

# Documenters

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## Landmarks Commission

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Agency: [Cleveland Landmarks Commission](#)

Date: Aug. 22, 2024

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## Summary

- There appears to have been some confusion from the public surrounding Landmarks' Solar Panel Policy and installation's and how that may clash with historic district regulations.
- A historic, African-American congregation, East Mount Zion Baptist Church, is planning restorations after 2019 discussion of demolition. Roof restoration was approved.
- New Cleveland restaurant, Masa & Agave, won approval to add signage on East 6th Street.

## Notes

Meeting rules and procedures were read

Call to order - roll call - [quorum](#) achieved

## [Agenda](#)

Case 24-056: Ohio City Historic District (tabled July 25, 2024)

Royal Docks Brewing Co.

[2814 Detroit Ave.](#)

Signage – Channel Letters

Ward 3: Cleveland City Council Member Kerry McCormack

Project representatives: Mark Branovic, Advanced Installation & Sign Service

Motion and second to allow case at today's meeting (due to it being tabled). Motion passes.

Landmarks staff report

- Two signs being considered last time. It was learned that additional permitting might be necessary

- Advised that applicants return and split the two signage requests into separate cases with separate permits, this way the lettering-on-wall sign can move forward for their business identification signage and then the owner can continue modification for sign projecting from side of building
- Commissioner Robert Strickland, who chaired the meeting, confirmed that under this case number, only wall sign would be considered by the commission
- Public comment from Tim Barrett, a city official involved in the storefront renovation program (comment made prior to meeting and provided to Landmarks staff) - supportive of current presentation, has looked at other options such as monument signage corner and it's a hard building to sign due to it being set back from Detroit Avenue
- Branovic thanked everyone and clarified they are here just for the backlit channel letters

Strickland:

- Can the applicant verify that all connections to the building including penetration for feeding electricity will be through mortar joints?

Branovic: Yes.

Motion to approve [certification of appropriateness](#) with the condition that any penetrations to the building go through mortar joints. Projecting sign is not a part of this motion.

**Motion passed unanimously (channel letters can move forward)**

Move to table Case No. 24-066 for the blade sign for install at Royal Docks Brewing Co. - Applicant agrees to table this.

**Motion passed unanimously**

Case 24-059: Mall Historic District

Westin Cleveland – [777 St. Clair Ave.](#)

Signage

Ward 3: McCormack

Project representative: James Vacey, Signature Signage Co.

Bruce Farkas, Signature Sign Co. - We were the signage company that built the original Urban Farmer sign and Westin signs so are familiar with this location. Proposal has us reworking the Urban Farmer sign to put up new Masa & Agave sign.

- Proposing modest channel letters for the front elevation above canopy and on East 6th Street elevation facing west
- Local design review committee (DRC) didn't think East 6th letters were necessary

but it was restudied and we believe southbound traffic cannot see the signage from other angles; we want to capture southbound East 6th traffic

- Amanda Sanchioni is representing ownership of this property as well - reviewing additional art pieces that were installed at the property. Design Review recommended painting over “tacos and tequila” portion of one mural as it could be perceived as advertisement
  - Discussion at City Hall previously as to whether these murals are considered signage or public art, determined that they are signage and therefore considered part of the signage package

#### Landmarks staff report

- As far as wall signs are concerned, staff of City Hall, working with the public art coordinator, determined the wall signs are not murals that would go through the public art process, so [variances](#) are required as for all wall signs
- Projecting sign is proposing 97.5 square feet - 7 feet 5 inches from the wall - would need 85.5-foot variance with 3.4 feet additional for canopy
- In signage code, businesses are allotted one canopy sign per building unit - so staff is in agreement with local DRC that only one canopy sign is necessary for this business. If it wants a second canopy sign, a variance would be needed
- Wall signs are allotted 50-foot frontage, which is along St. Clair Avenue - variance would be needed for 30-foot wall sign along East 6th
- We request that a specific motion be granted if it's in favor of specific signs with specific variances - staff is willing to help with those variances

(This was sort of confusing, but in summary, as far as I can tell, the owner is looking to approve signage for canopy signage at East 6th Street and St. Clair Avenue and to not paint over the “taco and tequila” words on mural. However, variances are needed to approve these items, and “murals” are considered signage for [Masa & Agave](#))

This was considered as one motion - to approve the certificate of appropriateness of signage - with variances to signage code regarding 85.5-foot and 3.4-foot projection from the wall, variance to allow a second canopy sign, and 30-square-foot variance for panel sign.

