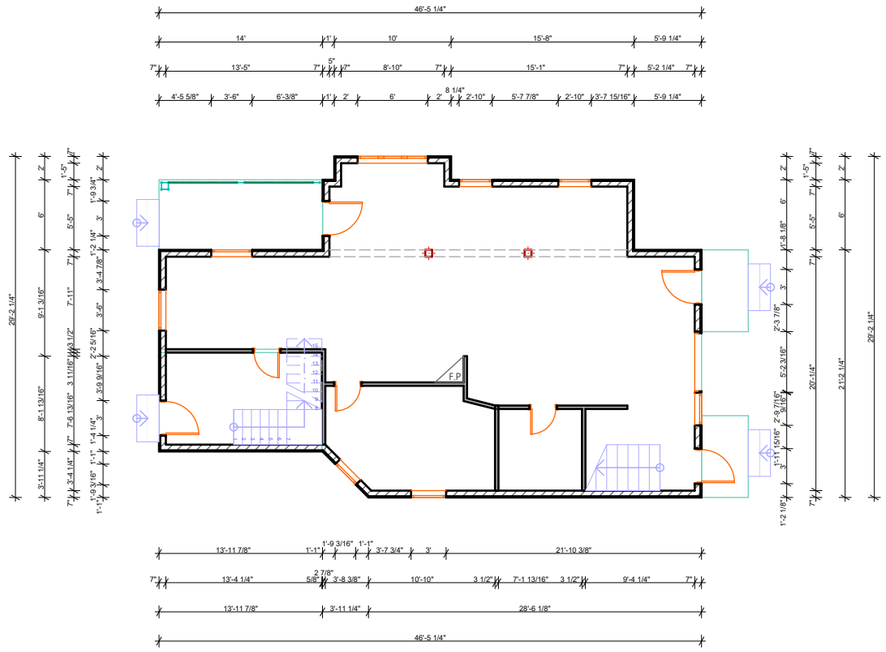
Existing Floor Plan



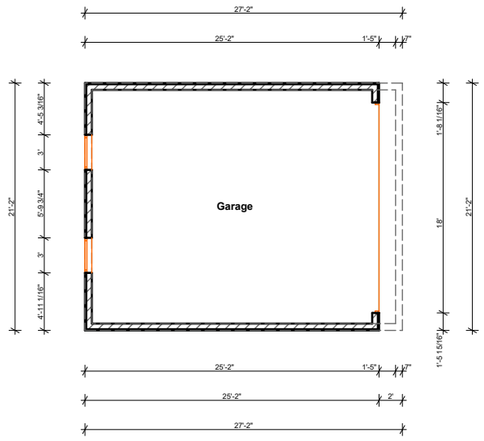
Second Floor Plan



Attic

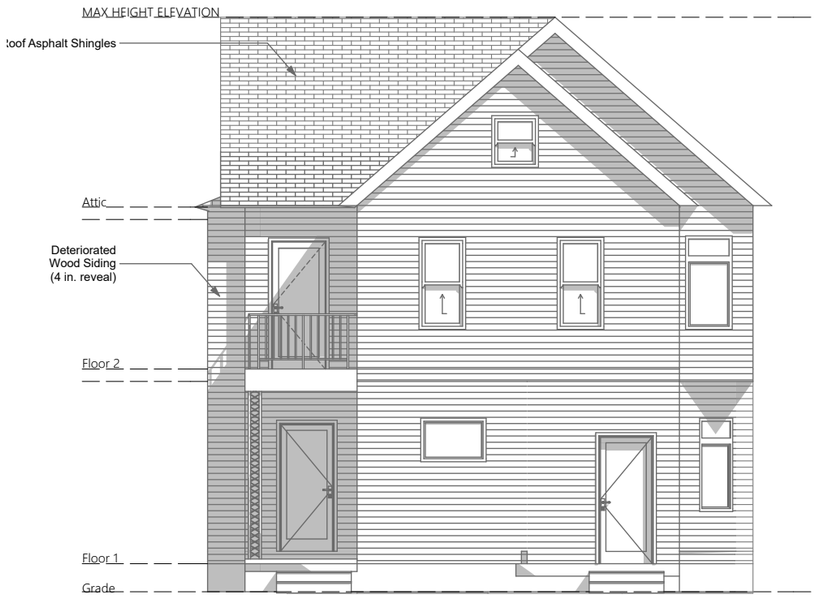


First Floor Plan



Detached Garage

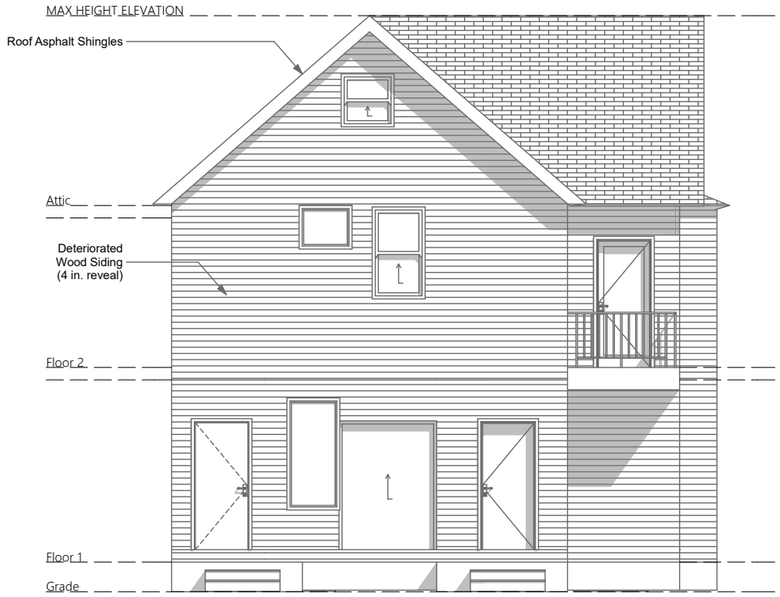
Existing Building Elevations



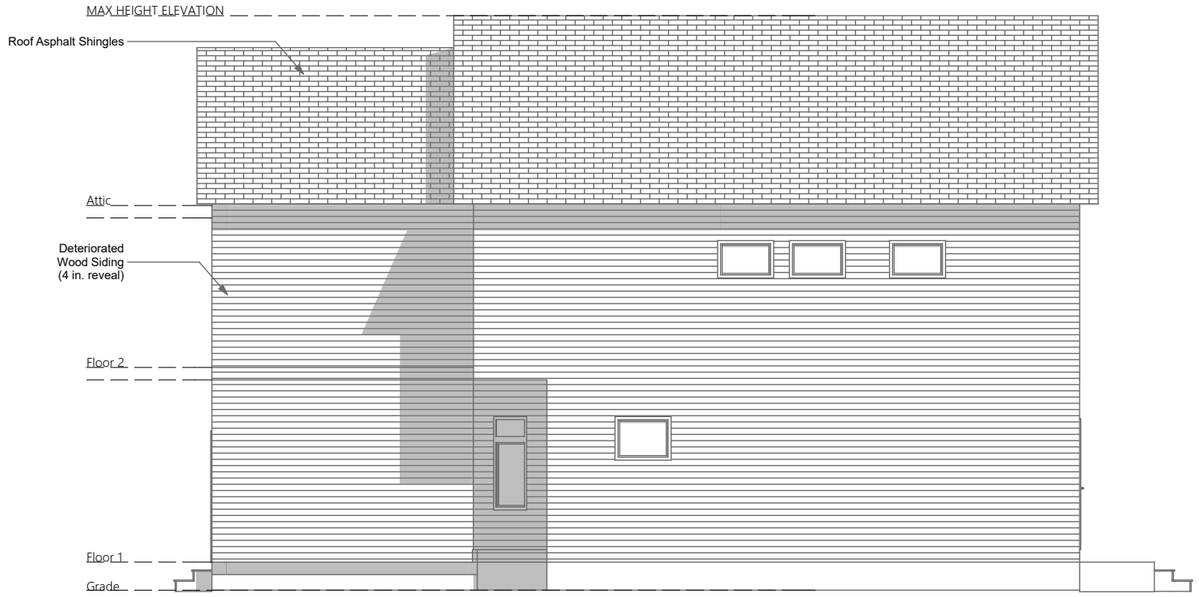
West Elevation



North Elevation

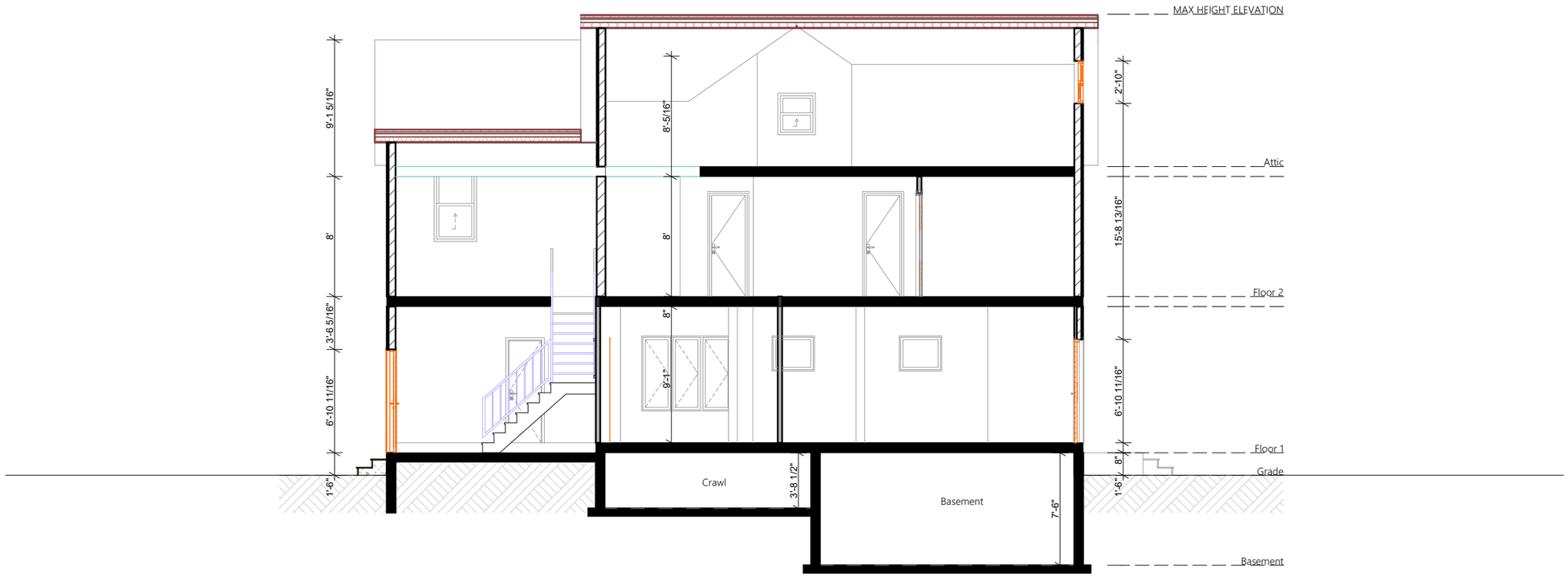


East Elevation



South Elevation

Existing Building Cross Section



Case 25-061

Certificate of Appropriateness

Ohio City Historic District

West 29th Open Street
West 29th Street

Streetscape/Site Improvements

Project Representatives: Calley Mersmann & Britany Pabon, City of Cleveland
Ward 3: Councilmember McCormack

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CLEVELAND LANDMARKS COMMISSION

CITY OF CLEVELAND
Mayor Justin M. Bibb

W. 29th Open Street Informational Update

August 28, 2025

A Mayor Initiative

Project for Public Spaces

Calley Mersmann
Director of City Planning
City of Cleveland

Britany C. Pabon
Near Westside City Planner
City of Cleveland

The Vision

To create a safe, pedestrianized plaza on W. 29th Street that provides quality public space for residents and businesses, which is an extension of the already existing placemaking efforts to live, eat, play, lounge, and work

