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Landmarks Commission

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Agency: [Cleveland Landmarks Commission](#)

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Summary

- The Landmarks Commission is responsible for determining whether buildings, sites or historic districts are eligible for designation as landmarks.
- Commission staff presented on the updated residential window policy.
- A new art installation is coming to Tremont.

Follow-Up Questions

- Do the standards for preservation change if the property is residential vs. commercial?
- What are the standards for preserving historical integrity while also allowing for weather considerations?

Notes

Certificates of Appropriateness

Case 24-040: East Boulevard Historic District, [1154 E. 99th St. renovation](#)

Ward 9: Council Member Kevin Conwell

Project representatives: Katie Gillette, City Architecture; Khalid Hawthorne, Famicos

- This home was constructed as a duplex prior to 1920 and converted into a single-family home with the Westchester elevation porch and entrance changed.
- Some exterior scope of work included cleaning and tucking existing stone, removing existing aluminum siding, and repairing and painting original siding.
- They also plan to repair the front porch/sunroom, and add new windows and siding. The Landmarks staff recommended 2, 3, 4, 5, 6, 9 [standards for rehabilitation](#).
- The motion for approval passed unanimously.

Case 24-041: East Boulevard Historic District, 867 East Boulevard roof replacement

Ward 9: Conwell

Project representatives: Pedro Marin, Dro Pros; Gabrielle Grizzell, City Wide Development

- Applicant was not present at the time of presentation. The commission pushed the presentation to the end of the agenda.

Case 24-042: Clifton/West Boulevard Historic District, [3592 West Blvd.](#) windows and siding installation

Ward 11: Council Member Danny Kelly

Project representatives: Tony Smidey, Sure Roof; Laura Grimke, owner

- Recommended approval of the proposed siding replacement with a suggestion to include trim reveal. Recommended denial of the proposed windows with a recommendation for preservation of windows with new storms or aluminum-clad windows on front to match the types and configurations.
- The homeowner was invited to speak, as she wants to keep the look of the house. She noted the windows are neither functional nor safe (106-year-old windows).
- Landmarks staff recommended 2, 3, 5 and 6 standards for rehabilitation. The staff recommended tabling the project until further information could be provided.
- A motion to table was approved unanimously.

Case 24-043: Mall Historic District, [Westin Cleveland](#) – 777 St. Clair Ave. mural installation

Ward 3: Council Member Kerry McCormack

Project representatives: Amanda Sanchioni, HEI Hotels; Aaron Petz, artist

- The hotel is doing renovations of the lobby and restaurant, turning the restaurant into a Mexican restaurant.
- The artist presented the concept of the mural, which he said will depict Princess Mayahuel, the Aztec Goddess of agave. The mural will be painted right over the building itself.
- The mural will be 48 feet by 31.5 feet. The application received more support from the Design Review Committee when it included considerations for building integrity and lighting.
- The motion for approval passed unanimously.

Concept plans

Case 24-044: Tremont Historic District, [Midnight Art Forum Complex](#) – 1277 Kenilworth Ave. temporary structural art installation

Ward 3: McCormack

Project representatives: David Biro, Midnight Art Club Inc.

- Plans presented by the [Midnight Art Club](#), which wants to install a two-week public art exhibition. The Forum complex is the combination of two large art installations, Sofya Lumina and Palatcium, and a colonnade gallery interconnecting the space between the two installations.
- The applicant chose [Lincoln Park](#) because it has flat ground, is often used by the community, and has electrical boxes. It will be a 14-day installation that will definitely kill the grass directly beneath the columns they are proposing to install.
- The Landmarks staff recommended 1, 3, and 10 for standards for rehabilitation.

**Case 24-045: Ohio City Historic District, [The Red Shed](#) – West 32nd Street renovation
Ward 3: McCormack**

Project representatives: Brad Nosan, Property Advisors; Michael O'Neill, architect

- The property is currently single-family zoned (historically used as a gymnasium for the YMCA), and they are applying to change the zoning to retail. The change in zoning will allow the property to serve as an all-day cafe.
- The current exterior is dilapidated. The architect described it as having a “rough shape on the outside.”
- The renderings show what’s possible in a best-case scenario. The shed will include a coffee shop (Red Shed Roasters).
- Staff recommended 1, 2, 3, 4, 5, and 6 for rehabilitation. The discussion impressed on the design of the porch to encourage acceptance by the community.

**Case 24-046: Lorain Avenue Historic District, Market House – [2621 Lorain Ave.](#)
renovation and addition**

Ward 3: McCormack

Project representatives: Westleigh Harper, Horton Harper Architects

- Proposing a renovation of an existing structure (built pre-1900), and an addition to the rear of the structure.
- The applicants intend to maintain the original siding until they can determine the condition of it. It will likely have to be removed and replaced due to termite infestation and degradation. They intend to maintain all the detailing. The proposal was very technical. Commission requested details that would distinguish the renovation from the historical structure.
- Landmarks staff recommended 1, 2, 3, 4, 5, 9, 10 for standards for rehabilitation.

Landmarks Commission Policy Adoption

Residential Window Repair and Replacement Policy

- Landmarks staff presented on residential windows in historic districts, which

include arched, awning, boy/bow, slider, casement and cottage. They also discussed window materials, which explained the difference in materials that may be found in residential homes in Cleveland.

- They also discussed window types, particularly for residential buildings.
- Although the commission prefers repair over replacement, the presentation explained the recommended treatment if repair is not an option. Decorative windows are not recommended to be replaced.
- Any change to style, material type, or adding and removing windows may require approval through Design Review.

Motion to approve the meeting notes passed unanimously.

Administrative reports

No further meeting until June 13. Next week is a break from both Design Review Committee and commission meetings, and the following week will include site visits to see city demolitions and new vinyl windows on a landmarked building.

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