

**MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
OCTOBER 8, 2020 at 5:30 P.M.  
REMOTE MEETING  
RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Board of Building Standards / Architectural Board of Review / Sign Review will meet remotely until further notice.

The remote meeting information will be posted by 3:30 PM the day of the meeting at <http://www.onelakewood.com/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

1. Roll Call

Board Members

Brian Grambort  
Amy Haney, Chair  
David Maniet  
John Waddell

Others

David Baas, City Planner, Board Secretary  
Allison Hennie, Urban Designer  
Shawn Leininger, Director, Planning & Development  
Christopher Parmelee, Asst. Building Comm.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **EXCUSE** the absence of Rob Donaldson. All the members voting yea, the motion passed.

2. Approve the minutes of the September 10, 2020 Meeting

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the September 10, 2020 meeting minutes.

All the members voting yea, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read Opening Remarks and Remote Meeting Procedures into record.

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Item 13 was Summary Approved at the pre-review meeting on October 1, 2020. A motion and a second are needed for approval.

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**SUMMARY APPROVED**

**SIGN REVIEW**

13. **Docket No. 10-110-20**

**17010 Madison Avenue  
Better World Refill Shop**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Rachel Regula  
Better World Refill Shop LLC  
17010 Madison Avenue

Applicant requests approval of window decals and logo. (Page 100)

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

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**OLD BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

4. **Docket No. 01-02-20\*** **R** **1464 Riverside Drive**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Linda Fredrickson, President  
Judehome LLC  
2234 Warren Road  
Lakewood, Ohio 44107

Applicant proposes the demolition of a single-family home in order to construct of a new home.  
(Page 5)

\*The applicant requests a deferral from the October meeting.

Staff stated the applicant had requested a deferral; the item had been deferred a number of times and recommended the item be tabled.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **TABLE** the request. All the members voting yea, the motion passed.

5. **Docket No. 08-75-20** **R** **1622 Victoria Avenue**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Bob Bloomer  
Better Homes Construction  
4115 W. 210<sup>th</sup> Street  
Fairview Park, Ohio 44126

Applicant proposes the removal of front and rear, upper and lower level porches and replace with enclosed ones. (Page 6)

Staff provided comment, recommended approval of the revised plans for a first-floor porch and administrative approval of the infill panels for the second-floor porch. Bob Bloomer, Better Homes Construction was present to explain the request. The Board members ("members") asked about materials, centering of the front stairs, site plan, landscaping. The members liked the plan, wanted the second floor to look like a porch rather than an addition by having removal panel infills, not windows. Staff said the plans were for demolition and reconstruction and not an addition. Discussion continued about the proposed second-floor header and window design. Revisions were required before work proceeded. Staff received no e-mails of substantive content or chats. Public comment was closed as no one spoke to the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- The second-story header is reduced in height as much as possible to match the first-story header.
- There is **administrative approval** of the infill panels in between the framework of the second-floor porch.

All the members voting yea, the motion passed.

6.     **Docket No. 09-102-20**                             **R**     **16908 Fischer Road**

      ( ) Approve                                     Robert E. Round  
      ( ) Deny   Patio Rooms Corp  
      ( ) Defer                                       1690 E. Waterloo Road  
  Akron, Ohio 44306

Applicant proposes the enclosure of a front porch. (Page 10)

Staff received no updates and recommended a deferral.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **DEFER** the request. All the members voting yea, the motion passed.

**NEW BUSINESS**  
**ARCHITECTURAL BOARD OF REVIEW**

7.     **Docket No. 10-104-20**                             **R**     **2099 Olive Avenue**

      ( ) Approve                                     Daniel Dillon  
      ( ) Deny   P & D Builders Ltd.  
      ( ) Defer                                       59 Greif Parkway, Suite 100  
  Delaware, Ohio 43015

Applicant proposes the addition of a small structural front porch. (Page 11)

Staff provided a brief commentary. Dan Dillon, P & D Builders was present to explain the request. The members asked about materials and said they liked the proposal. Staff had no further comments and supported the request. Staff received no e-mails or chats. Public comment was closed as no one spoke to the issue.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

8.     **Docket No. 10-105-20**                             **R**     **2321 Niagara Drive**

      ( ) Approve                                     Mark Reinhold  
      ( ) Deny   Architect  
      ( ) Defer                                       1120 Forest Road  
  Lakewood, Ohio 44107

Applicant proposes the addition of a new front porch and dormer. (Page 18)

Staff provided a brief commentary. Mark Reinhold, Architect was present to explain the request, along with a new garage. The members liked the proposal. Staff said that the Division of Housing and Building ("H&B") was waiting for construction documents. Staff received no e-mails or chats. Public comment was closed as no one spoke to the issue.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

9. **Docket No. 10-106-20** **R** **1320 St. Charles Avenue**

- Approve
- Deny
- Defer

Blake Jardonek  
BRJ Interior and Exterior Solutions LLC  
8415 Greenlawn Avenue  
Parma, Ohio 44129

Applicant proposes the rebuild of a front porch. (Page 22)

Staff provided a summary and recommendation. Blake Jardonek, BRJ Interior and Exterior Solutions LLC was present to explain the request. The members liked the three taller columns at twelve inches and said the middle column should be centered to the house, omit the twelve-inch pillars and change to eight-inch posts to match those of the stairs. The members asked about colors and materials. There were no further comments from the members or staff other than to submit revised plans to H&B. Staff received no e-mails or chats. Public comment was closed as no one spoke to the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- There are three twelve-inch columns; the middle column is centered to the width of the house.
- There is an eight-inch center support between each of the porch railings to match the stair posts.
- There is a black roof, mahogany decking, cedar or similar columns, white trim board, white porch railings.

All the members voting yea, the motion passed.

10. **Docket No. 10-107-20** **C** **11820 Detroit Avenue**  
**Confidence by Victoria**

- Approve
- Deny
- Defer

Vince Boccardi  
Fisher & Associates Architects, Inc.  
554 West 9<sup>th</sup> Street  
Lorain, Ohio 44052

Applicant proposes storefront remodel/renovation. (Page 34)

Staff provided a brief summary. Vince Boccardi, Fisher & Associates Architects, Inc. was present to explain the request. The members liked the revisions: awnings, second-floor windows. Discussion continued about cleaning the building, repairing the mortar. Neither the members nor the staff had

additional comments. Staff received no e-mails or chats. Public comment was closed as no one spoke to the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

11. **Docket No. 10-108-20** **C** **12401 Detroit Avenue**  
**Peppers Italian Restaurant**
- ( ) Approve Forest Paige  
( ) Deny HSB Architects  
( ) Defer 1250 Old River Road, Suite 201  
Cleveland, Ohio 44113

Applicant proposes renovation of a section of storefront glazing. (Page 37)

Staff provided a brief summary and stated that signage and outdoor dining required separate applications. Forest Paige, HSB Architects was present to explain the request :the four transom windows would be operable, knee walls were added, an ADA ramp would be installed at the new front entrance, the A/C window units would be removed and replaced with operable windows. The members asked how the new entrance will be marked; new signage and outdoor dining would be submitted separately. There were no further comments from the members or staff. Staff received no e-mails or chats. Public comment was closed as no one spoke to the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- The applicant submits a signage package for review and approval before opening.
- There is submission of a patio plan.

All the members voting yea, the motion passed.

12. **Docket No. 10-109-20** **C** **1384 Hird Avenue**  
**Fieldhouse @ Studio West**
- ( ) Approve James Ptacek and Kenneth Esry  
( ) Deny Larsen Architects  
( ) Defer 12506 Edgewater Drive  
Lakewood, Ohio 44107

Applicant proposes revisions to an approval granted at the June 4, 2020 meeting; Docket No. 06-55-20, Stonewall Sports Complex. (Page 48)

Staff provided an overview of the project, disclosed the applicant would appear before the Planning Commission for a parking plan approval and the Board of Zoning Appeals (“BZA”) for the unroofed patio deck, and said staff supported the proposal. James Ptacek, Larsen Architects was present to explain the request. The members asked for specifics of the rooftop windows/doors. The members liked the revisions, asked about breaking the mass of the north facing rendering, and any future graphic artwork.

The members and staff had no further comments other than signage and public art. Staff received no e-mails or chats. Public comment was closed as no one spoke to the issue.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** the request with the following conditions:

- There is Planning Commission approval of an updated parking plan.
- There is BZA approval for a second-floor unroofed patio deck.
- There is submission of a comprehensive sign package and art package for approval.

All the members voting yea, the motion passed.

**Items 14 and 15 are called together – same applicant and property.**

**SIGN REVIEW**

14. **Docket No. 10-111-20 S** **14875 Detroit Avenue**  
**Robek's Juice**

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Approve | Albert Haddad         |
| <input type="checkbox"/> Deny    | Ellet Sign Company    |
| <input type="checkbox"/> Defer   | 3041 E. Waterloo Road |
|                                  | Akron, Ohio 44312     |

Applicant requests approval of signage: internally illuminated channel letters and module on raceway. (Page 105)

**BOARD OF BUILDING STANDARDS**

15. **Docket No. 10-111-20 B** **C** **14875 Detroit Avenue**  
**Robek's Juice**

- |                                  |                       |
|----------------------------------|-----------------------|
| <input type="checkbox"/> Approve | Albert Haddad         |
| <input type="checkbox"/> Deny    | Ellet Sign Company    |
| <input type="checkbox"/> Defer   | 3041 E. Waterloo Road |
|                                  | Akron, Ohio 44312     |

Applicant requests approval of signage: internally illuminated channel letters and module on raceway. (Page 105)

Staff relayed the applicant had requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** Docket No. 10-111-20 S and Docket No. 10-111-20 B. All the members voting yea, the motion passed.

**COMMUNICATION**

16. **Docket No. 10-112-20**  
**Proposed Ordinance 17-2020**

Staff from the Department of Planning and Development will present a communication:

*"A proposal before City Council to amend Section 1325.04, Authority of the Board, to include the exterior painting of existing natural brick structures within the authority of the Architectural Board of Review."*

(Page 113)

Director Shawn Leininger explained the proposed ordinance. Multiple discussions were conducted among the City's Boards and Commissions, primarily with the Lakewood Heritage Advisory Board and the Architectural Board of Review. A presentation outlined conditions and adverse effects. The members asked who would verify compliance with manufactures specifications and application. They added this was a start to protecting the integrity of the City's architecture. H&B staff said this should apply to residential properties as well commercial, and there were problems with enforcement of the ordinance. The members said that it was an educational issue. Staff said that education could be relayed with partners such as LakewoodAlive.


A motion was made by Ms. Haney, seconded by Mr. Maniet to **RECOMMEND TO COUNCIL**. All the members voting yea, the motion passed.

**ADJOURN**

A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** the meeting at 7:28 P.M. All the members voting yea, the motion passed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

City of Lakewood  
Architectural Board of Review  
Approved as set forth in the minutes  
of NOV 12 2020 meeting.  
  
CHAIRMAN

## Johanna Schwarz

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**From:** Gerri Joecken <jgjkn@ameritech.net>  
**Sent:** Monday, October 5, 2020 11:10 AM  
**To:** Planning Dept  
**Subject:** 16908 Fischer Rd.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Our neighbors at the above address are planning an improvement to their property in the form of an enclosed front porch. We are all in favor of this project. We think it is important to encourage projects for long time Lakewood residents who want to stay in the neighborhood. They have lived there since the seventies and I have lived next door since 1972. My parents and grandparents were also Lakewood residents, so you can appreciate the fact that we have a long history and a vested interest in keeping Lakewood viable and looking good. Please approve this issue.

Thank you,  
Gerri and Jeff Joecken  
16904 Fischer Rd.  
Lakewood, Ohio

Sent from my iPad

## Johanna Schwarz

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**From:** Jara Anton <jaraanton@gmail.com>  
**Sent:** Tuesday, October 6, 2020 9:23 PM  
**To:** Planning Dept  
**Subject:** 4th round of emails, Public Notice 1622 Victoria Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening!

This will be my fourth email in regards to my neighbor's ill-fated construction pet project. I don't know what else can be said that would be pertinent to this review process. We are all living next door to a house that looks like its being dragged to hell, piece by piece. We are living next to a construction site that has 2x4's propping up the actual roof. My first question, exactly HOW many pieces of Lowe's 2x4's does one use to prop up an entire home's roof? I only ask because one of these pieces of wood is actually bowing, guessing that one is the load-bearing piece? No idea. People stop their cars to take pictures of this joke of a house.

The first part of the project has left us with rubber stains up and down our driveway. It is also covered in dirt and mud. The failing piece of their fence that was already hanging into our driveway has finally fallen off. So, now we have NO privacy from their writhing swarm of screaming children. I have to put my dog on a leash in my own yard because they haven't fixed their fence. We also have a front row seat to their pile of construction trash and remnants in their backyard, we also have a very long black tube of straw still sitting on our side of the fence. Cool. And let's NEVER FORGET the hoarding situation in their backyard.

In closing, I'd just like to say that you are dealing with entitlement at its very best. They started this project BEFORE they had permission from the City. They are now bragging about how they're going to get the City to do away with whatever law or decision that is already in place about enclosed patios/balconies. Im actually shocked that they haven't been able to make up another one of their pretended maladies in order to force the City to allow them to do what they want. They are an entire group of hucksters who are proud of collecting governmental money to take care of their several children and their pretended issues. You're dealing with people who very much don't think that the rules apply to them--these are people who pride themselves in strong-arming anyone in their path but working handicapped and special needs loopholes. I am TRULY baffled as to why this is still going on. They have ruined our summer with constant noise (WEEKENDS INCLUDED), couldn't open our windows because of the constant cloud of dust and debris, ruined our driveway, didn't adhere to ANY of our neighborly requests....I have resigned myself to the idea that this trash house will VERY MUCH be under construction until the middle of 2021 because no one will stand up to them; that everyone lets them do whatever they damn well please and the entire rest of the world just has to endure it. It also has underlined the idea that Lakewood used to be a really great place to live; for me, that window of time has passed and it is very slowly slipping into a complete toilet filled with entitled dipshits who think they can just do whatever they want and everyone else will just pick up the slack. I will absolutely NOT be renewing my lease next year, the taxes this city commands should mean that people care a little bit more---I'll find a city who \*actually cares about presentation.