Existing Conditions



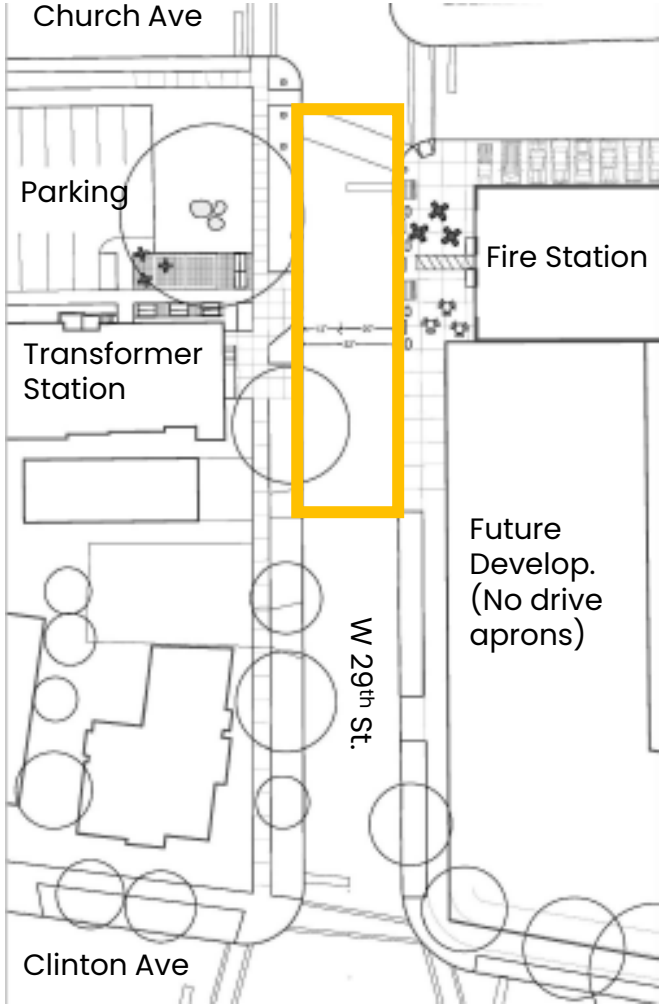








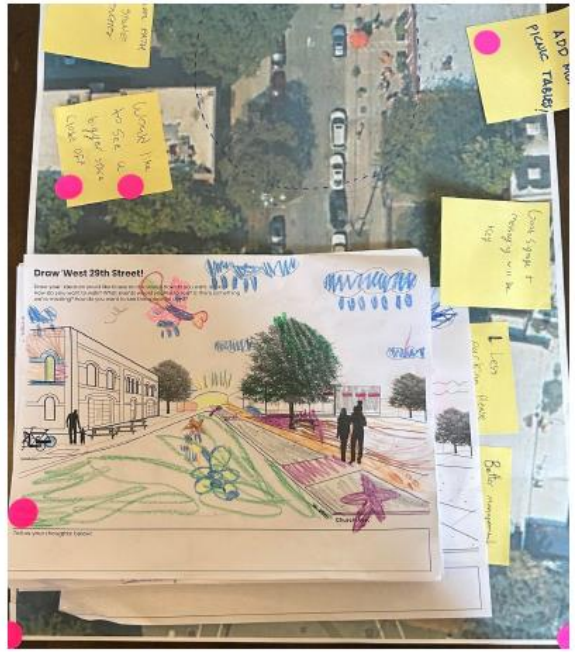




Progress So Far

- **Mid 2022**: Business temperature on the open street
- **Late 2023**: $100,000 grant from Project for Public Spaces for community design + implementation
- **Early 2024**: commence community engagement
- **August 2024**: Temporary installation to gather feedback on design + programming
- **June 2025**: supplemental $15,000 grant from Cleveland Foundation for additional barricade
- **July 2025**: community outreach on final design

Ongoing: core team coordination with PPS







W. 29th Open Street Temporary Closure

August 2024

A two-week closure with community-led events that were well attended





Jersey barrier sign gifted by a local artist!



equipment and set up by NOACA Street Supplies, and adjacent stakeholders







A bit of History in the Area

- Historically, a place of gathering and events

In 1975, the intersection of W 29th and Church gathered the second Pride, where approximately 100+ people participated

Cleveland Scene



Events: At a large scale

City Stages, a fantastic event led by CMA, the owners of the Transformers station next door. They host a massively popular summer event, catering to thousands

The open street mainly caters to residents and businesses in the surrounding vicinity, and offers a calmer alternative activity long term for the community









