

Documenters

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Landmarks Commission

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Agency: [Cleveland Landmarks Commission](#)

Date: March 28, 2024

[See more about this meeting at Documenters.org](#)

Summary

- Regarding **Case 22-026: Gordon Square Historic District**, project representative Strizzi noted he is not sure what zoning has to say about the dog park. He said there is no mention or specific guidance around public dog parks on private property in the city code. The current code only discusses dogs within the city parks, not public dog parks on private property.
- The commission learned about plans for a new hospice center on Lakeshore Blvd.

Follow-Up Questions

- Can closed captioning be added during the presentations? I am severely hearing impaired and rely on CC. The replay **DID** include CC.
- Can a better view of those speaking be provided? Presenters in person had their backs to the camera, and I could not identify who was speaking.
- Regarding **Case 22-026: Gordon Square Historic District**, there was no discussion or mention of waste removal stations with bags and/or garbage cans. If the area is a dog park and/or pet relief area, where are the garbage cans?
- How much say should historic district homeowners have in the final approval and authorization when they choose to renovate/remodel their home? It appears there is a need for spelled-out, consistent guidelines and processes to follow that are timely and make sense. Shouldn't realtors, buyers and sellers be knowledgeable and on the same page about this?

Notes

The meeting began at 9:12 a.m. and adjourned at 12:34 p.m. The next scheduled meeting is set for April 11 at 9 a.m.

Roll call

Commission members:

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

CERTIFICATES OF APPROPRIATENESS

A graphic with a dark gray background and a yellow triangle on the right side. The text is white and yellow. It includes the Documenters logo, a definition of a Certificate of Appropriateness, and a note about when a certificate is required.

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TERMS TO KNOW

Certificate of Appropriateness:
Often brought before and reviewed by the Landmarks Commission, a Certificate of Appropriateness is a document stating that any proposed work is appropriate for the historic district the building is in and meets criteria in the local code.

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 A certificate is required before most exterior work begins and before a building permit can be issued.

1. Case 24-025: The Cultural Gardens

India Cultural Garden – 1190 Martin Luther King Jr. Drive

Sculpture Base Replacement

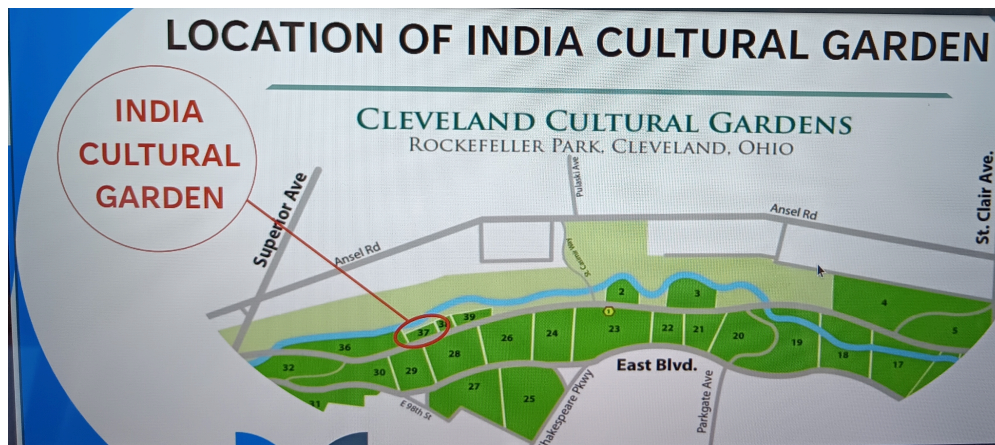
Ward 9: Kevin Conwell (note: This refers to the Cleveland City council members whose ward the project is in)

Project representatives: Hira Rane, Federation of India Community Associations

The Ghandi statue base repair will require the use of a crane, according to a rep from the vendor, Mario Stone.

Comments from Strickland: Define what is planned for the use/logistics of the crane.
Ensure the crane will not cause damage to existing structures.

Motion passed.



Click the link for more information on: [The Cleveland Cultural Gardens Federation – peace through mutual ...](#)

2. **Case 22-026: Gordon Square Historic District**

(Previously Approved March 24, 2022, and July 27, 2023)

[Welleon](#) (Waverly & Oak) Phase 2 – 5416 Detroit Avenue

Revisions to pocket park/plaza and petite commercial development

Ward 15: Jenny Spencer

Project representative: Justin Strizzi, Bond Street Group

Strizzi presented. Goal is to create an enclosed area/patio/dog park space.

Commission staff: The dog park was not part of the plan presented back in July.

Strizzi accepted responsibility for not going through the proper process.

Gray: Seems as though several scenarios were presented. Is this a pocket park or a dog park, is it public or private?

Strizzi: The landscaping includes seating for the public. The dog park plans include access control so access can be restricted.

