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Landmarks Commission

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Agency: [Cleveland Landmarks Commission](#)

Date: Aug. 10, 2023

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Summary

- The state of the various [Cultural Gardens](#) has shifted as geopolitical bodies have changed. Alex Machaskee, former president and publisher of The *Plain Dealer*, outlined some of the history of the [Serbian Cultural Garden](#); namely, that it was originally incorporated as part of the Slovenian garden (along with Croatia) to form the Yugoslav Garden in the 1930s. In response to the breakup of Yugoslavia in the 1990s, however, that garden once again became solely Slovenian. Machaskee himself was part of initiating the Serbian Cultural Garden in 2007.
- Some commission members seem open to prioritizing renewable energy in the form of solar panels over strict adherence to aesthetics and historical preservation, based on approval of solar panels at an Ohio City house.
- Commission approval process (or lack thereof) was a prominent theme in today's meeting.
 - Several Cultural Gardens (unclear which ones) are apparently out of sync with commission standards and perhaps not going through the review process at all.
 - A Landmarks Commission staff member said that they are in the process of developing official guidelines for solar panel installation in the hopes that it will be adopted as policy by the Landmarks Commission. This will hopefully prevent the need for all solar panel installations going through the full review process, they said.
 - The current awning at Saucy Brew Works in Ohio City, according to a Landmarks staff member, did not go through the appropriate approval or permitting process before it was erected.

Follow-Up Questions

- Was Saucy Brew Works ever fined for using an “ask for forgiveness, not permission” approach to installing its awning? How will the owners and the

developers respond to the commission's overall general disapproval of their approach to the awning?

Notes

Commission members present: Michele Anderson; Carter Edman; Jonathan Bonezzi; Joyce Pan Huang, director of City Planning; Allan Dreyer; Robert S. Strickland, vice chair; Raymond Tarasuck, Jr.; Julie Trott, chair; Michael Sanbury; Regennia Williams

Deborah A. Gray, Ward 4 council person, appeared to be absent at the beginning but joined later.

- Commission member read the preamble
 - [Robert's Rules of Order](#)
- Commission member read Meeting Rules and Procedures

CALL TO ORDER @ 9:06 a.m.

CERTIFICATES OF APPROPRIATENESS

1. Case 23-073: Cleveland Cultural Gardens

Serbian Cultural Garden – 770 Martin Luther King Jr. Drive (Garden Plan Case 07-012)
Plaza enhancement

Ward 9: Kevin Conwell *[Editor's note: The people listed after each ward are the Cleveland City Council members whose ward the project is in].*

Project representatives: Alex Machaskee, Balkan Heritage Preservation Foundation

- A City Planning staff member said an investigation found that several gardens don't meet [design review](#)/permit requirements -- including through the commission --, and that Machaskee is here in good faith with a desire to make sure proper procedures are completed.
- A commission member expressed gratitude that Machaskee was here to help shore up the approval process for the Cultural Gardens.
- There was some confusion around who initially brought up the lack of formal approval process regarding the Cultural Gardens. Strickland was surprised that the city was bringing it up rather than the [Cultural Gardens Federation](#) itself.
 - Staff clarified that the federation has indeed been involved and will likely be expanding to improve their ability to participate in the approval process.
 - Huang followed up by saying that, while it's very important that the Landmarks Commission reviews all submissions; the mayor's office was

made aware because of the sensitive and sometimes political nature of the gardens. A solid process is important to ensure that the installations are appropriate and culturally sensitive, she said.

- **Additions at the Serbian Garden unanimously approved.**

2. Case 23-066: Lorain Avenue Historic District

3250 Lorain Avenue (Case 21-005, Approved 1/28/2021, Concept review 7/13/2023)

Renovations and rehabilitation

Ward 3: Kerry McCormack

Project representatives: Jason Rohal, Heart Design Group

- Rohal was seeking approval for a revised plan for renovating for residential purposes.
- **Unanimously approved with the condition of including composite siding on the building.**

3. Case 23-074: Ohio City Historic District

Bisbee residence – 1916 W. 44th Street

Solar panel installation

Ward 3: McCormack

Project representatives: Zach Lalkowski, YellowLite, Inc.

- Lalkowski presented the goal to install 14 solar panels on a private residence.
 - He had been told by the [Ohio City Design Review Committee](#) that some panels were too close to the street and were therefore not aesthetically ideal.
- Edman said he would have preferred that the panels remain fully visible as a show of conservation efforts, but ultimately supports the proposal.
- Anderson agreed. Since traffic is one-way going south, and the panels are installed on the south-facing part of the roof, most drivers wouldn't see the panels, she said, adding that we need to support energy conservation.
- **Unanimously approved.**

4. Case 23-075: Warehouse Historic District

Water Street Condos – 1133 W. 9th Street Wall Mural Installation

Ward 3: McCormack

Project representatives: Joe Whelan, Whelan Walls LLC

- There was clarification that “mural” in this context means a large sign, as opposed

to an art mural.