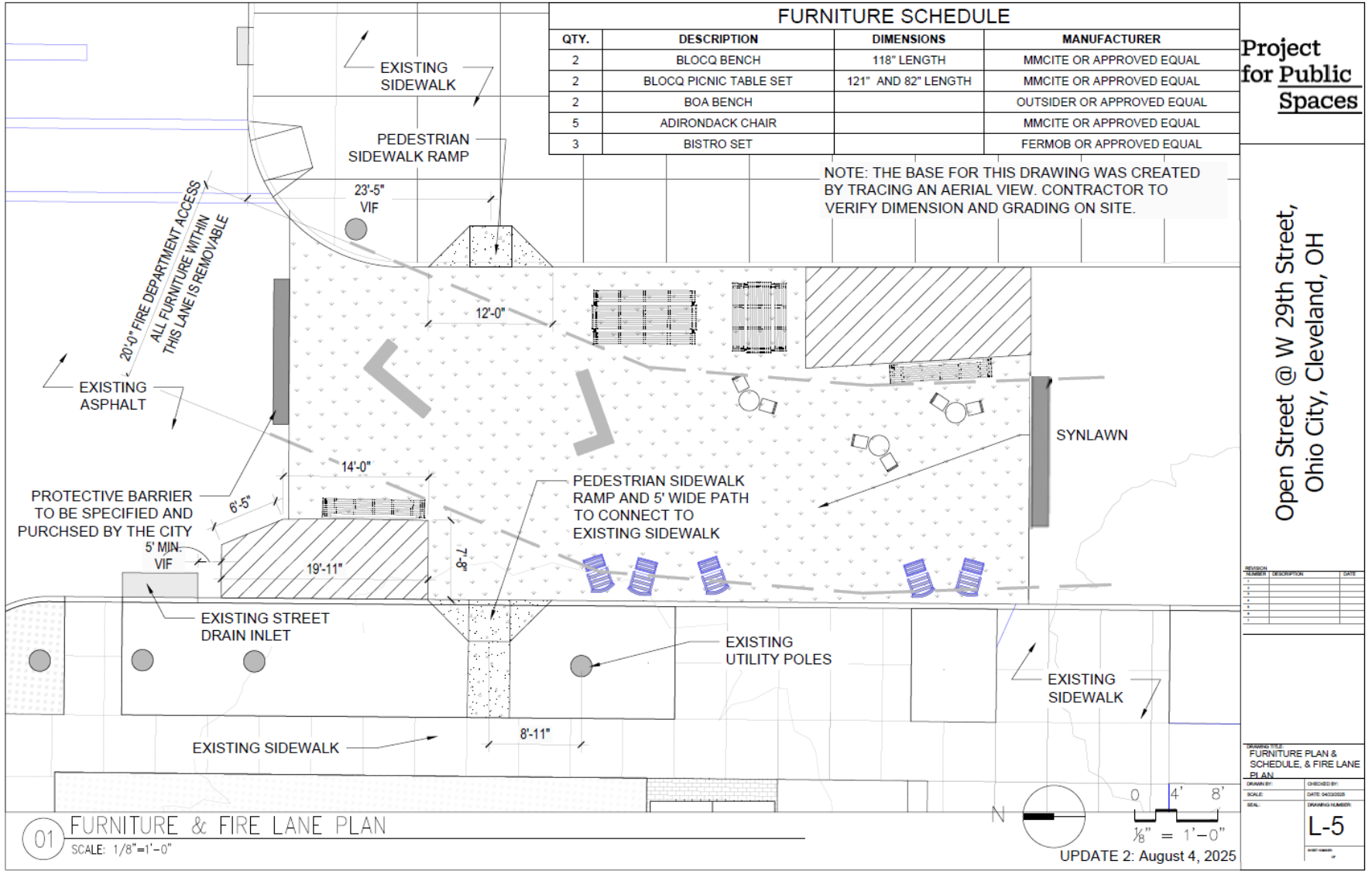
Focus Area

- Half a block between Church and Clinton
- Church and Clinton to remain open
- Considerations of immediate stakeholders have been taken for access when needed



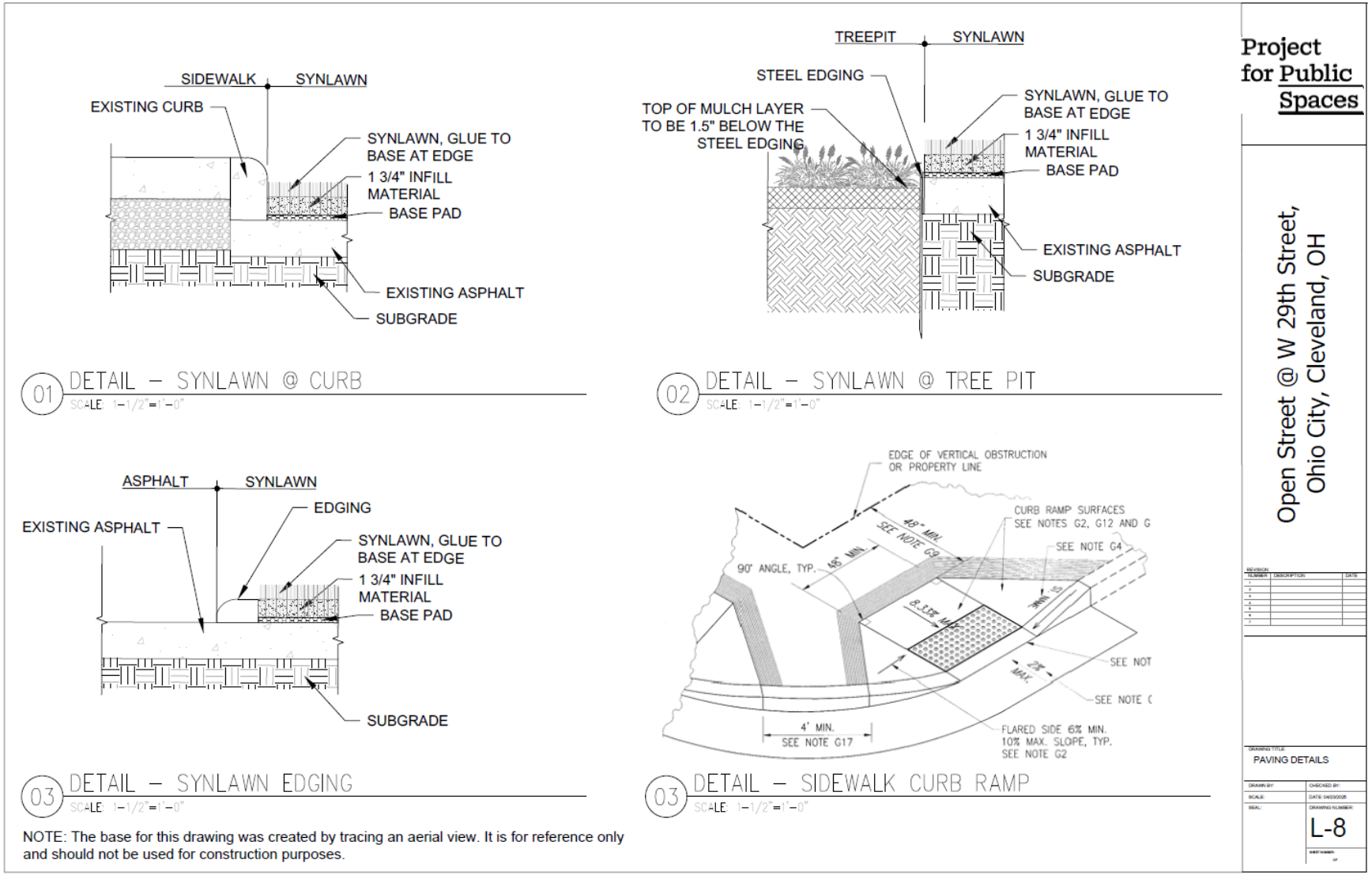
Updated Design

- A blend of permanent and sturdy equipment, and other movable, lighter furniture
- Tree pits to enhance green space and shade
- Synlawn to consider safe child play and events
- Boas climbable furniture
- Crash rated Thomas Barriers approved by Fire