Thanks again for your time. I'll make sure I retain another email for the endless round of Public Notices these jackasses will put us all through.

Take care.

Jara Anton

ORDINANCE NO. 17-2020

BY:

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least five members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, amending Section 1325.04, Authority of the Board, to include the exterior painting of existing natural brick structures within the authority of the Architectural Board of Review.

WHEREAS, Lakewood wishes to maintain the architectural and historical character of its brick structures; and

WHEREAS, painting brick is a near permanent change to the exterior elevation of a property that can only be undone with great expense and time; and

WHEREAS, brick is intended to breathe providing certain moisture control properties to structures, painting brick can trap moisture in a structure leading to mold, mildew and faster deterioration of the structure; and

WHEREAS, this Council by a vote of at least five of its members determines that this ordinance is an emergency measure, and that this ordinance shall take effect at the earliest date possible as set forth in Article III, Sections 10 and 13 of the Second Amended Charter of the City of Lakewood, and that it is necessary for the immediate preservation of the public property, health and safety, and to provide for the usual daily operation of municipal department in that brick exteriors should be maintained where practical; now, therefore,

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. That Section 1325.04, Authority of the Board, currently reading as follows:

1325.04 AUTHORITY OF BOARD.

The provisions of this chapter shall apply to all new construction and construction which alters exterior elevations wheresoever situated within the City, including construction by the City. The Building Commissioner shall, as he deems necessary, file all drawings, data, reports and complaints received with the Architectural Board of Review respecting applications for building permits wherein the purposes of Section 1325.03 apply.

is hereby repealed.

Section 2. That new Section 1325.04, Authority of the Board, is hereby enacted to read as follows:

1325.04 AUTHORITY OF BOARD.

The provisions of this chapter shall apply to all new construction and construction which alters exterior elevations wheresoever situated within the City, including construction by the City. The painting of masonry or covering thereof by other methods, either in whole or in part, shall be considered an alteration to an exterior elevation. The Building Commissioner shall, as he deems necessary, file all drawings, data, reports and complaints received with the Architectural Board of Review respecting applications for building permits wherein the purposes of Section 1325.03 apply.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least five members of Council, this ordinance shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President

\_\_\_\_\_  
Clerk

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor



Source: <http://clevelandmemory.org>

1902 - Known as the "Anchorage", the William Mack residence was located on the north side of Detroit across from Elbur Ave.



## Architectural Board of Review

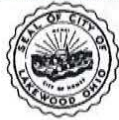
October 2020

### Remote Meeting Procedures

- Applicants have been provided login/link and timeframe
- Meeting will follow normal agenda and procedures as closely as possible
- Please mute microphones unless speaking
- Public Comment:**
  - Public notices encouraged comment submission in advance via email
  - Public is highly encouraged to use the **chat feature** to submit comment
  - During public comment portion of each application:
    1. Review email comments submitted in advance
    2. Review comments submitted in chat
    3. Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.

Source: <http://clevelandmemory.org>

1902 - Known as the "Anchorage", the William Mack residence was located on the north side of Detroit across from Elbur Ave.

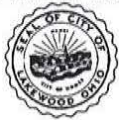


## Architectural Board of Review

October 2020



Source: <https://development.ny.gov>  
1902 - Known as the "Anchorage", the William Mack residence was located on the north side of Detroit across from Elbor Ave.

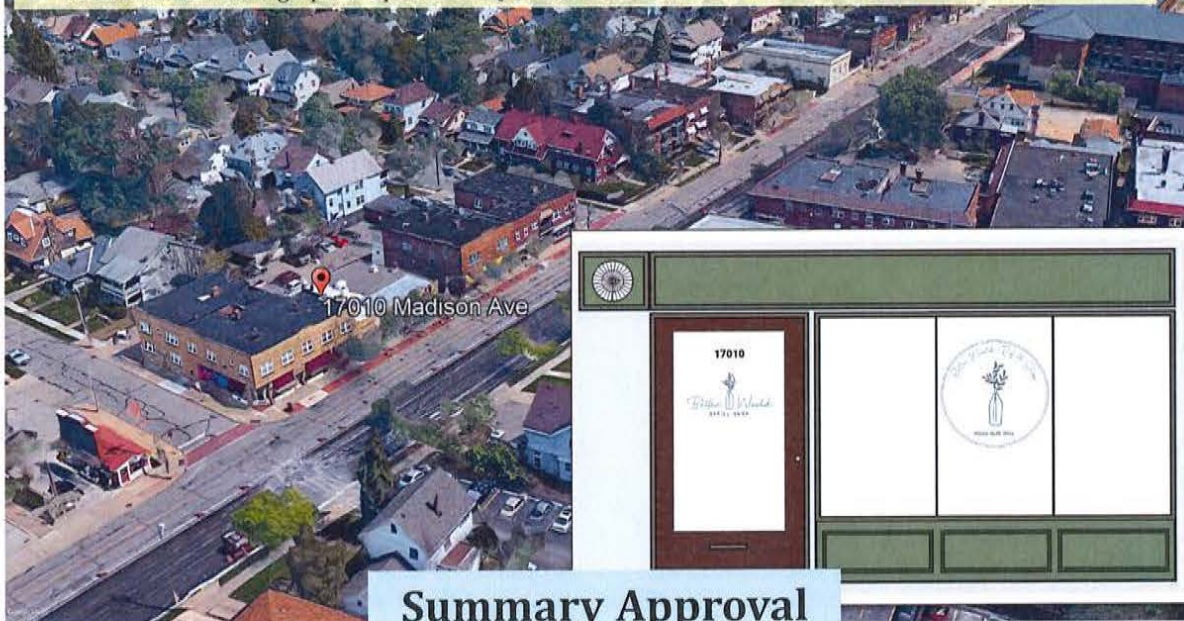


## Architectural Board of Review Sign Review (Summary Approval) - October 2020

Applicant proposes installation of window graphics in C1 District.

**City Notes:**

- Conforms to window graphic requirements (<15% of total storefront window area)



**Summary Approval**



Docket No. 10-110-20 (17010 Madison)  
Better World Refill Shop - Sign Review - October 2020



Source: <https://clevelandhistory.org>

1902 - Known as the "Anchorage", the William Mack residence was located on the north side of Detroit across from Elbur Ave.



## Architectural Board of Review Old Business - October 2020

**Applicant proposes demolition of existing home and new construction.**

**City Notes:**

- Existing home built in 1854, Garage added in 1987 (County Records), Not a locally-designated historic property
- Current site plan would require variances for side yard, lot coverage (R-2)
- Recommend maintaining a front façade along Riverside and garage to remain at rear of home
- Request confirmation of rear yard set back, intended materials, lighting, landscaping



**Recommend to Administratively Table**

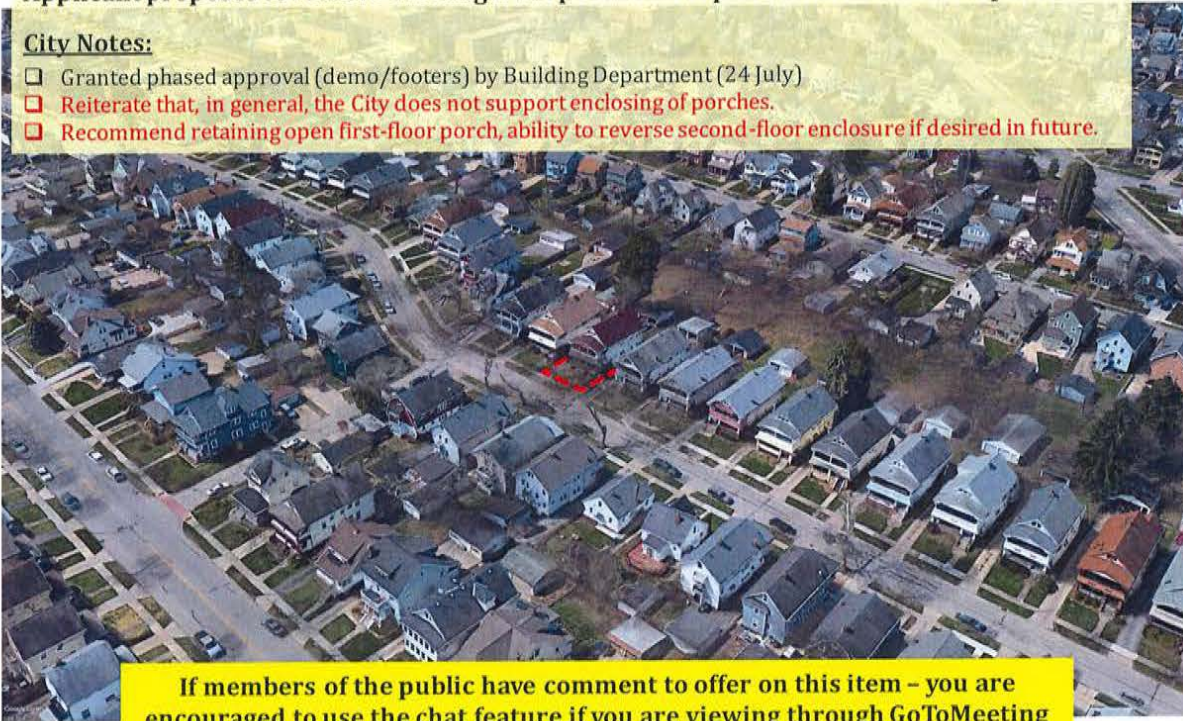


Docket No. 01-02-20 (1464 Riverside Drive)  
Demolition/New Construction - ABR - October 2020

Applicant proposes to remove existing front porch and replace with an enclosed porch.

**City Notes:**

- Granted phased approval (demo/footer) by Building Department (24 July)
- Reiterate that, in general, the City does not support enclosing of porches.
- Recommend retaining open first-floor porch, ability to reverse second-floor enclosure if desired in future.



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020**



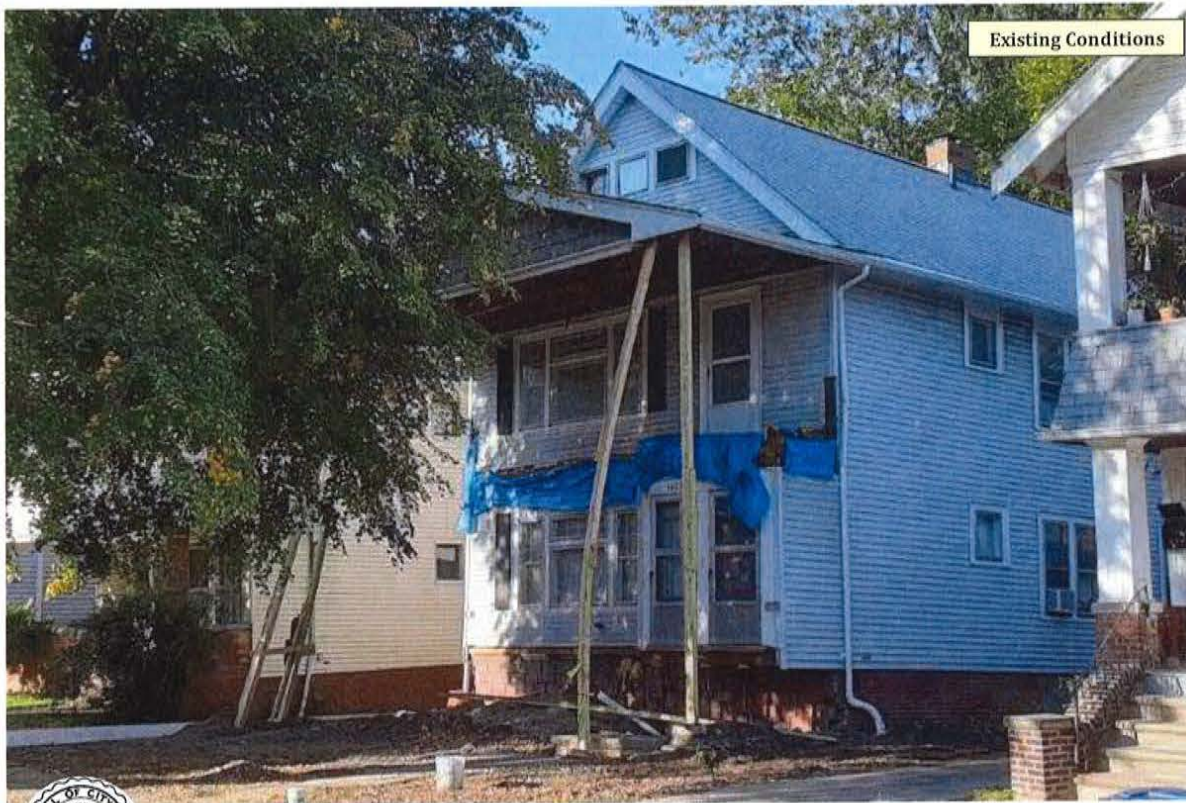
**Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020**