- **The project was unanimously approved with conditions of increasing the border to 2 feet on all sides, changing the bottom-up lighting to top-down to meet dark sky requirements, using mortar joints for fastening, and establishing an exception for the city code's [80% wall coverage rule](#).**

5. Case 23-076: Little Italy Historic District

2158 Murray Hill Road (Case 20-039, Approved 8/27/2020)

Renovation

Ward 6: Blaine Griffin

Project representatives: Antonia Marinucci, The Architetta

- **Conditional approval (recess the door, change gooseneck lighting scheme, change color) unanimously approved.**

7. Case 23-078: Ohio City Historic District

Saucy Brew Works – 2885 Detroit Ave.

Expansion

Ward 3: McCormack

Project representatives: Steve Jennings, LDA Architects

- The proposal involves expanding into newly vacated parts of the building, notably expanding the already-existing awning.
- A Landmarks staff member went over the long history of getting this project rolling – starting as early as 2016 – especially regarding the currently existing awning, which was described as “too large” by the staff member and apparently never got official Landmarks Commission approval before its construction.
 - This oversight was given a bit of leeway due to the pandemic, but staff recommended denying the awning addition and upholding the earlier awning denial.
- Several commission members agreed that the awning is too big and adds too much black to the facade.
- Trott said she appreciates that they're coming to the commission prior to doing the work in this case, but she cannot support the awning expansion.
- **Ultimately, certain parts of the project were approved unanimously (expanded seating, fencing, an additional garage door) with stipulation that the plan be**

refined to include six bike racks, a permanent dumpster location is provided to staff, and that the awning extension is disapproved.

- Sanbury, of LDA Architects, recused himself.

9. Case 23-079: Clifton Blvd./West Blvd. Historic District

Starbucks – 11603-11623 Clifton Blvd.

Signage and drive-through renovations

Ward 15: Jenny Spencer

Project representatives: Zack Cowan, Zoning Resources

- Jim McFarland presented. He said it is an existing Starbucks facility that neighbors some residential properties.
- Anderson expressed concern about noise impact on the neighbor.
 - McFarland said they can request written permission from the neighbor.
- Trott said the lot is dangerous for both pedestrians and circulating cars.
- **Project was unanimously disapproved until the issues discussed are addressed.**

10. Case 23-080: Magnolia-Wade Park Historic District

(11017-19) Wade Park Avenue (Case 21-093, Approved 12/9/2021)

New construction of a single-family home

Ward 9: Conwell

Project representatives: Evin Peavy, Owner

- Public comment: One neighbor has objections to the project, expressed via email.
 - Concerns about how to make it not stand out from other houses, trees have to be removed, and a house has never been on this property before.
 - Staff member did respond via email with an explanation of their approval process.
 - Just because there was never a building on the lot doesn't mean there can never be one.
- Anderson said she loved the improvements over the last design.
- Edman agreed, with the caveats that he would prefer composite board siding over vinyl and that a simple shed roof over the porch instead of a hip roof would be more fitting.
- Huang agreed, and asked what 6 over 1 means.
 - Edman: refers to divisions in window sash: 6 panes over 1 pane.
- **Approved unanimously with condition that windows be changed from 4 over 4 to 6 over 1, a recommendation that composite siding be used, and that there is a drop detail from windowsill to intersection of porch roof line.**

CONCEPT PLANS *[Editor's note: The commission does not issue approval or disapproval of concept plans but merely offers feedback.]*

11. Case 23-081: Little Italy Historic District

1902 East 123rd St.

Renovation and new construction

Ward 6: Griffin

Project representatives: Andrew Kalnitsky, Gold Key Builders; Ryan Grass, Grassroots Architecture

12. Case 23-082 and Case 23-083: Little Italy Historic District

1944 E. 124th Place

New construction and demolition of a single-family home

Ward 6: Griffin

Project representatives: Fred Margulies, Onyx Creative; Robbin Garcia, owner

- Local block club submitted positive public comment
- Strickland went over the history of the building, including residents.
- Some hesitation around the current plan.
 - Front-loaded garage is of concern for commission members.
 - Representatives were encouraged to sit down with Zoning or Landmarks staff to discuss further.

DESIGN REVIEW COMMITTEE APPOINTMENTS

- Trott recused herself, Strickland took over as chair.

Little Italy - Connor Wollenzier

Magnolia-Wade Park, East Boulevard, Grantwood Allotments - Emily Scheffler

Ohio City - Christopher Persons

Historic Gateway & Warehouse Districts - Rachel Pearce

- **Single motion to approve all of the appointments approved unanimously.**

Past meeting minutes approved unanimously.

Commendations: to Jonathan Bonezzi, who is leaving the commission at the end of August and going back to school.

ADJOURNMENT @ 12:31 p.m.

If you believe anything in these notes is inaccurate, please email us at cleDOCUMENTERS@gmail.com with "Correction Request" in the subject line.