Additional Specs

- No sidewalk ramp currently exists
- Synlawn installation

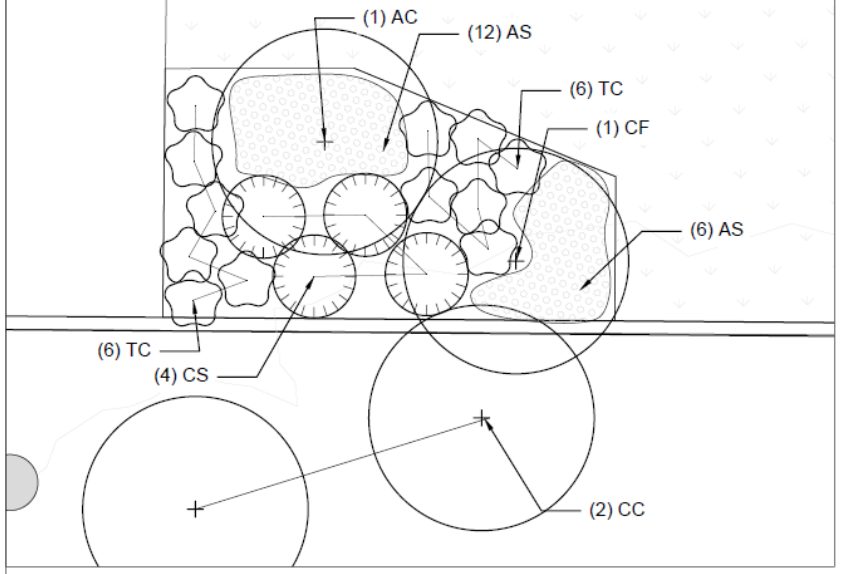


Additional Specs

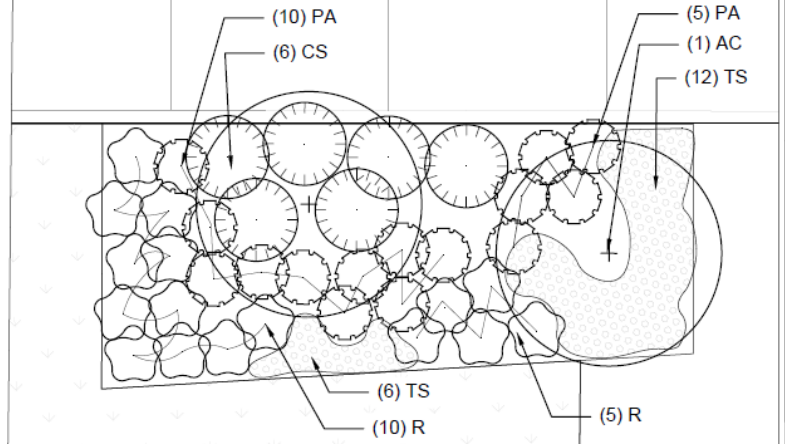
- Landscape Plan for tree pits on either side

PLANTING SCHEDULE

QTY.	SYMBOL	LATIN NAME	COMMON NAME	NOTES
TREES				
2	AC	Amelanchier canadensis	Shadblow Serviceberry	
2	CC	Carpinus caroliniana	American Hornbeam	
2	CF	Cornus florida	Flowering Dogwood	
PERENNIALS				
18	AS	Asarum canadense	Canadian Wild Ginger	24" SPACING
15	PA	Perovskia atriplicifolia	Russian sage	36" SPACING
12	TC	Tiarella cordifolia	Heartleaf foamflower	24" SPACING
10	CS	Cornus sericea	Redtwig Dogwood	3' SPACING
18	TS	Thymus Serpyllum	Creeping Thyme	9" SPACING
15	R	Rudbeckia fulgida 'Goldsturm'	'Goldsturm' Black-eyed Susan	15" SPACING



01 ENLARGEMENT PLAN – STORMWATER TREE PIT A
SCALE: 1/4"=1'-0"



02 ENLARGEMENT PLAN – STORMWATER TREE PIT B
SCALE: 1/4"=1'-0"

NOTE: The base for this drawing was created by tracing an aerial view. It is for reference only and should not be used for construction purposes.

N

0 2' 4'
1/4" = 1'-0"

Project for Public Spaces

Open Street @ W 29th Street, Ohio City, Cleveland, OH

STORMWATER PLANTER PLANTING PLANS

L-6

Updated Design: Furniture Or Equivalent



Mmcite: Blocq LBQ150 Bench – Short and long



A few sets of Bistro Tables



Pollywood: Adirondack lounge chairs

Mmcite: Blocq LBQ960 Picnic Tables - Short and long



Outsider: Boa



THOMAS BARRIERS

SafeZone Pin Down steel Thomas barrier









August 21st Update – Business community meeting

Biggest take-a-ways:

The surrounding businesses are excited for the open street! The conversation was fruitful and collaborative.