#### **Motion approved unanimously**

Case 24-060: East Mount Zion Baptist Church

[9990 Euclid Ave.](#)

Roof replacement

Ward 6: Cleveland City Council President Blaine Griffin

Project representative: Erin Carpenter, City Architecture

Carpenter:

- Master plan for restoration of church - roof replacement is first restoration of the project
- Current materials of the roof are asphalt shingles with copper at [turrets](#) (installed approximately 65 to 70 years ago)
- Proposing full roof replacement with the exception of small membrane roof areas
- Proposing a 30-year dimensional asphalt shingle product with copper flashings and valleys, black EPDM membrane for areas that require it, copper in good shape so recommending only repairs
- As part of project, planning to replace storm windows just above a membrane roof so when tying in the flashing the windows will need to come down in roofing portion of project

Landmarks staff report from City Planner Karl Brunjes

- In 2019 there were concerns about the future of the building due to the amount of restoration needed and pressure from the neighboring institution that a case for demolition be prepared
- After research, including looking at restoration of other churches (Broad Street Methodist Church in Columbus) and more, it appears that the restoration project could turn out well and staff is happy to see the project move forward

Commissioner Michele Anderson: With the restoration of the copper elements, be careful to choose a contractor who understands working with a building like this.

Commissioner Regennia Williams echoed comments made earlier about the history of Mount Zion, stating that it has an incredible history (more than 100 years) and is an award-winning African-American congregation.

Motion to issue certification of appropriateness on the condition that the storm windows be vetted.

**Motion passed unanimously**

Case 24-058: Ohio City Historic District

[1795 West 44th St.](#)

Siding installation

Ward 3: McCormack

Project representative: Paps Construction Services

Greg from Paps Construction:

- Wanted to follow up on siding of the house - last time spoke with city was told to take the vinyl siding off and put on [Hardiplank](#). However, houses within the neighborhood have vinyl siding
- Proposing to leave vinyl but add decorative bandboards to create the look the house originally had.

Staff: Local Design Review Committee would like to see wood siding restored on front of house portion and vinyl siding removed

#### Landmarks staff report

- Violation was issued for doing this work without a permit
- None of the other houses in the neighborhood shown on the applicant have vinyl siding that was approved by commission

Anderson said she thinks a lot of the vinyl siding homes were sided prior to it being a historic district.

Motion to approve a certification of appropriateness with the requirement that the present vinyl siding be removed to the corners of the cross gable of the home as recommended by the Review Committee and Landmarks staff with additional requirement that the details of the corner transitions from the existing wood siding to the vinyl siding on the sides of the cross gable be submitted to staff for a review. Anderson would like to add staff review and approval of color for compatibility with remaining vinyl.

#### **Motion passed unanimously**

Case 24-061: Lorain Variety Historic District

[1101 Lorain Ave.](#)

Addition and site improvements

Ward 11: Danny Kelly

Project representative: Khalil Ewais, Pioneer Engineering

- Site is a used car dealership and repair shop
- Proposal to demolish accessory building (approximately 314 square feet) to east of existing building (new building would attach to existing building)
- Will add refreshed customer parking, new landscaping and reduced car display area
- Proposal to add four bay doors 12 feet wide by 10 feet tall

Design Review Committee Report (presented by City Planning staff)

- Reviewed by Historic West Cleveland Design Review Advisory Committee Aug. 7, but there was no quorum and therefore no motion
- However, lots of discussion and recommendations for building and landscape, which applicant has addressed for this presentation

Anderson said she wants to make sure new landscaping is low maintenance due to history of “utilitarian-use owners” having problems maintaining landscaping.

Commissioner Mark Duluk said there appears to be signage incorporated into the proposal; are we approving the signage now?

Landmarks staff said the commission could specify that it not be included in the proposal and client come back. However, as it is currently presented, it would include that.

Motion to approve as presented, including signage as shown, noting that any other signage would need approval (along with any necessary variances) and that a landscape maintenance plan would have to be submitted to Landmarks staff.