Conditions - July



**Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020**

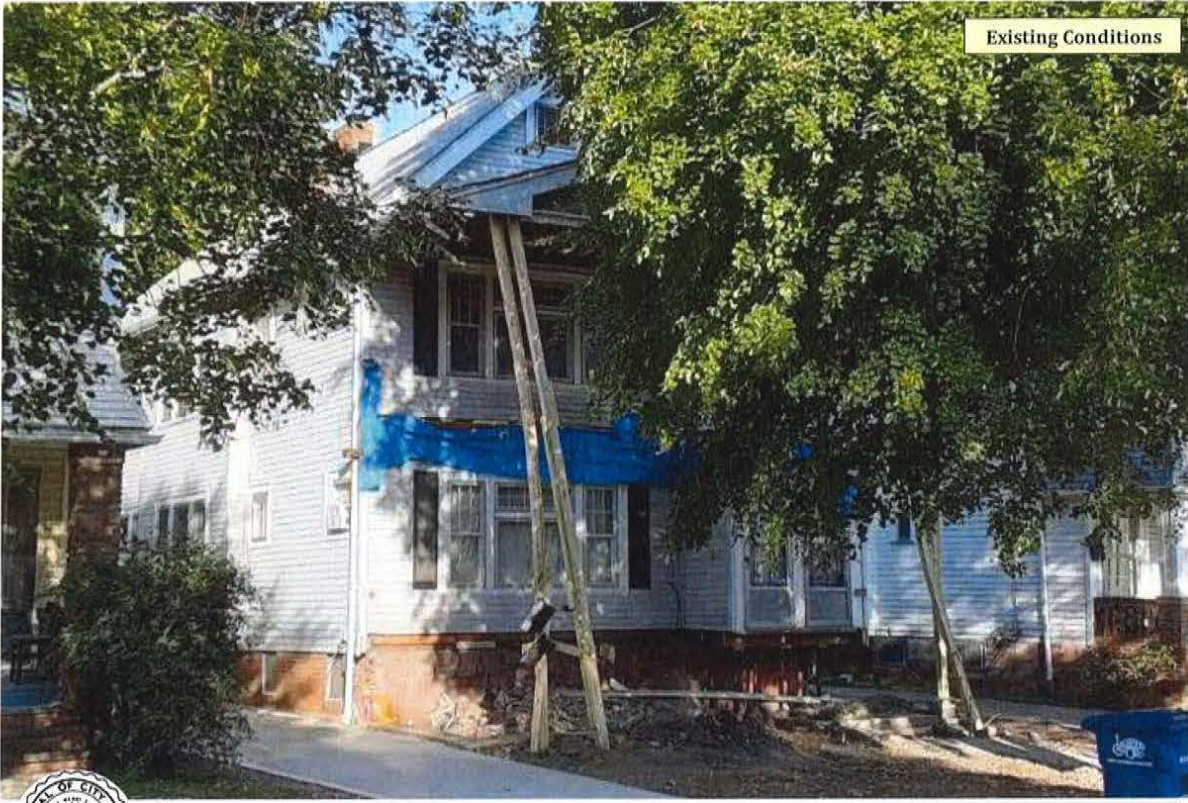


Existing Conditions

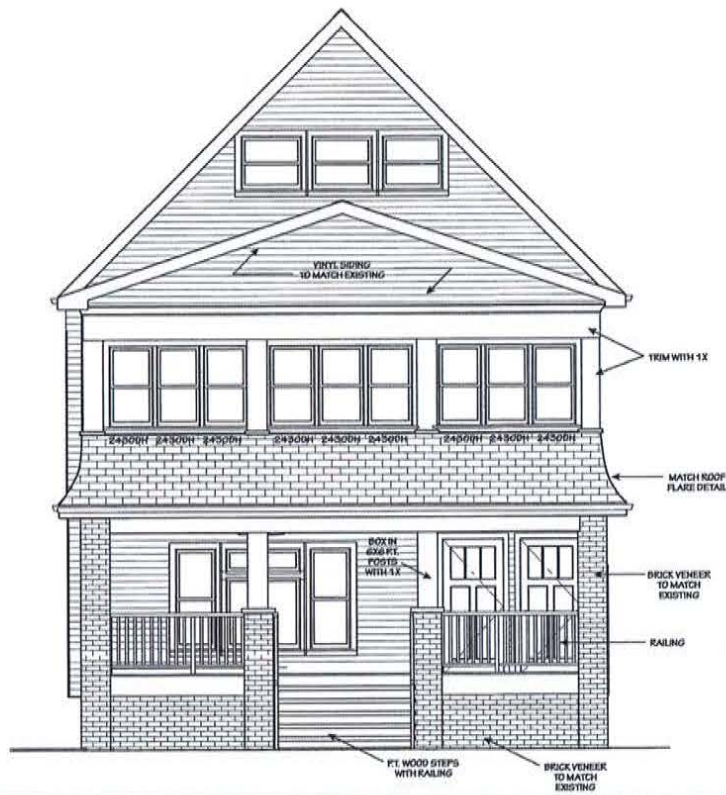


**Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020**

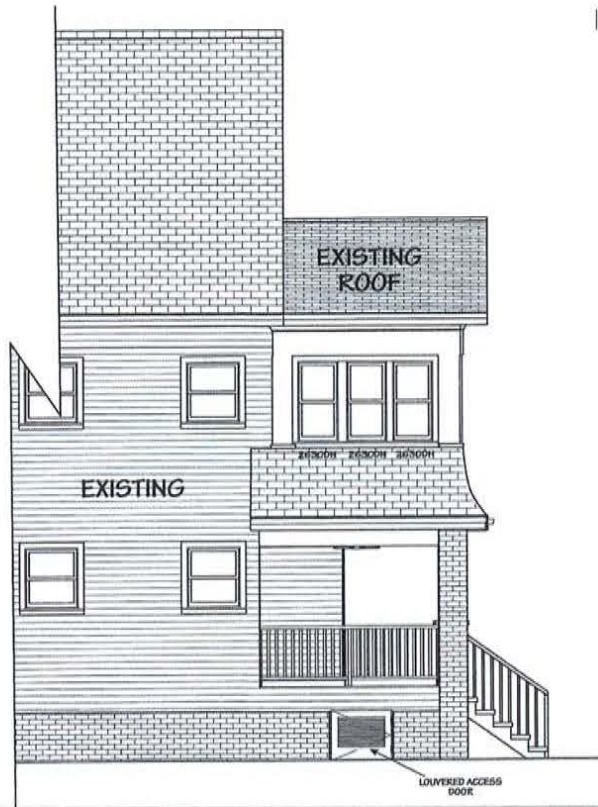
Existing Conditions



Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020



Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020



Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020



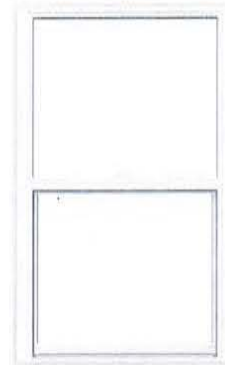
Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020

Brickwebb Boston Mill Thin Brick Sheets (8.7 sq. ft.)  
Model Number: BW-37001CS | Menards® SKU: 1440022

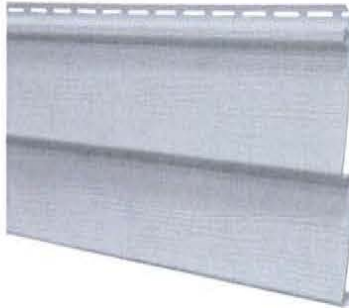
Materials Submitted  
by Applicant



JELD-WEN® Better Series 30"W x 54"H Vinyl Single Hung Window  
Model Number: JW1438-00964 | Menards® SKU: 4045610



Cedar Creek Double 4" x 12' 6" Heritage Gray Vinyl Siding  
Model Number: VLC4026 | Menards® SKU: 1461693



Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020

1 x 4 x 10' Treated Pine Porch Flooring  
(Actual Size 3/4" x 3-1/8" x 10')  
Model Number: 1110261 | Menards® SKU: 1110261

Materials Submitted  
by Applicant



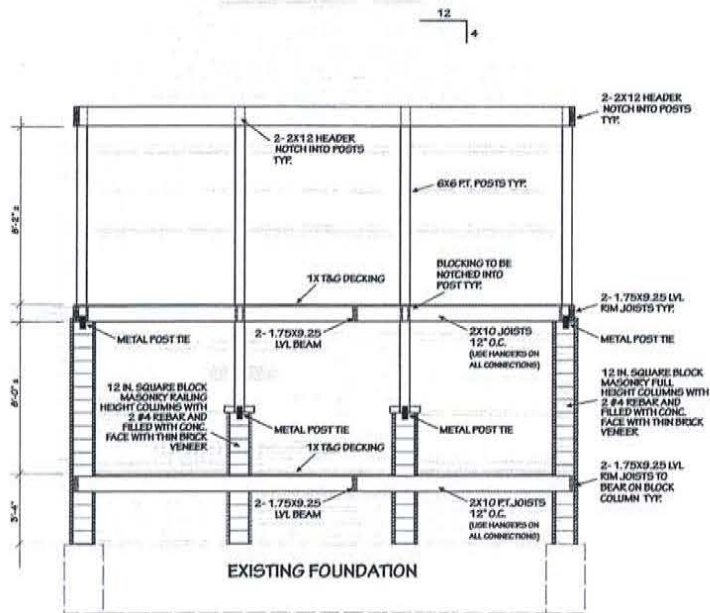
Fypon® QuickRail® Premium 36" x 6' White Stair Rail Kit with Square Spindles  
(Actual Size 36" x 78")  
Model Number: 740636SQDS | Menards® SKU: 1121749



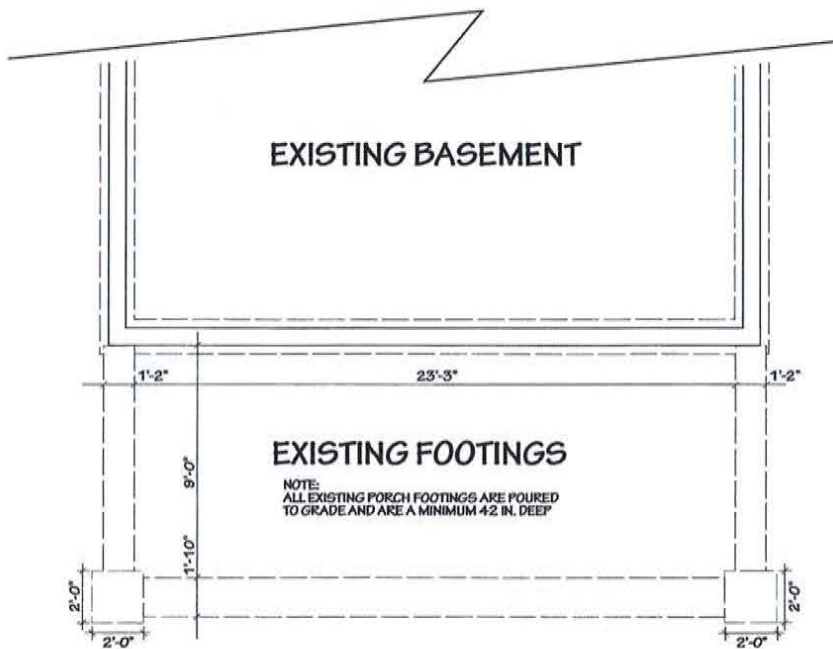
Fypon® QuickRail® Premium 36" x 8' White Synthetic Rail Kit with Square Spindles  
(Actual Size 36" x 96")  
Model Number: 740836SQDF | Menards® SKU: 1121747



Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020



Docket No. 08-75-20 (1622 Victoria)  
**Front Porch Enclosure - ABR - October 2020**

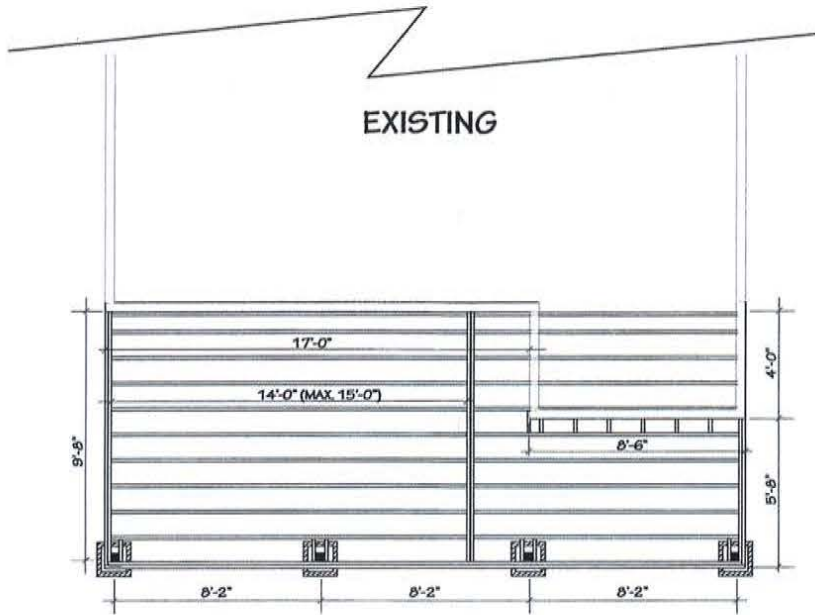


**FOUNDATION PLAN**  
 1/4" = 1'-0"



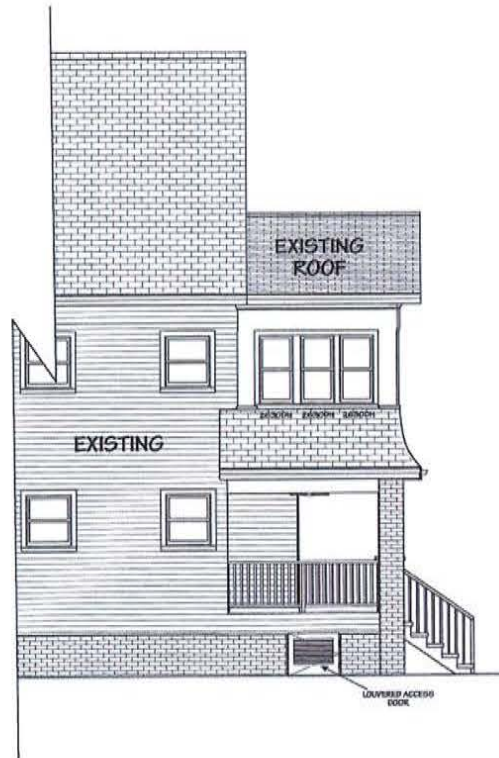
Docket No. 08-75-20 (1622 Victoria)  
**Front Porch Enclosure - ABR - October 2020**