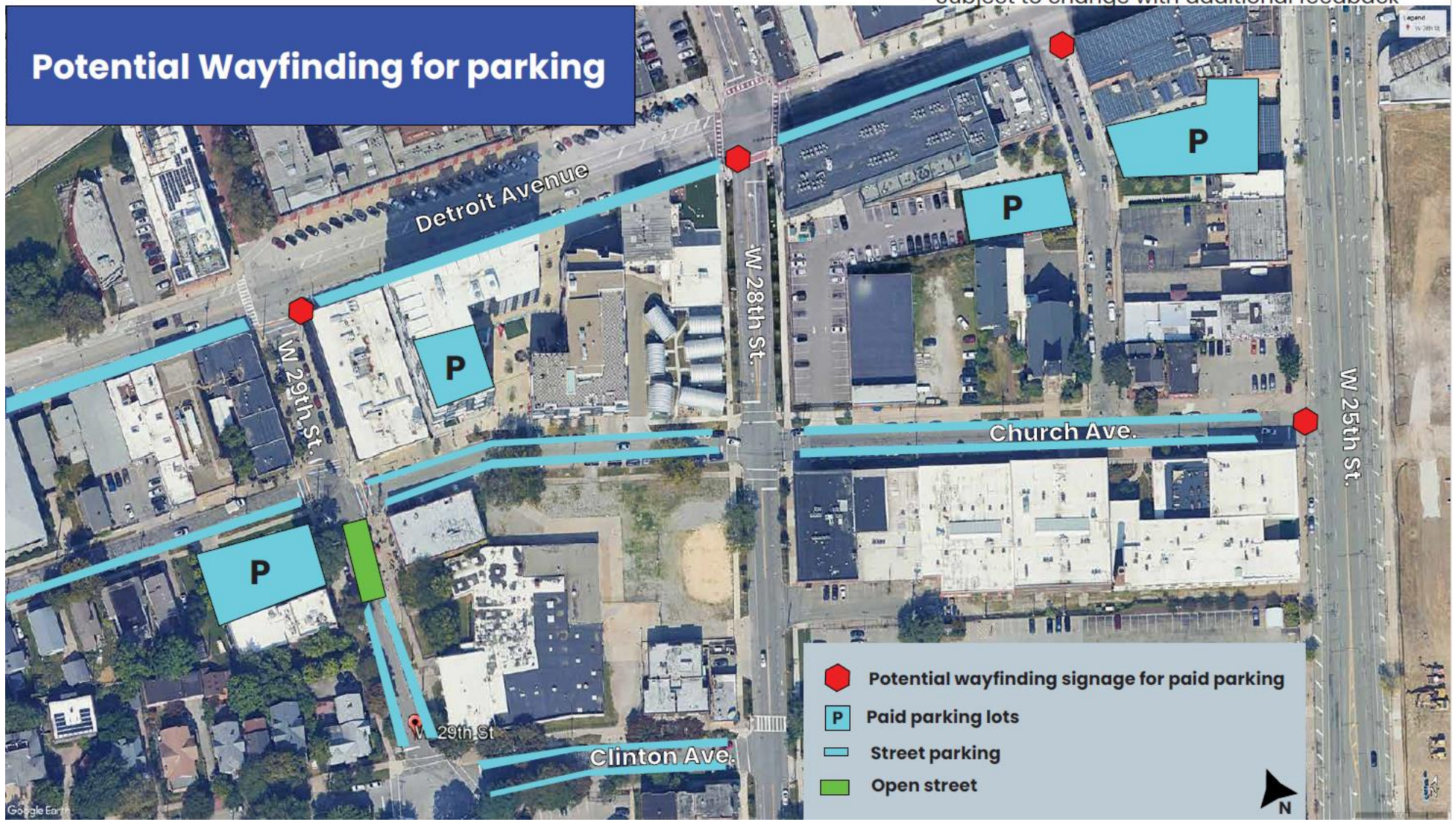
Important Items to mention on resolution:

- Local businesses that frequent the area daily want the tree pits and Synlawn!
- Better wayfinding signage in the area to paid parking lots
- Crosswalk with a new and accessible ramp to be included in the project
- Steering committee to assist in programming, updates, and coordination
- Maintenance will be absorbed in 2026 with already existing upkeep from the Fire Station owners' crew
- Timeline – Procurement of equipment in 2025 with some fall programming, full install in Spring 2026

Additional ongoing items: Pick-up/drop off locations, metered parking, other signage, residential permit parking, striping driveways on Church

* Subject to change with additional feedback

Potential Wayfinding for parking



Key Timing Considerations

- Project for Public Spaces funding timing requirements are a key consideration:
    - Grant formally ended in May, 2025
    - Need to show spend-down by end of year
    - Need to show construction progress on project site (tree pits and ground cover)
    - OK to plan for full closure in spring 2026

Proposed Timeline

Short Term (2-3 weeks)

- Finalize design and design approvals (Landmarks)
- Bid out equipment purchases
- Finalize task orders for construction (tree pits and ground cover)
- Enhance project website
- Establish project steering committee

Mid Term (Sept-Dec)

- Coordinate seasonal programming opportunities
- Community construction opportunities: adding art to barricades; assembling furniture; potential street painting
- Planning for parking management, wayfinding, traffic signal changes (W. 25th St)
- Finalize maintenance plan (site-specific or district-wide?)

Long Term (Jan-April)

- 2026 programming calendar coordination
- Parking management implementation
- Closure roll-out

Thank you!