**Motion passed unanimously**

Case 24-062: Franklin-West Clinton Historic District

[6909 Franklin Blvd.](#)

Solar panel installation

Ward 15: Jenny Spencer

Project representative: Justin Scharfeld, YellowLite, Inc.

Case 24-063: Franklin-West Clinton Historic District

[6810 West Clinton Ave.](#)

Solar panel installation

Ward 15: Spencer

Project representative: Justin Scharfeld, YellowLite, Inc.

Issue at hand is installing solar panels in historic districts

First solar-panel case since [adoption of Solar Panel Policy](#), according to City Planning Director Joyce Pan Huang.

- Commission Secretary Daniel Musson, in the room at City Hall, said they wanted to make it clear that the Cleveland Landmarks Commission supports the

installation of solar panels, which is why it passed the Solar Panel Policy earlier this year. It allows for many solar panels to be installed with administrative approval but without going through the design review process.

- Seems to be misinformation going around because there have been several letters in regard to the Solar Panel Policy
- Policy does not state that commission will only approve installation if it can meet certain thresholds; policy simply offers a path to streamlined approval
- However, this proposal did not meet the guidelines and was therefore introduced at Aug. 7 DRC meeting, but there was no quorum
- Owners of Franklin Boulevard house are looking to add solar to the house they purchased in 2009 - Jeff Sugalski and Angie Schmitt (speaker is breaking up quite frequently over Webex connection)
- Revisions from YellowLite were not satisfactory, said Sugalski, who added that the reduced number of panels lowered the percentage of energy they could generate from solar
- Schmitt said the historic district regulations on solar panels are at odds with federal environmental incentives

Justin Scharfield

- Asking for original layouts to be approved - 29-panel system, each panel with its own microinverter
- Revisions would include 21 panels

Design Review Committee (summarized by staff)

- Importance of balance between historic district requirements and form, function and sustainability. Discussed moving panels

Public comment

- Staff received 21 comments in favor of solar panel installation in general and within historic districts to be environmentally friendly and sustainable

Landmarks staff recommendations

- Affirmed Solar Panel Policy.
- Want to look into alternatives. Could panels be moved to somewhere else on the roof or be a free-standing array?
- Staff recommends tabling to give applicant time to look at alternatives - similar to comments made at Aug. 7 meeting

Schmitt said she has looked at alternatives for solar panels that are located off the house, though it doesn't seem possible. Delay is costing them money and they prefer not to table this discussion.

Huang suggested looking further into the Solar Panel Policy. She said there could be

conflicting priorities between federal sustainability practices and standards for historic districts set by the National Park Service and the U.S. Secretary of the Interior.

Motion to approve plans as presented for the Franklin Boulevard home. Motion passed with eight affirmative votes and one nay vote from Commissioner Michael Sanbury.

The Clinton Avenue project had the same outcome. Jeremy Borger and Jennifer M. own the home.

Case 24-064: Ohio City Historic District

Jamestown Building

[2706-10 Detroit Ave.](#)

Renovations

Ward 3: McCormack

Ben Trimble, Ohio City Inc.:

- Neglect in masonry work. Bulk of restoration currently proposed on storefront and rebuilding upper exterior parapet walls
- Renovation for first floor retail and four units of apartments above
- Parapet wall extends past roof line on east and west sides. Proposing to remove wall to 1 foot below roof line and restore it with as much of the original brick as possible
- Complete tear off of roof, complete new EPDM roof
- Replacing existing storefront

Landmarks staff recommendation

- Project reviewed and approved by Ohio City Review Committee two years ago
- Been through design review locally. Work is primarily focused on the front elevation
- Staff recommends approval but would like to motion to add the condition of the parapet wall being rebuilt

Motion to approve certification of appropriateness based on this presentation with the requirement that the shape of the existing parapet be rebuilt

**Motion passed unanimously**

Case 24-064:



Ohio City Historic District

[3508 Woodbine Ave.](#)

Renovation

-Ward 3: McCormack

Project representative: Paul Beegan, Beegan Architectural Design (presenter very mumbled)

- Significant renovations to house to sell, including front patio, front entry way, fiber cement trim, reconstructing the roof completely

Concerns about maintaining historic appeal with project - ask to come back with changes to project to implement this

Administrative reports - None other than concerns with Solar Panel Policy previously discussed

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