**JOIST & BEAM LAYOUT**  
1/4" = 1'-0"

Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020



Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020



Neighborhood Context



1622 Victoria



**Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020**

Neighborhood Context



**Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020**

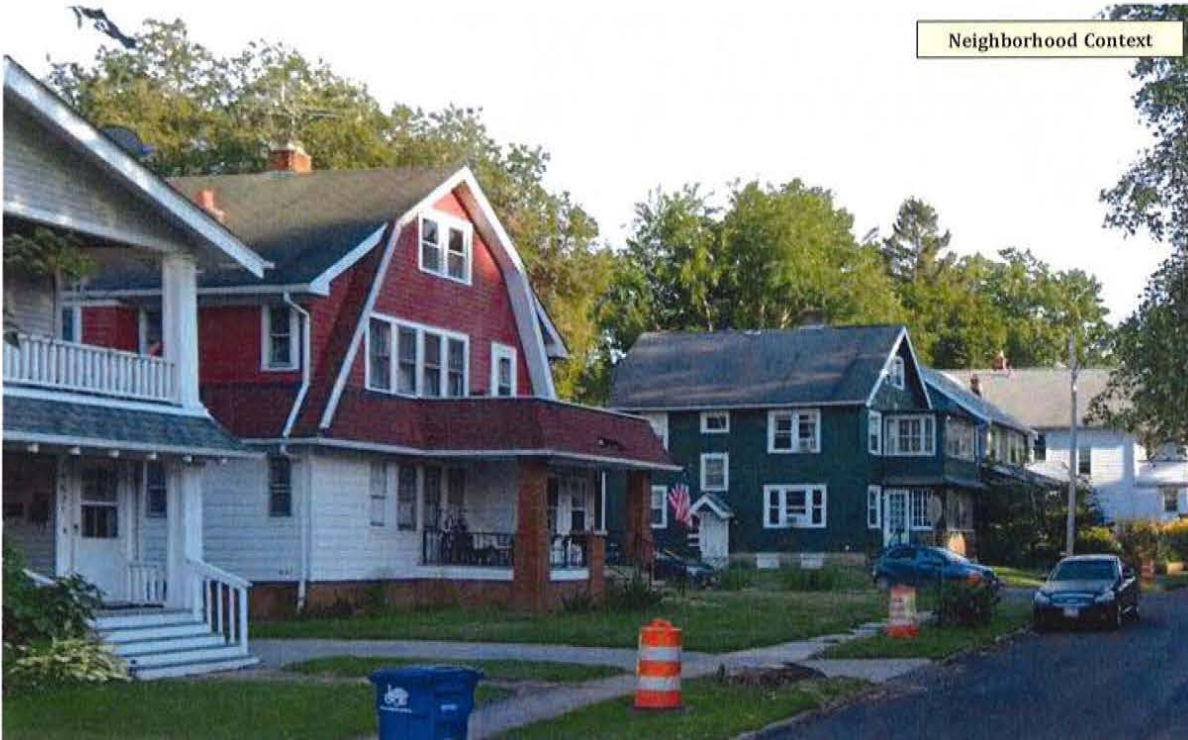
Neighborhood Context



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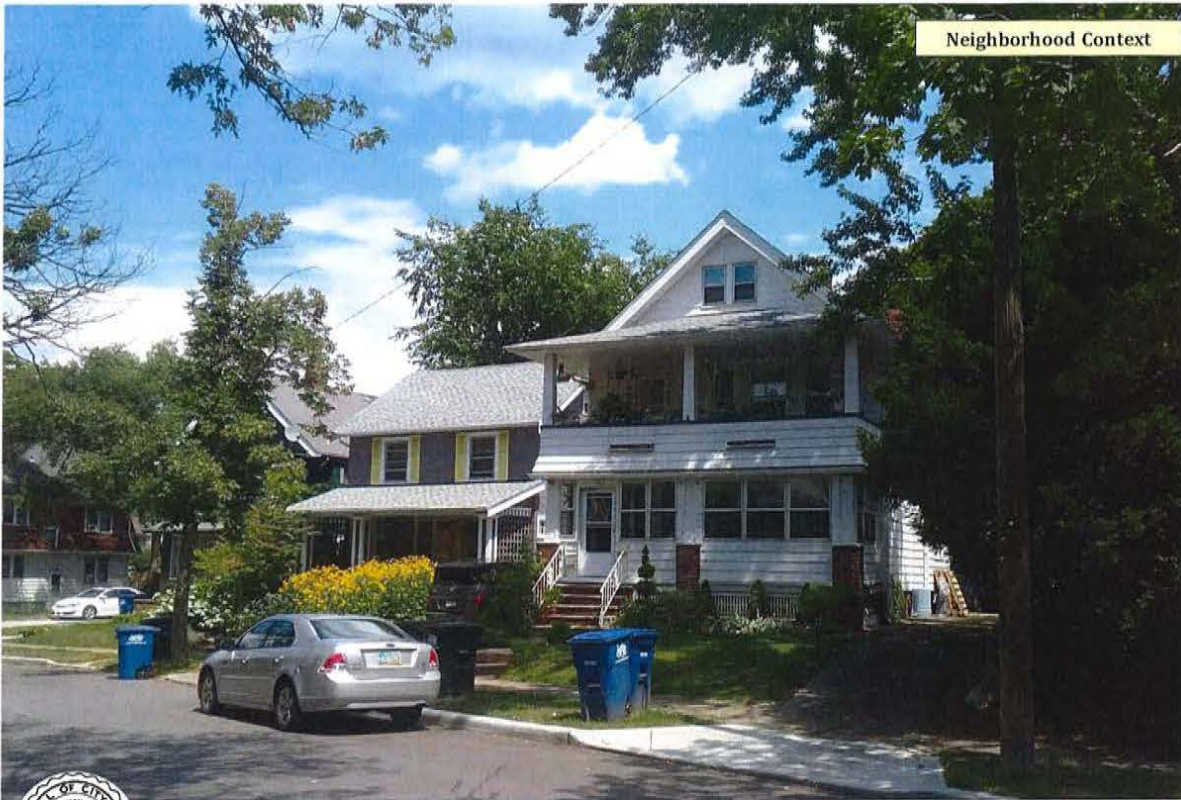
**Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020**

Neighborhood Context



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**Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020**

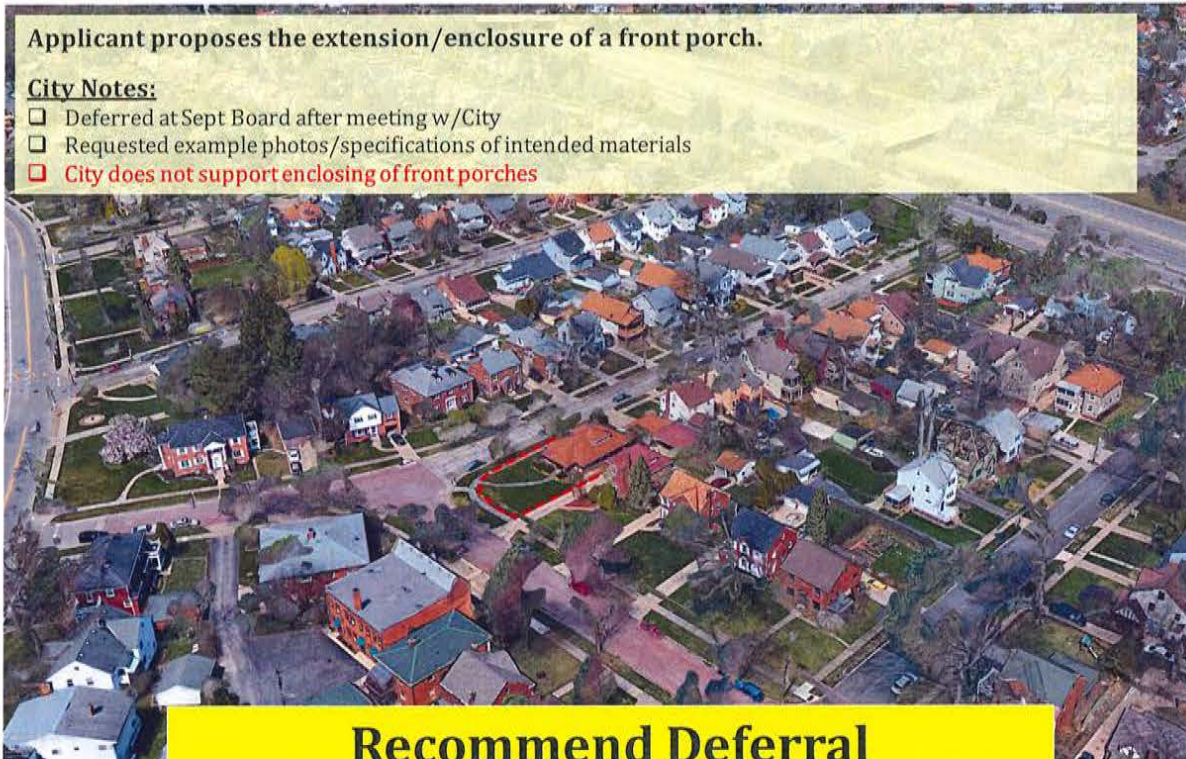


Docket No. 08-75-20 (1622 Victoria)  
Front Porch Enclosure - ABR - October 2020

Applicant proposes the extension/enclosure of a front porch.

**City Notes:**

- Deferred at Sept Board after meeting w/City
- Requested example photos/specifications of intended materials
- City does not support enclosing of front porches**



**Recommend Deferral**



Docket No. 09-102-20 (16908 Fischer)  
Front Porch Renovation - ABR - September 2020



Source: <http://clevelandhistory.org>

1902 - Known as the "Anchorage", the William Mack residence was located on the north side of Detroit across from Elbur Ave.



## Architectural Board of Review New Business - October 2020

Applicant proposes the addition of an uncovered front porch.

**City Notes:**

- Reviewed by Building Department (4 Sept 2020)
- No variances required

2099 Olive Ave

If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting

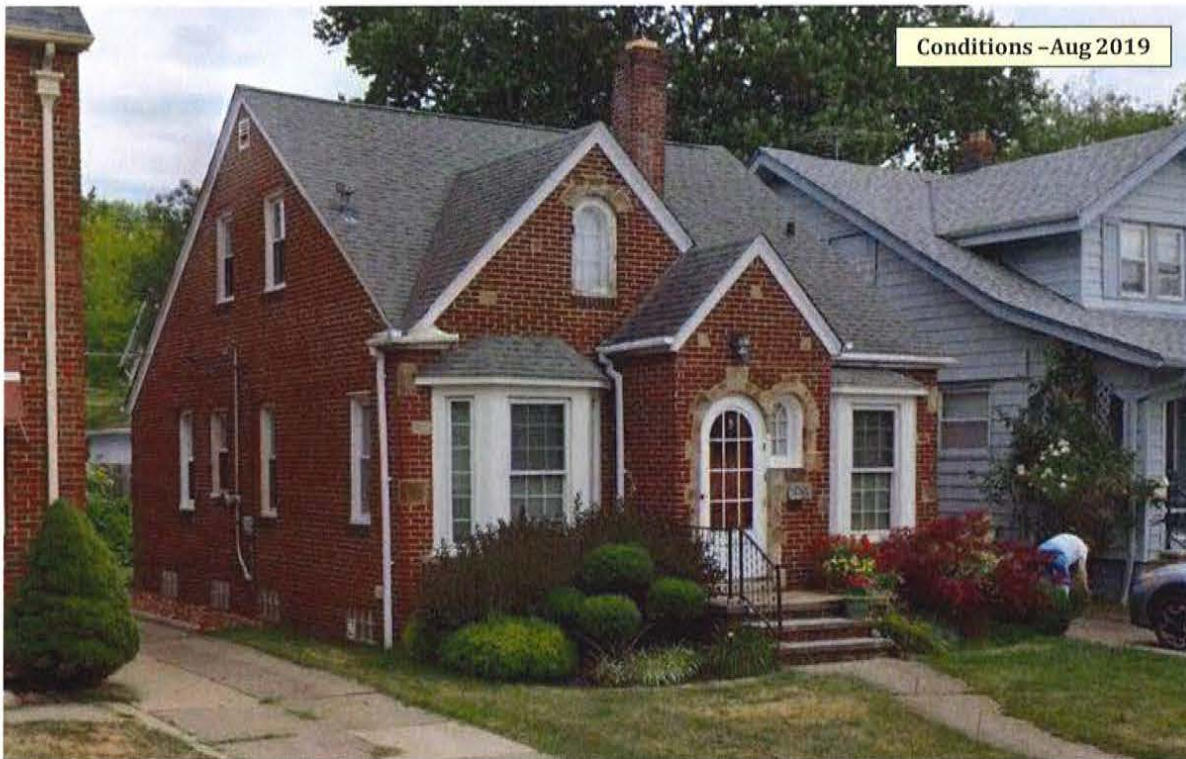


Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020



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**Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020**



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**Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020**