Director Huang said a public dog park rather than a private space only for the select residents of the building would be best in this case.

Huang cited Detroit's Midtown neighborhood as having a really great turf-based dog park that brings people together. It even features food trucks. A privately owned public space that activates the area would improve the overall pedestrian experience.

Motion to table granted to give the developers more time to work through plans.

For more information regarding current Ohio dog laws, click here:

[Rule 1501:46-3-34 | Dog exercise areas.](#)

3. Case 24-026: Franklin-West Clinton Historic District

6114 West Clinton Ave.

Addition and renovation

Ward 15: Spencer

Project representatives: Bernard Chambers, Goliath Holding Group

Chambers presented. His goal for his design is to create a master bedroom suite including a master bath and walk-in closet. The design entails a second -story foyer in the front of the house that seemed to be a source of discord between the applicant and the commission.

Chambers states that a few weeks prior he met with Landmarks staff member Jessica Beam and associates under the impression they were the historical design team. The team requested adjustments to the front addition, which Chambers said he made. The team approved the adjustments. Chambers said, "Now I'm in front of a whole other group of people who's telling me that that same thing that they had me change that they then approved is not good. I just don't see how any of this helps anybody because no one's on the same page because there's no clear guidelines on what should or shouldn't be done."

Chambers suggested that there be a handbook telling future homeowners what they can

and can't do in these areas.

The commission voted to approve the project on the conditions that the second-floor addition be removed from the plans and some changes be made to the siding.

Chambers said the conditions compromise the plans and he'll look to sell the property as is.

4. Case 24-027: Ohio City Historic District (Previous Case 24-019)

Malone residence – 4003 Franklin Blvd.

Siding replacement

Ward 3: Kerry McCormack

Project representatives: Jennine Malone, owner

Malone presented. She said that it is not a historical house and the project is not changing anything structural. Some of the siding purchased cannot be returned.

The commission voted to approve on the condition that the applicant shows due diligence and a good faith effort to try and sell some of the siding.

CONCEPT PLANS *[Editor's note: The commission does not vote on concept plans.]*

5. Case 24-028: St. Joseph Christan Life Center Retreat House and Accessory Buildings

(aka Cunningham Sanitarium)

Eastside Hospice House – 18425 Lakeshore Blvd.

Demolition of accessory buildings

Ward 8: Michael Polensek

Project representatives: Evan Champagne, E4H Architecture

Presented by Jennifer Arbuckle, E4H Architecture.

Arbuckle used [slides](#) to show the proposed existing conditions site plan with the last remaining structures.





For more history on the 1920's Cunningham Sanitarium click here:

<https://clevelandhistorical.org/items/show/378>

6. Case 24-029: St. Joseph Christian Life Center Retreat House and Accessory Buildings

(aka Cunningham Sanitarium)

Eastside Hospice House – 18425 Lakeshore Blvd.

New construction

Ward 8: Polensek

Project representatives: Evan Champagne, E4H Architecture

Arbuckle presented concept plans for the new East Side Hospice Center of the Western Reserve located along Lake Erie's Shoreline. This is next to Villa Angela-St. Joseph High School and where a hyperbaric chamber -- once the world's largest --once stood.

The proposed plan will have 32 private rooms, all facing the lake. There will be 112 staff members, 99 parking spaces, play areas for visiting children, and offices for hospice programming and grief counseling.

DESIGN REVIEW ADVISORY COMMITTEE APPOINTMENTS

The commission approved the following [Design Review Committee](#) appointments (appointees followed by an asterisk are new)

Greater Cuyahoga Valley Historic Design Review Advisory Committee

Levin Armwood, Danielle Cohen, Kevin Dreyfuss-Wells, Bob Gardin, Lisa Maccora, John Rakauskas, Tyler Westcott Rice

Greater Downtown Historic Design Review Advisory Committee

Mark Benton, Dennis Long, Rachel Pearce, Emily Scheffler, Mera Cardenas*, Anthony Hiti*, Thomas Starinsky*, Duane Van Dyke*

Greater Northeast Historic Design Review Advisory Committee

Sylvio Mecone, Paul Taylor, Diana Wellman, Connor Wollenzier, Matthew Wymer, Kathleen Crowther*, Allison Lukascy-Love*, Gabriella Rosalina*

Historic Ohio City Design Review Advisory Committee

Maura Flaherty, Margaret Lann, Antonia Marinucci, Christopher Persons, Phillip Talley, Whitney Anderson*, Brant Miller*, Angelo Trivisonno*

Historic West Cleveland Design Review Advisory Committee

Abby Baker, Claire Bank, Jeffrey Blazek, Erik Fabian, Catondra Noye, Krysta Pesarchick, Madison Walkama

ADJOURNMENT

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