CITY OF CLEVELAND
Mayor Justin M. Bibb

Schematic Plan Review

August 28th, 2025

CITY of CLEVELAND
MAYOR JUSTIN M. BIBB
CLEVELAND LANDMARKS COMMISSION

Case 25-068

Schematic Plan Review

Gordon Square Historic District

Cleveland Public Theatre
6201 Detroit Avenue

Façade Improvements and Signage

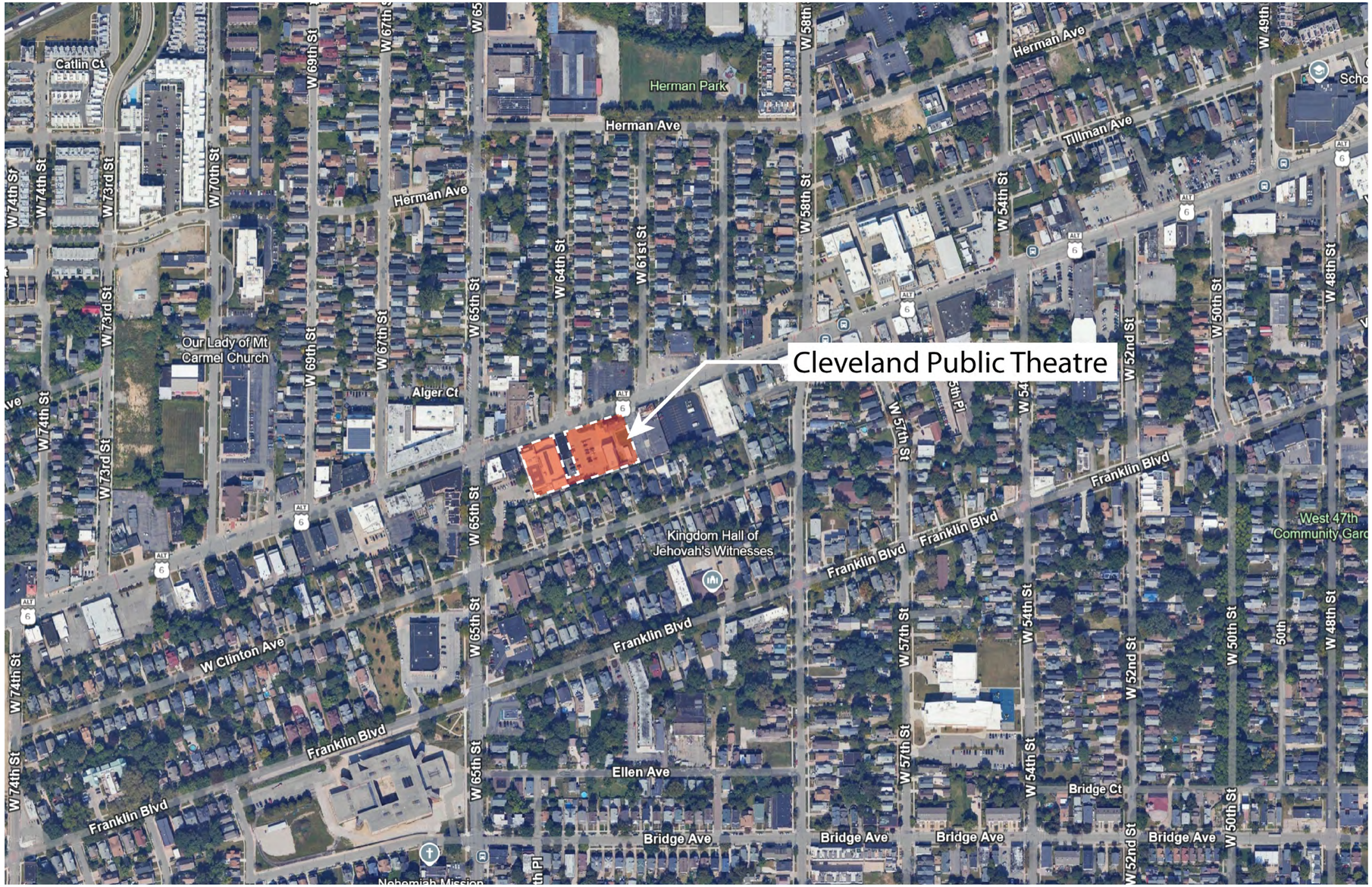
Project Representatives: Peter Bohan, Perspectus; Carter Edman, Marous Construction

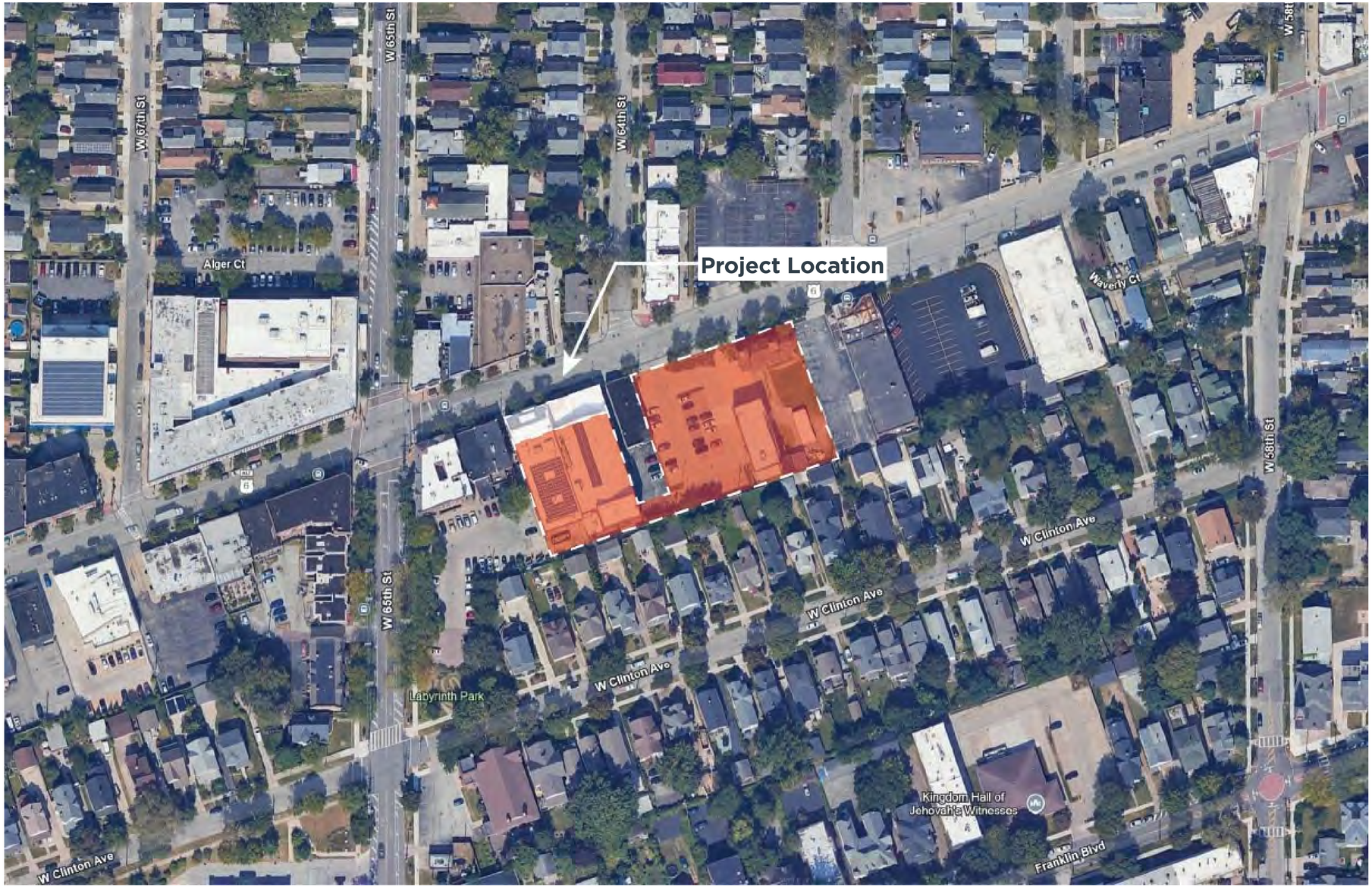
Ward 15: Councilmember Spencer



CLEVELAND PUBLIC THEATRE FACADE + STREETSCAPE IMPROVEMENTS

SITE LOCATION MAP	02
SITE CONTEXT PLAN	03
EXISTING SITE IMAGES	04-05
HISTORIC SITE IMAGES	06
PROPOSED SITE PLAN	07
ELEVATION DRAWINGS	08-09
PERSPECTIVE RENDERINGS	10-11