2099 OLIVE AVE.  
EXISTING HOUSE STRUCTURE



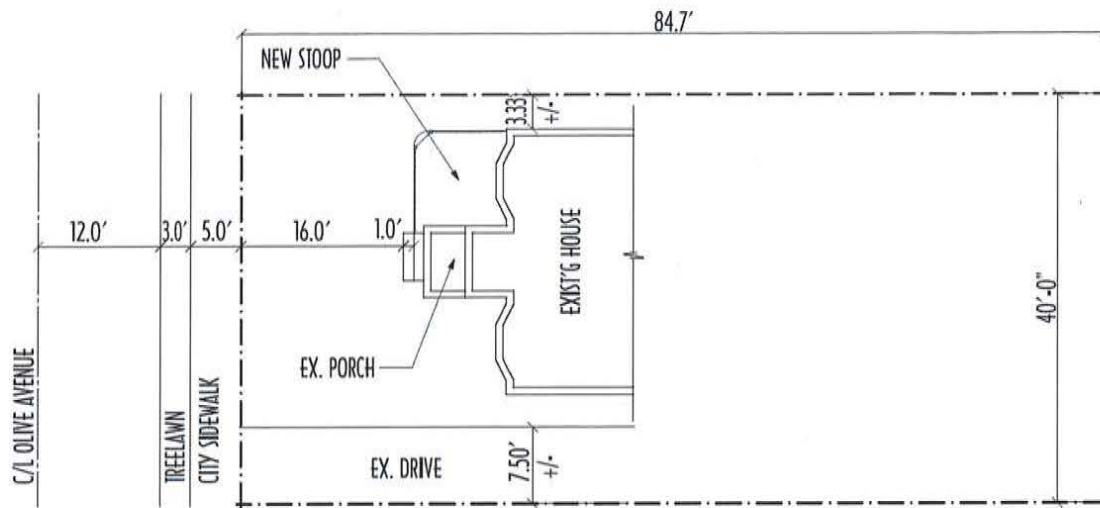
---

Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020



---

Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020



**PRELIM SITE PLAN**

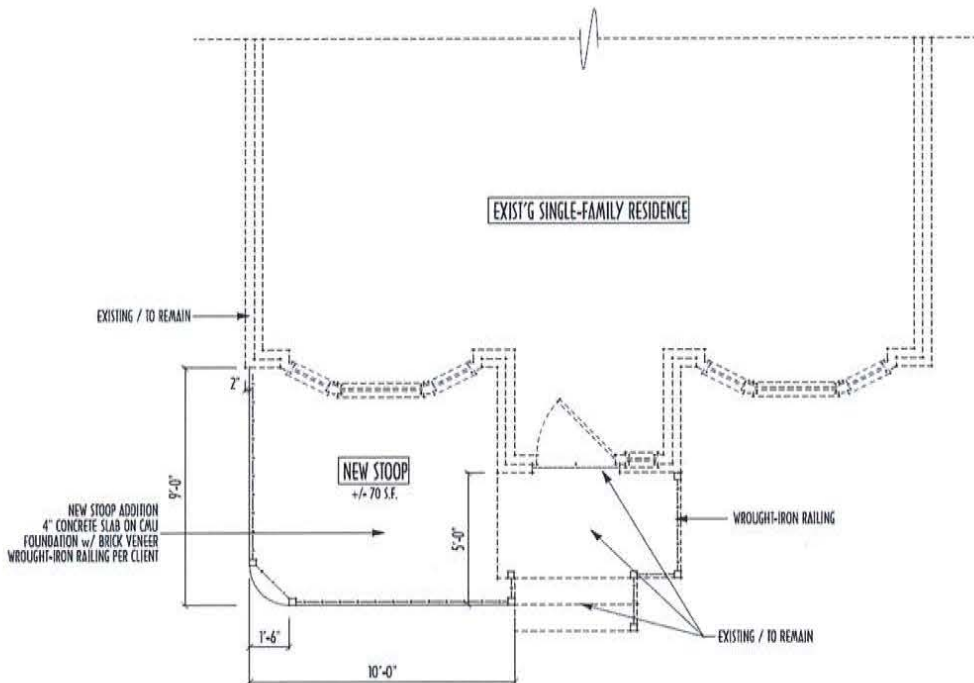
SCALE : 1" = 10'-0"



2099 OLIVE AVE  
CITY OF LAKEWOOD  
PARCEL # 313-14-069  
CUYAHOGA COUNTY, OHIO



**Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020**

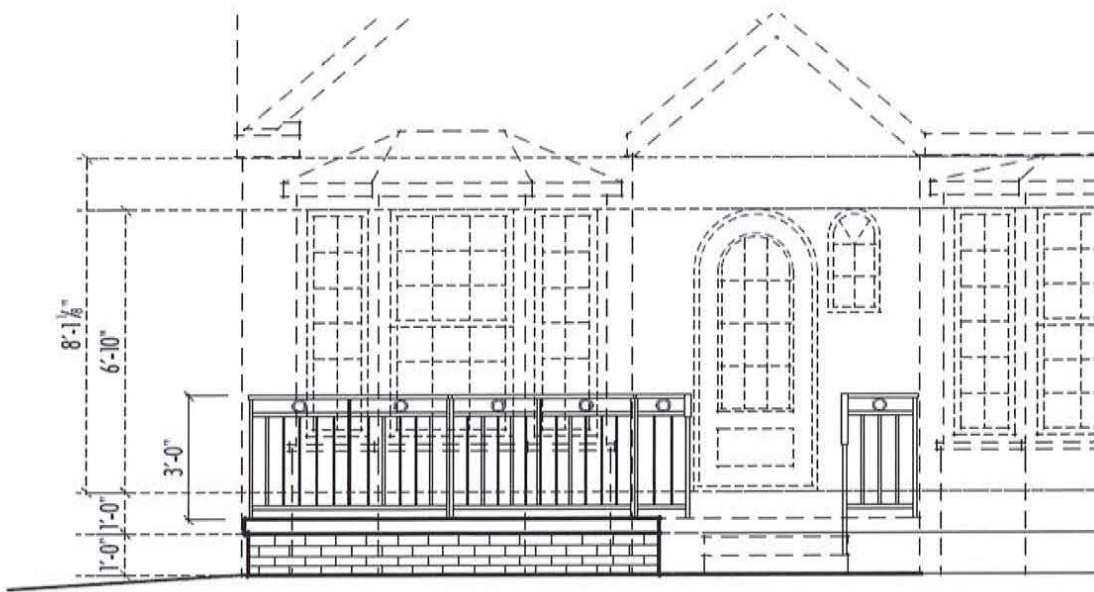


**PRELIMINARY FLOORPLAN**

SCALE : 1/4" = 1'-0"



**Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020**

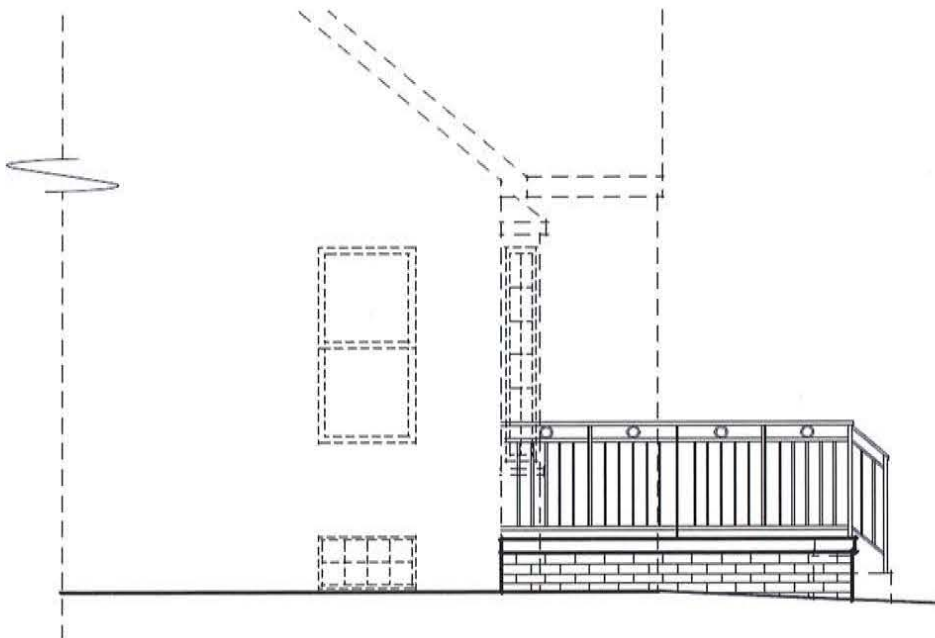


**FRONT (WEST) ELEVATION**

SCALE : 1/4" = 1'-0"



**Docket No. 10-104-20 (2099 Olive)**  
**Front Porch - ABR - October 2020**



**SIDE (NORTH) ELEVATION**

SCALE : 1/4" = 1'-0"

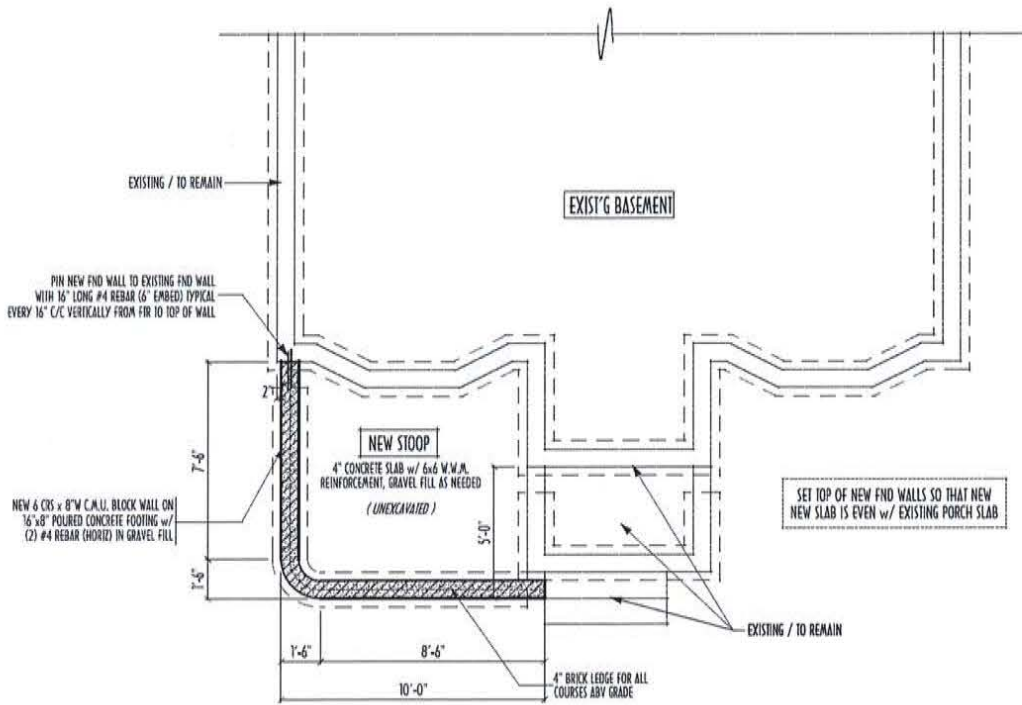


**Docket No. 10-104-20 (2099 Olive)**  
**Front Porch - ABR - October 2020**

Example railing provided by Applicant



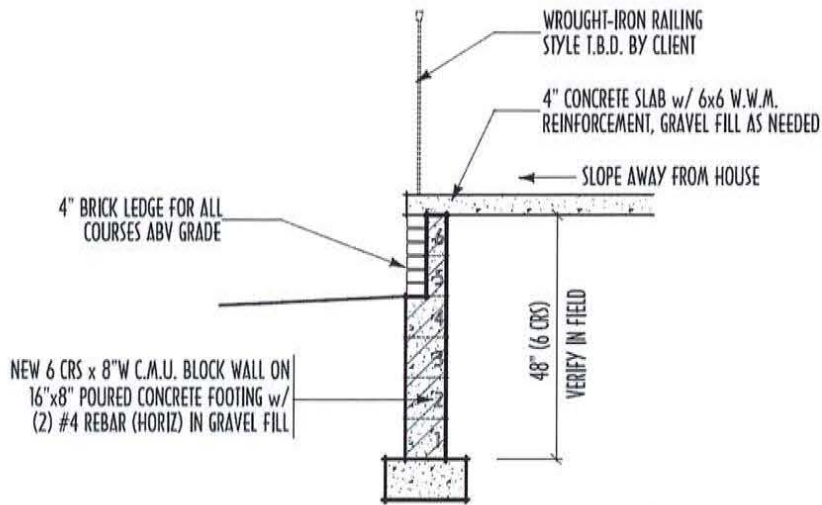
Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020



PRELIMINARY FOUNDATION PLAN  
SCALE : 1/4" = 1'-0"



Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020



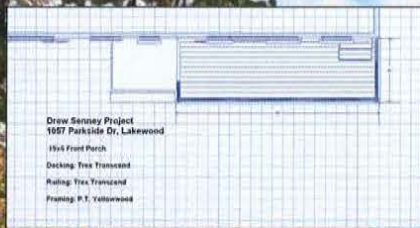
## PRELIMINARY FND SECTION

SCALE : 3/8" = 1'-0"



Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020

**Example ABR Case:** Docket No. 04-40-18 (1057 Parkside Drive); Discussion focused on landscaping, railing height, and design. City administration stated no zoning variance was required and supported the request. Proposal was approved.

