

# Documenters

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## Landmarks Commission

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Agency: [Cleveland Landmarks Commission](#)

Date: April 11, 2024

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## Summary

- A presentation related to transit-oriented development demonstrated that racial disparities in mobility are not only economic issues but also a public health issue.
- Preservation of historic architecture is important to Cleveland.
- Knowledge of the history of properties in historically designated areas and the surrounding community is a vital part of getting approval for renovations from the Landmarks Commission.

## Follow-Up Questions

- Does the preservation of historic homes increase property values?
- How deteriorated does a historic structure have to be before it should be torn down?
- What are the guidelines for the title “historical”? Who determines those guidelines?

## Notes

### Reports

- Transportation Demand Management (TDM)

Matthew Moss, manager of Strategic Planning Initiatives at Cleveland City Planning, gave a presentation on the proposed policy changes.

First, the presentation gave the definition of transit-oriented development (TOD). It said a TOD zone is “the area within a ¼ mile radius of a High Frequency Transit station (15-minute headway or better) and that is depicted in the TDM program standards. This is estimated as a 5-minute walk.”

According to Moss, parking requirements are out and “multimodal” is in.

Why is TDM important? Moss said that parking requirements are a form of exclusionary zoning which [negatively impact socioeconomic and racial disparities in mobility](#). He said parking requirements make projects more expensive (\$5,000 to \$10,000 per parking space to build a surface lot) and add more time to projects. Additionally, property owners are asked to provide off-street parking. Often, in historic districts, they don't have the space to do so, which turn into appeals that further extend the time until a project's completion.

According to Moss, TDM proposes to simplify the permit process for small construction projects, support the city's planned investments in transit infrastructure, and make it easier for more needs and amenities to be available within a 15-minute walk, bike ride or transit trip.

TDM registrations will cost \$150 annually for the first three years.

- Landmarks Commission Policy Adoption

Solar panel policy:

The city is working to boost consistency across departments with the [solar panel guidelines](#) for contractors and homeowners.

Officials said the city has been observing and consulting with other cities' programs for guidance. The solar panel policy was approved.

Certificates of appropriateness

Case 23-051: Ohio City Historic District (Concept Review May 25, 2023)

1852 Fulton Road

Addition/Garage

Ward 3: Council Member Kerry McCormack

Project representative: Antonia Marinucci, The Architetta

- Marinucci, an architect, gave a second overview of the project. The project was previously presented to the Landmarks Commission last May.
- Due to discrepancies in the county maps, the original layout for the garage space did not work.

- The proposed changes presented by Marinucci were approved.

Case 24-030: Ohio City Historic District

4021 Whitman Ave.

Renovations

Ward 3: McCormack

Project representative: Flor Sedano, owner

- Sedano's husband gave the presentation on the proposed renovation of the property.
- The plan consists of replacing the aluminum siding and windows and repairing the front porch.
- The renovation was approved with the consideration that the second floor decorative window sash and porch details be preserved.

Case 24-031: Ohio City Historic District

3906 Fulton Court

Renovations

Ward 3: McCormack

Project representative: Daisy Goddard, owner

- Goddard and her architect came before the board to explain the proposed renovations. This is their second time at the Landmarks Commission.
- The house was once a servants' quarters. Over time (built in the 1880s), many alterations have been made on the house. It has also had squatters and a fire. The house is severely damaged.
- They are attempting to salvage the property with vinyl siding, fiberglass windows, and a neutral color palette. The roof will be replaced with charcoal gray shingles.
- The commission approved the proposed renovations with the condition that the roof be reoriented with the current configuration.

Case 24-032: Ohio City Historic District

4104 Whitman Ave.

## Renovations

Ward 3: McCormack

Project representative: Philip Cianciolo, SFN Holdings LLC

- Property built in 1870. It has been vacant for the past 10 years.
- House has been altered many times. Windows do not match. Has original slate roof, which is discolored and damaged.
- Cianciolo said replacing the slate roof will cost \$60,000. He said a vinyl shingle roof would cost \$15,000.
- This renovation was presented before the commission on April 4 and denied.
- After a lengthy discussion regarding the proposed renovations, a motion was passed to approve them.

## Cleveland Landmark nomination

Second New Hope Baptist Church (former St. Margaret of Hungary Catholic Church)  
2917 E. 116th St.

Ward 4: Council Member Deborah Gray

- After a lengthy discussion, a motion was approved that [Second New Hope Baptist Church](#) be designated a landmark.

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