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Landmarks Commission

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Agency: [Cleveland Landmarks Commission](#)

Date: March 14, 2024

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Summary

- There were visual presentations of the proposed projects.
- The commission posed questions relevant to the projects' success.
- Project representatives provided “before” and “after” renderings of the proposed projects.

Follow-Up Questions

- Can future meetings allow closed caption features? That would have been very helpful for this meeting.
- Can the commission provide a clearer visual of the people at the meeting? The only item clearly labeled for their streamed video was CCH - COC Room 514.

Notes

Commission members:

Michele Anderson; Mark Duluk; Chris Loeser; Joyce Pan Huang, director of City Planning; Allan Dreyer; Robert S. Strickland, vice chair; Raymond Tarasuck Jr.; Julie Trott, chair; Deborah A. Gray, Ward 4 council member; Michael Sanbury; Regennia Williams

CERTIFICATES OF APPROPRIATENESS

1. Case 24-022: Mall Historic District

Huntington Convention Center of Cleveland – 1 St. Clair Avenue NE

Signage

Ward 3: Council Member Kerry McCormack

Project representative: Matt Heisey, Vocon

Heisey presented.

Landmark staff recommendation: Correct signage positioning.

Approved with recommendations.

2. Case 24-023: Prospect Avenue Historic District
Crash Champions – 3752 Prospect Avenue E
Renovations
Ward 5: Council Member Richard Starr
Project representative: Jesse Burkett, Tessere

Burkett presented.

Approved with recommendations.

3. Case 24-024: Ohio City Historic District
4211 Franklin Blvd.
Pool installation and site improvements
Ward 3: McCormack
Project representative: Tyler Hrusch, American Earth Supply

Approved with recommendations.

4. Case 23-120: Ohio City Historic District (Concept Review on 11/30/2023)
4516 Clinton Ave.
Demolition of single-family home
Ward 3: McCormack
Project representative: Paul Beegan, Beegan Architectural Design

Beegan presented on final approval of the demolition and approval of concept plans for new construction.

Correspondence from McCormack was shared opposing the demolition.

Ohio City Inc. shared concerns about the ramifications for historical preservation in the neighborhood if the commission approves the demolition.

Stacy Morse, owner, stated that it would cost her too much to renovate and that structurally it should be demolished. Morse quoted Landmarks Commission guidelines

that support her stance on it being best to demolish, as well as a condemnation notice for the property from the Building and Housing department.

A commissioner asked if a partial demolition had been explored.

Beegan replied no.

The commission voted to deny the demolition and suggested submitting a new proposal for partial demolition.

Agenda items #6 and #7 in Ward 14 (Council Member Jasmin Santana) were heard together. The project representatives were Jill Brandt of Brandt Architecture and Kosta Almiroudis, a developer.

6. Case 22-056: Brooklyn Centre Historic District
Flats on Pearl – 3784 Pearl Road (Tabled on 11/30/2023)
New construction

7. Case 23-113, Case 23-114, Case 23-115, Case 23-116: Brooklyn Centre Historic District
Row On Garden – 2902 Garden Ave., 2800 Garden Ave., 2704 Garden Ave., 2604 Garden Ave.
Demolition of four one- and two-family homes

Brandt presented. She said the buildings on Garden have black mold, water damage, and issues with foundation, structure and rodent infestation.

Montserrat Monterrubio, Metro West Community Development economic development coordinator, said Metro West supports this project.

Commissioners said that if they table the demolition of one of the houses, doing so will result in tabling new construction on each project in Row on Garden. The Flats project can still move forward.

Demolitions for 2604 Garden, 2704 Garden, and 2800 Garden were approved. A motion to table 2902 Garden passed.

8. Case 23-112: Brooklyn Centre Historic District (concept review on 11/30/2023)
Row on Garden – Garden Avenue
New construction of six townhomes

Ward 14: Santana

Project representatives: Brandt and Almiroudis

Motion to table approved.

9. Case 22-041: Globe Machine and Stamping Company Building (approved on 11/10/2022)

The Shoreway – 1200 W. 76th St.

Revisions to addition

Ward 15: Council Member Jenny Spencer

Project representatives: Adam Comer, J Roc Development

William Neburka presented.

Commission mentioned a possible issue with the amount of glass in the proposed building in relation to the close proximity to the lake. They said it could disrupt bird migration patterns.

Commission asked for more explanation of the penthouse design and its alignment with the rest of the building's design. Neburka explained that the glass wall is still set back and is providing animation for the roof for expression with the sky.

Motion to approve with recommendations.

Motion approved.

Meeting adjourned at 12:53 p.m.

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