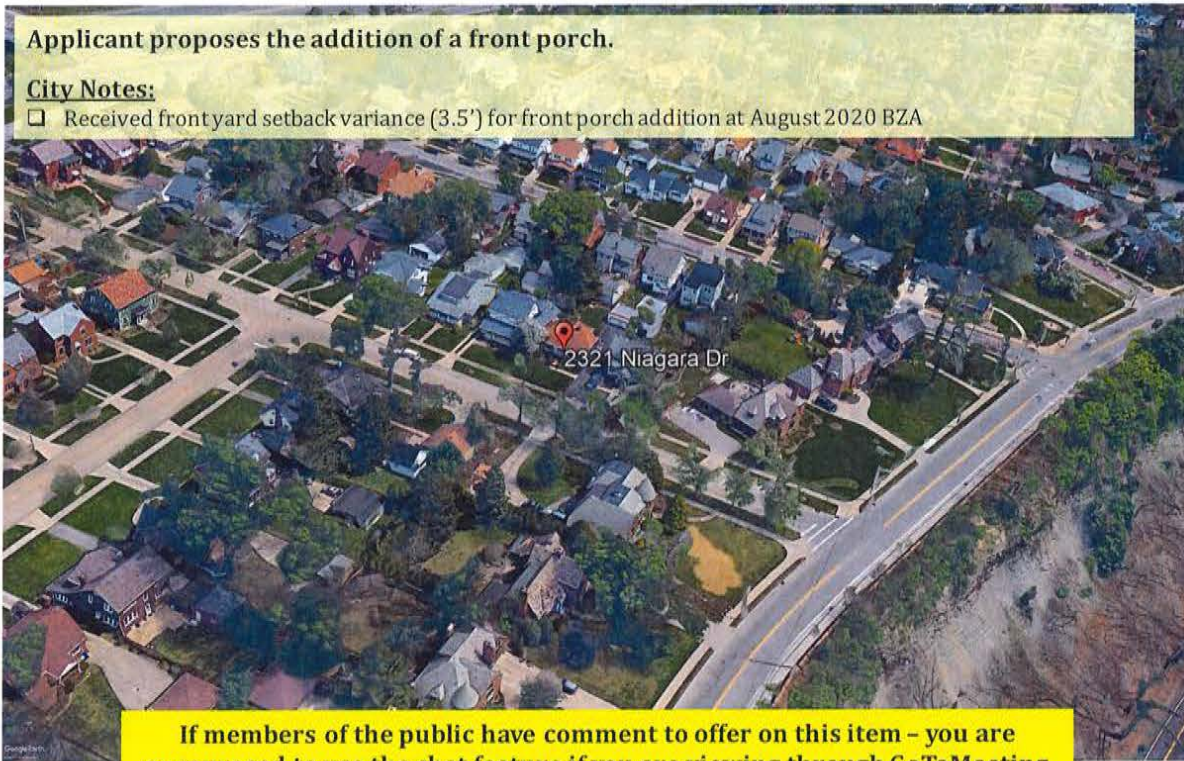


Docket No. 10-104-20 (2099 Olive)  
Front Porch - ABR - October 2020

Applicant proposes the addition of a front porch.

**City Notes:**

- Received front yard setback variance (3.5') for front porch addition at August 2020 BZA



If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020**



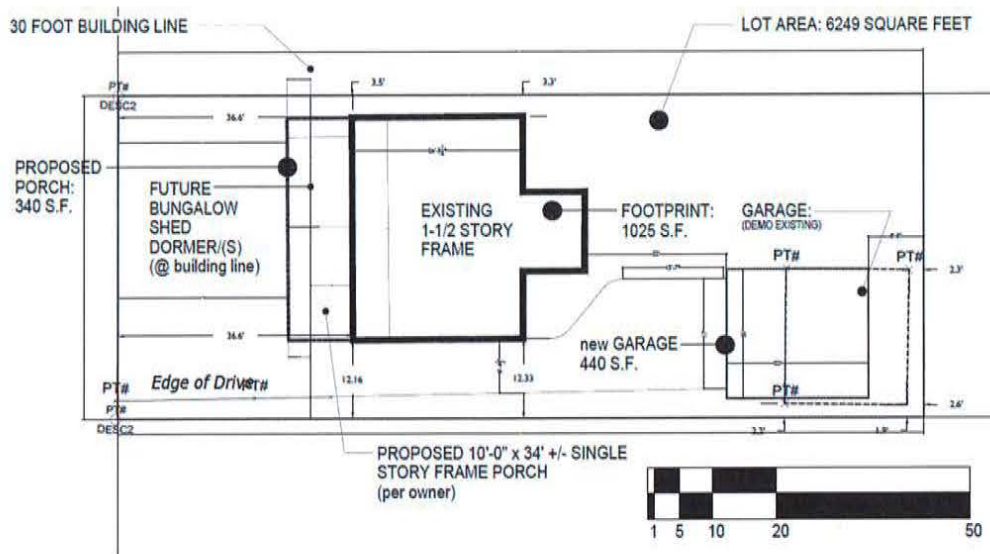
**Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020**

Existing Conditions

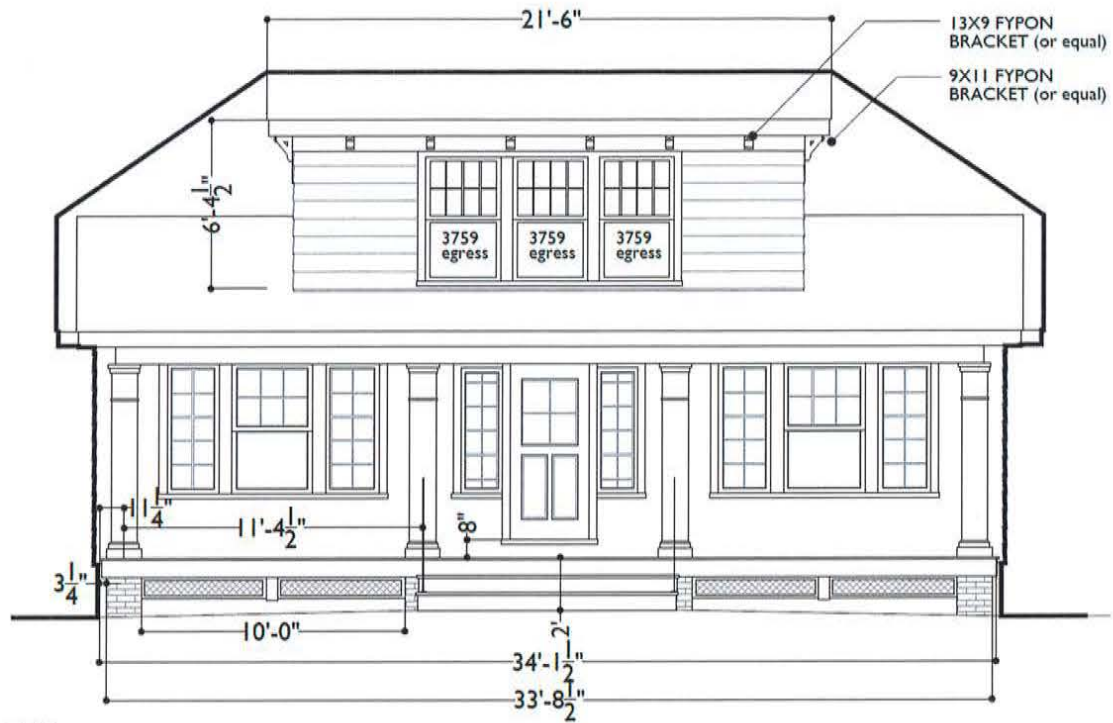


Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020

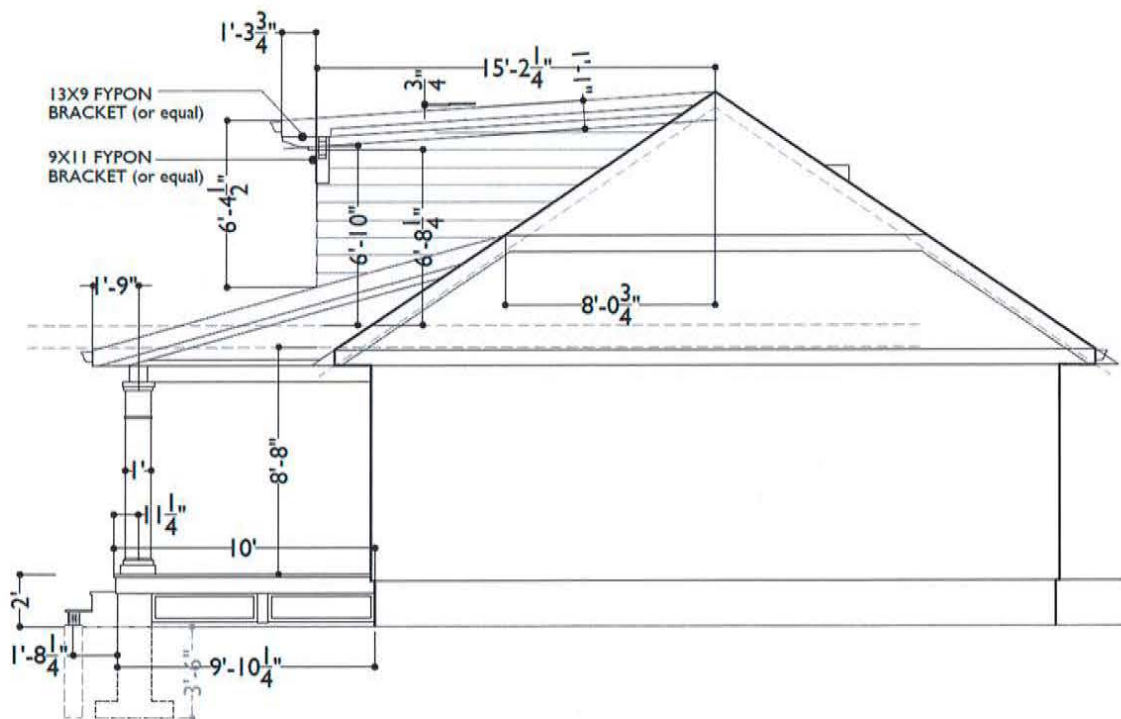
Niagara Ave. (60')



Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020



Docket No. 10-105-20 (2321 Niagara)  
 Front Porch - ABR - October 2020



Docket No. 10-105-20 (2321 Niagara)  
 Front Porch - ABR - October 2020

Submitted Materials

BRICK (to match existing):



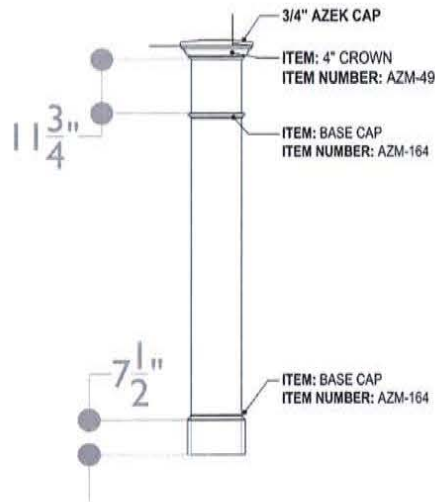
Best Seller  
4 ft. x 8 ft. White Garden Vinyl Lattice  
by Veranda

PORCH FLOOR: <https://www.timbertech.com/product/porch-collection/>



Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020

Submitted Materials



WINDOW TRIM: Borel or Hardie trim to match drawings with butt jointed details and 2" traditional sill.  
SIDING: Existing aluminum siding prepped and painted per owner. New Siding Hardie or cement board painted to match new color per owner.



Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020

Submitted Materials

Home > All Products > Decorative Millwork > Brackets, Cornice & Gable Shells > Bracket



Bracket

DP1-1201

★★★★☆ (0) Write a review Ask a question

Width: 5.25" Height: 8.34" Projection: 13.41"

Quantity: [ ] [ ] [ ]

\$53.72

FIND A DEALER BUY NOW



Home > All Products > Decorative Millwork > Brackets, Cornice & Gable Shells > Bracket



Bracket

DP1-1201

★★★★☆ (0) Write a review Ask a question

Width: 5.12" Height: 11" Projection: 9"

Quantity: [ ] [ ] [ ]

\$62.67

FIND A DEALER BUY NOW

TruDefinition®

DURATION SHINGLES



Estate Gray



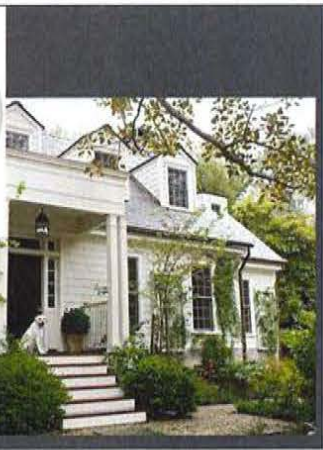
Docket No. 10-105-20 (2321 Niagara) Front Porch - ABR - October 2020

Submitted Materials

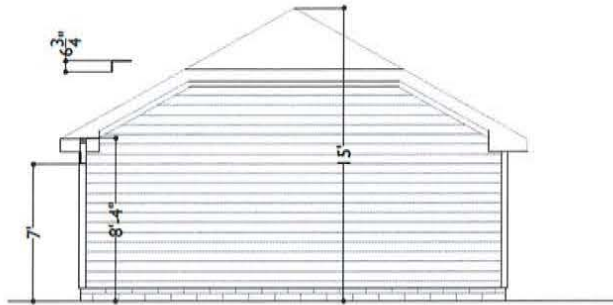
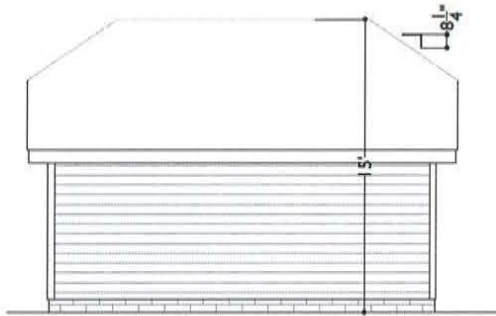
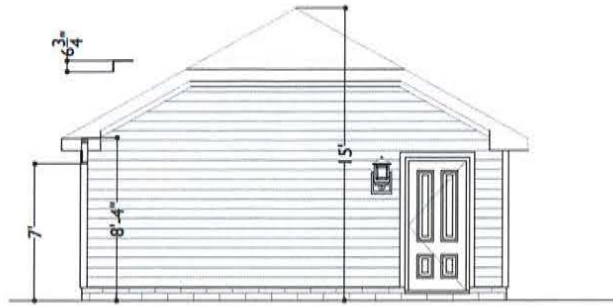
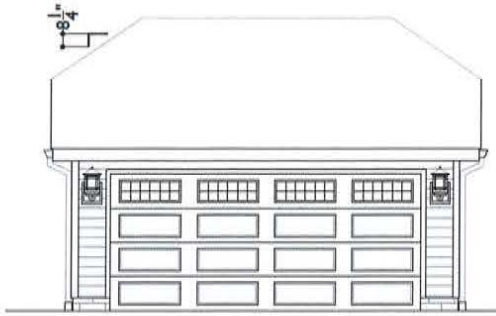