Cleveland Public Theatre
Herman Park
Herman Ave
Tillman Ave
Catlin Ct
Our Lady of Mt Carmel Church
Alger Ct
Kingdom Hall of Jehovah's Witnesses
West 47th Community Garc
W Clinton Ave
Franklin Blvd
Ellen Ave
Bridge Ave
Bridge Ct
Nehemiah Mission
W 74th St
W 73rd St
W 70th St
W 69th St
W 67th St
W 65th St
W 64th St
W 61st St
W 58th St
W 57th St
W 54th St
W 52nd St
W 50th St
W 49th St
W 48th St


Project Location
W 67th St
W 65th St
W 64th St
W 58t
Alger Ct
Waverly Ct
W 58th St
W Clinton Ave
W Clinton Ave
W Clinton Ave
W Clinton Ave
Labyrinth Park
Kingdom Hall of Jehovah's Witnesses
Franklin Blvd


cleveland Public theatre


C P T


Cleveland Public Theatre

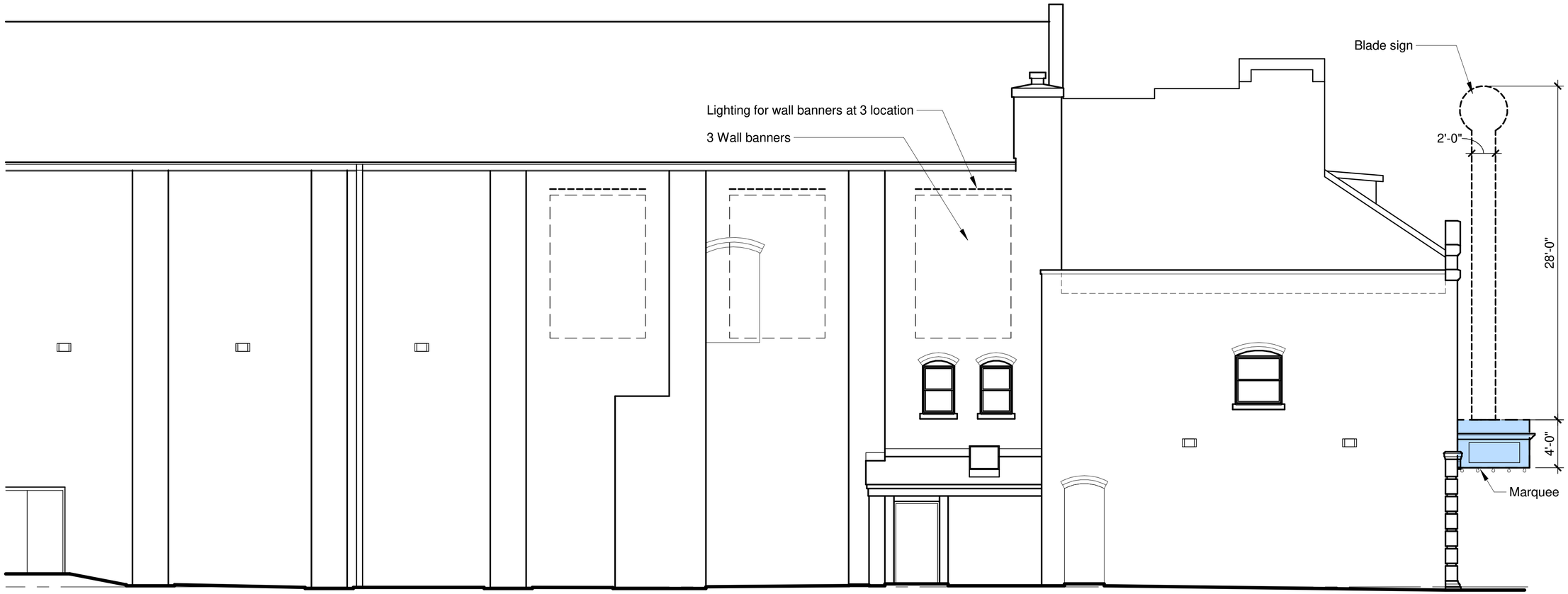

Cleveland Public Theatre


CLEVELAND


Cleveland Public Theatre
64
WHITE ELEPHANT
CARPET


PARISH HALL
GARAGE
STAGE
OFF.
OFF.
CHURCH
See East Elevation
GORDON SQUARE THEATRE
JAMES LEVIN THEATRE
ELEC.
DRESSING RM.
EVS.
STO.
OFF.
ELEC.
STO.
EVS.
STO.
KITCHEN
TLT. RM.
EVS.
STO.
MEC.
OFFICES
ENTRY
BOX OFFICE
STOREFRONT THEATRE
See North Elevation
Remove (2) existing street trees and replace with low plantings
DETROIT AVENUE
W. 64th STREET
W. 65th STREET


CPT blade sign
28'-0"
1'-2"
Remove sign and all supports and attachments and relocate sign to west facade of Parish Hall
23'-1"
cleveland PUBLIC theater
Cleveland Public Theatre
3'-0"
4'-0"
9'-2 1/2"
17'-8"
9'-1"
11'-6"
7'-3"
3'-0"
7'-2 1/2"
5'-0"
5'-0"
5'-0"
3'-0"
13'-11"
14'-3"
6'-7"
Marquee;
Front - "cleveland PUBLIC theater" text,
Sides - LED screens primarily for text
LED light band (programmable) to connect blade sign, marquee and James Levin Theater building
LED cabinets (interior) with power and supporting technology


Blade sign
Lighting for wall banners at 3 location
3 Wall banners
2'-0"
28'-0"
4'-0"
Marquee


CLEVELAND
PUBLIC THEATRE
cleveland PUBLIC theatre
GOLDEN FLAME



VIEW LOOKING WEST