Benjamin Moore - Seashell

Benjamin Moore - Swiss Coffee



Docket No. 10-105-20 (2321 Niagara) Front Porch - ABR - October 2020



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**Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020**

Submitted Materials



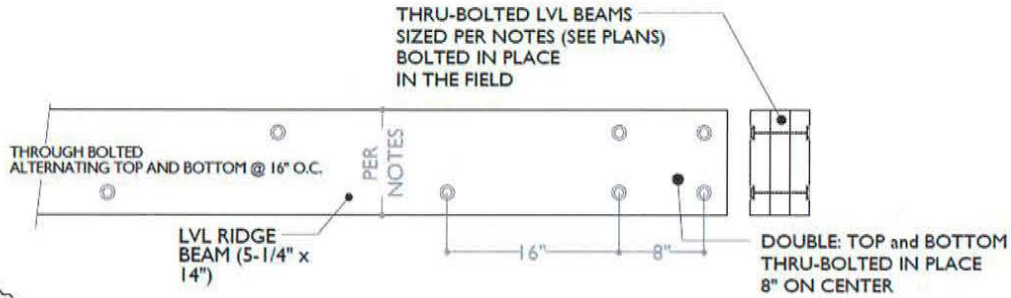
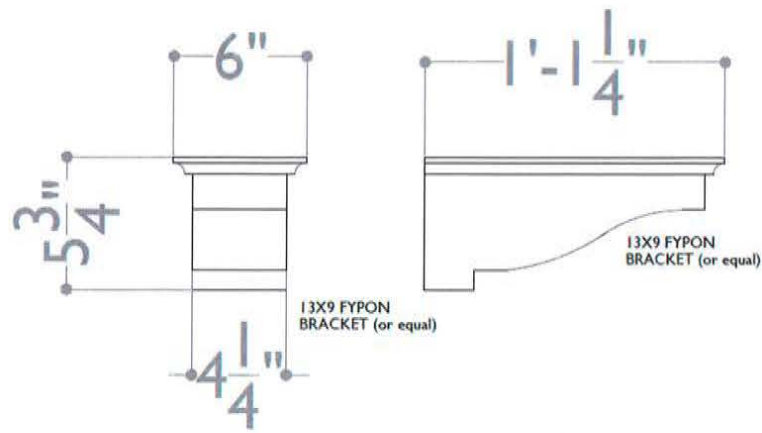
Gallery Collection 16 ft. x 7 ft. 6.5 R-Value Insulated White Garage Door with SQ24 Window  
by Clopay



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**Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020**



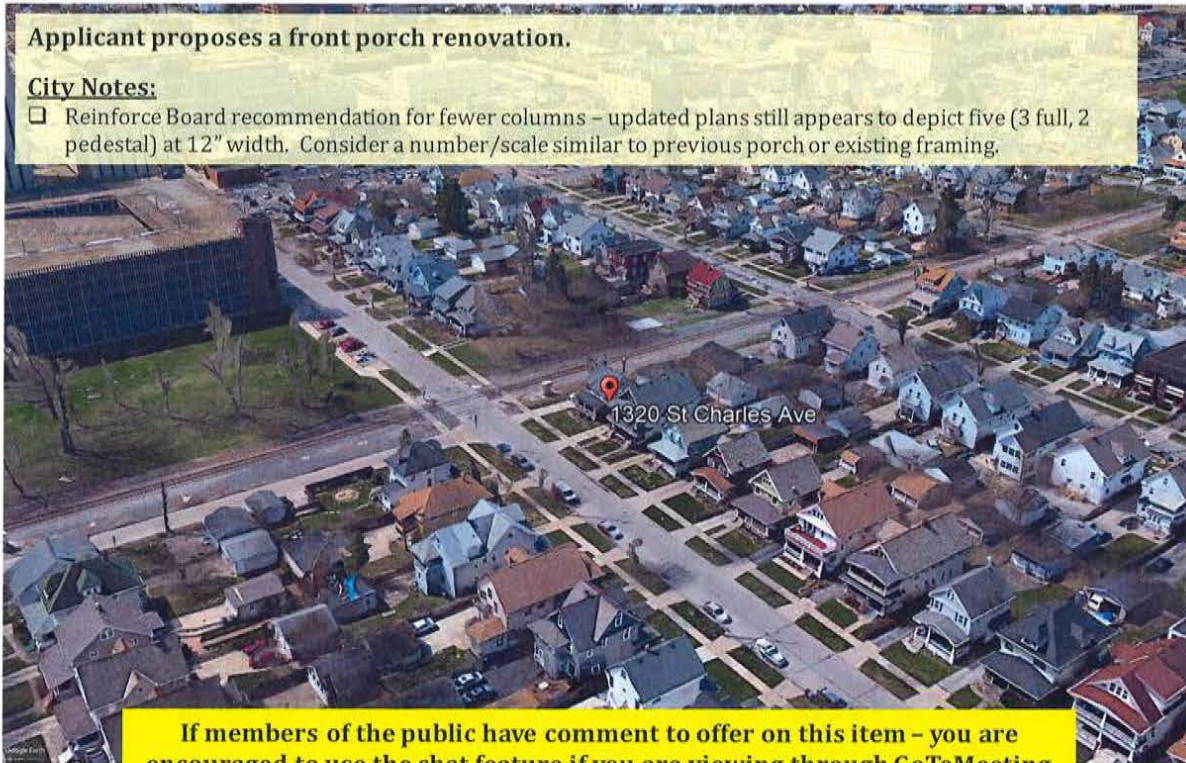


**Docket No. 10-105-20 (2321 Niagara)  
Front Porch - ABR - October 2020**

Applicant proposes a front porch renovation.

**City Notes:**

- Reinforce Board recommendation for fewer columns – updated plans still appears to depict five (3 full, 2 pedestal) at 12” width. Consider a number/scale similar to previous porch or existing framing.



If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020**



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**Docket No. 10-106-20 (1320 St. Charles)**  
**Front Porch - ABR - October 2020**



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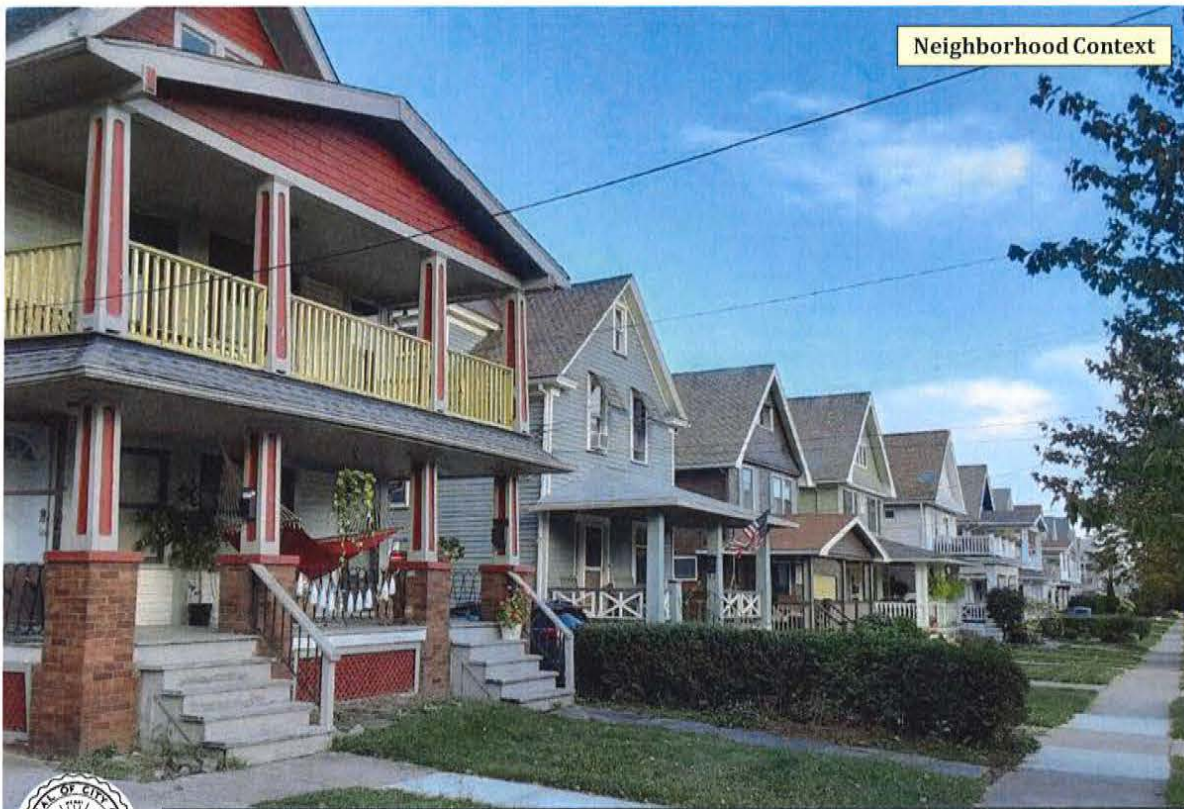
**Docket No. 10-106-20 (1320 St. Charles)**  
**Front Porch - ABR - October 2020**



**Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020**



**Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020**



Neighborhood Context



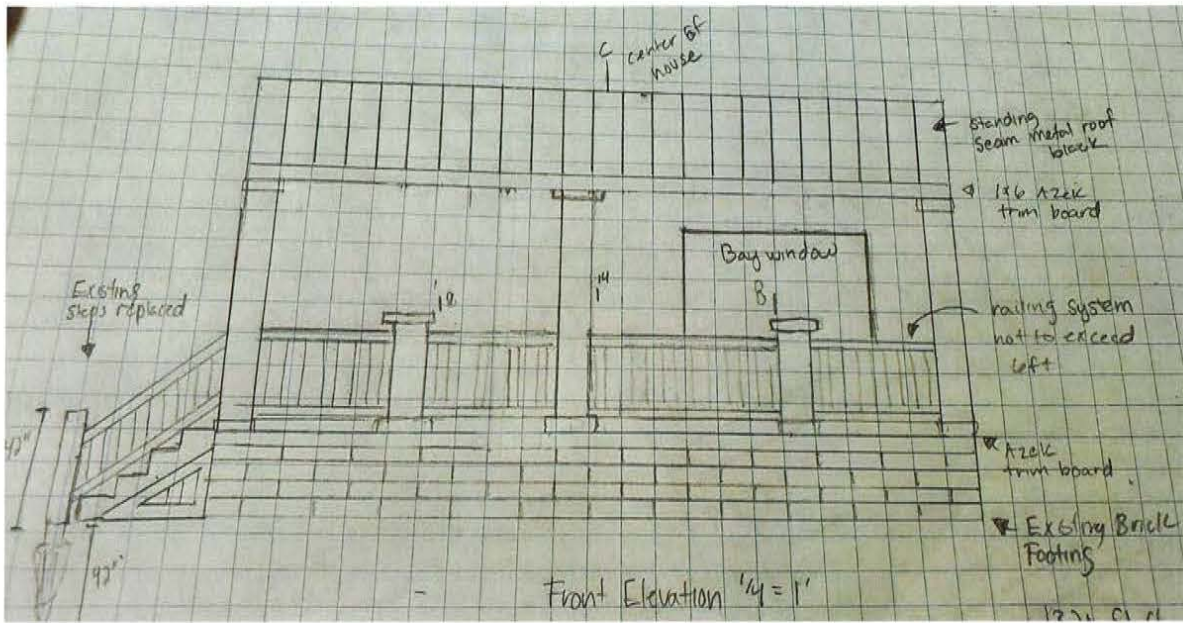
**Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020**



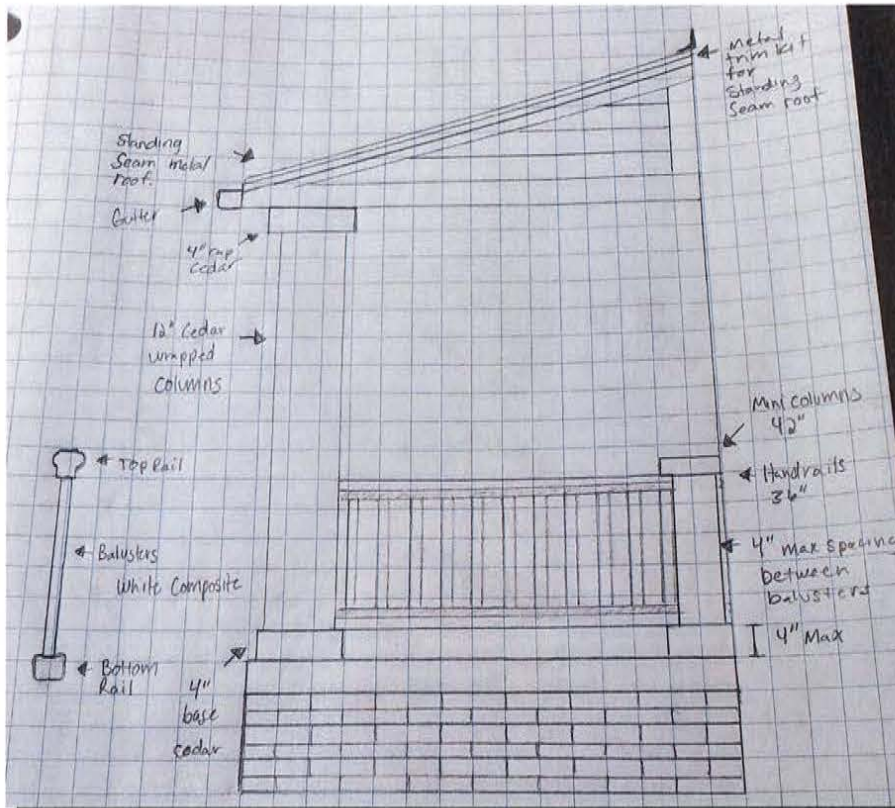
Neighborhood Context



**Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020**



Docket No. 10-106-20 (1320 St. Charles)  
**Front Porch - ABR - October 2020**



Docket No. 10-106-20 (1320 St. Charles)  
**Front Porch - ABR - October 2020**



Example Materials

Premier Metals  
Premier Metals Gallery | Metal Roof  
and Siding Manufacturer



Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020



Search

Example Materials



To See Inventory Choose A Store

Home / Lumber & Composites / Decking / Deck Railin

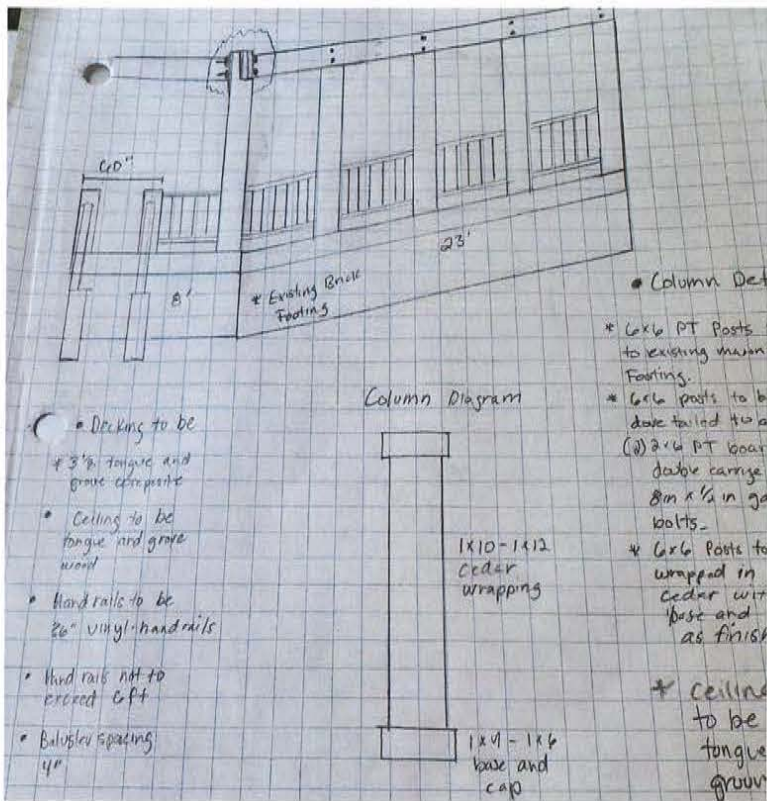
Veranda

Traditional 6 ft. x 36 in. White PolyComposite Rail  
Kit without Brackets

★★★★★ (50)

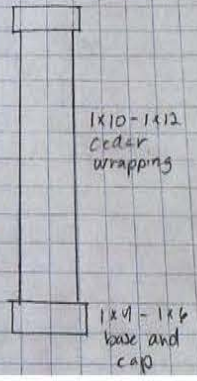


Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020



- Decking to be 3/8" tongue and groove composite
- Ceiling to be tongue and groove wood
- Handrails to be 20" vinyl handrails
- Hand rails not to exceed 6'ft
- Baluster spacing 4"

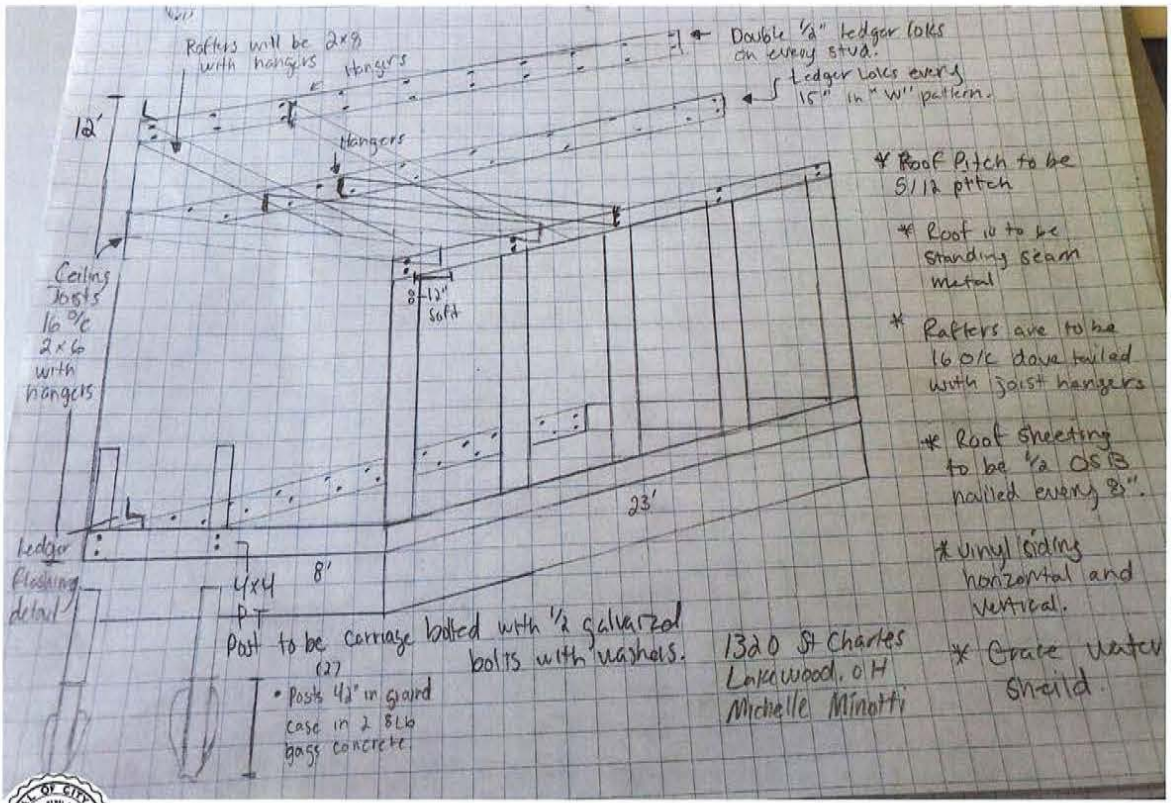
Column Diagram



- Column Det
- \* 6x6 PT Posts to existing mason Footing.
- \* 6x6 posts to be dove tailed to a (2) 2x4 PT board double carriage 8in x 1/2 in g/bolts.
- \* 6x6 Posts to wrapped in cedar with base and as finish
- \* Ceiling to be tongue groove



Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020



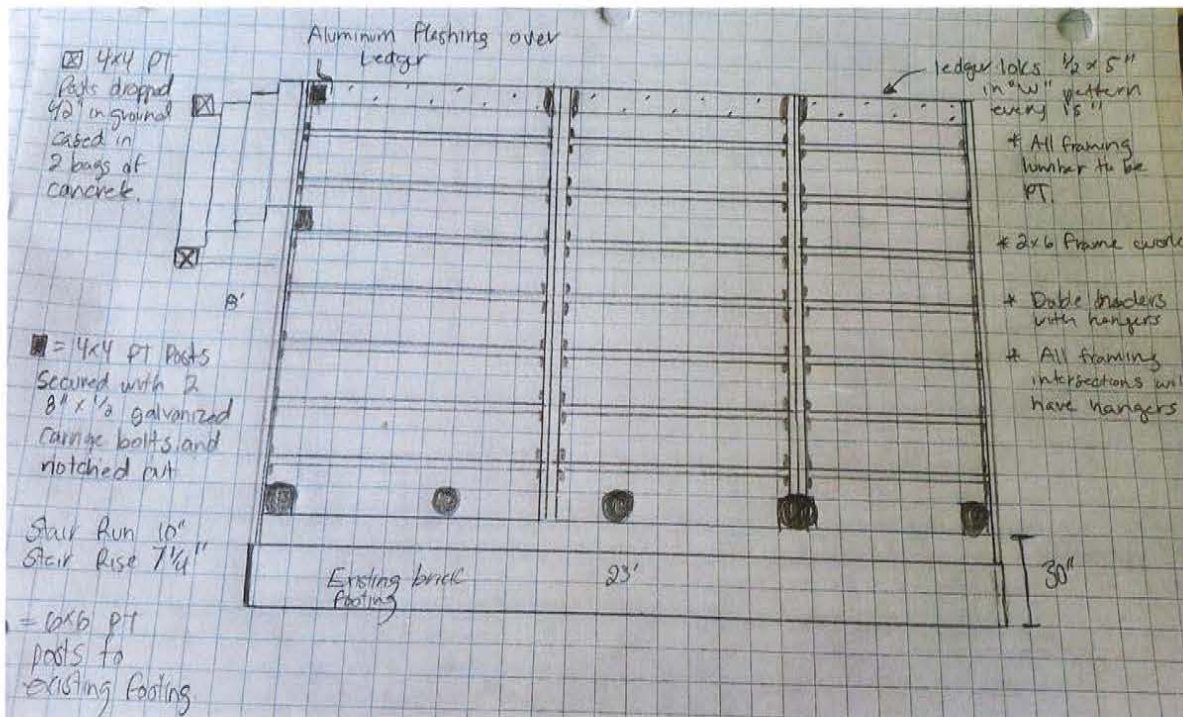
- \* Roof Pitch to be 5/12 pitch
- \* Roof is to be standing seam metal
- \* Rafters are to be 16 O/C dove tailed with joist hangers
- \* Roof Sheeting to be 1/2 OSB nailed every 8"
- \* Vinyl siding horizontal and vertical.
- \* Grate water shield.

- \* Post to be carriage bolted with 1/2 galvanized bolts with washers.
- Posts 4 1/2" in ground case in 2 8lb bags concrete.

1320 St Charles  
Lakewood, OH  
Michelle Minotti



Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020



**Docket No. 10-106-20 (1320 St. Charles)  
Front Porch - ABR - October 2020**

**Applicant proposes to renovate an existing storefront.**

**City Notes:**

- Any proposed signage would require a subsequent application to the Sign Review Board

11820 Detroit Ave

**If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting**



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**



Existing Conditions



Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020

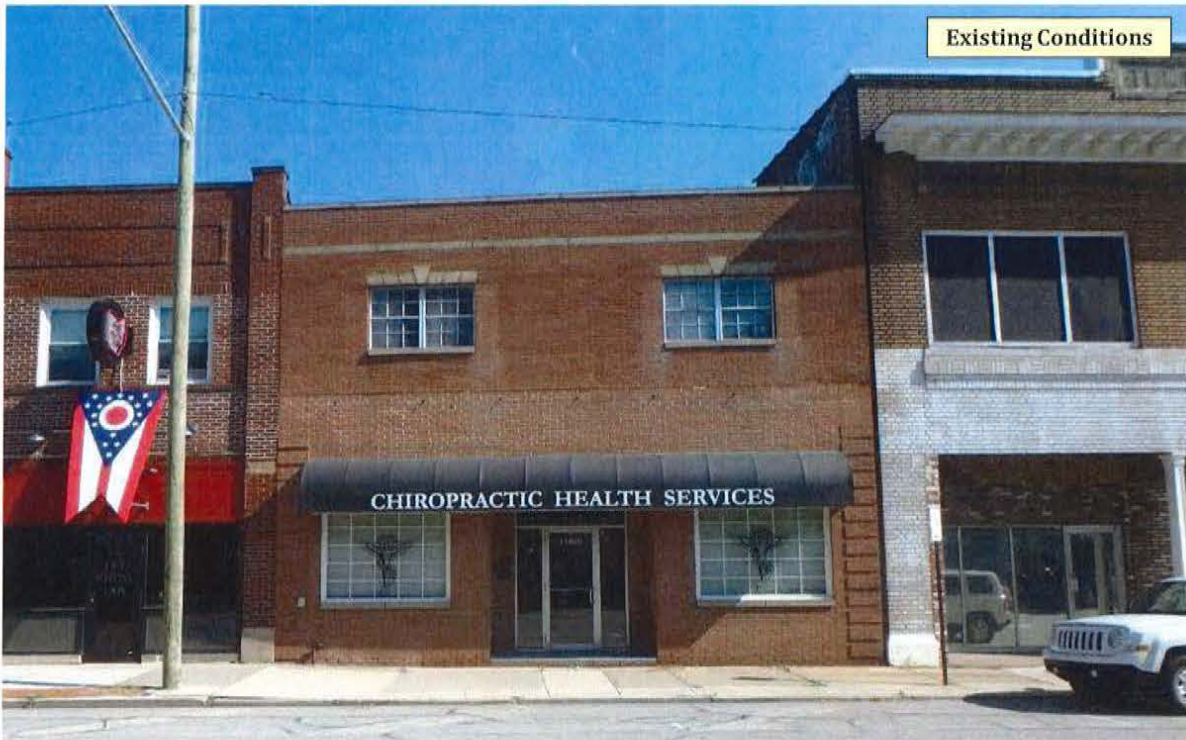


Existing Conditions

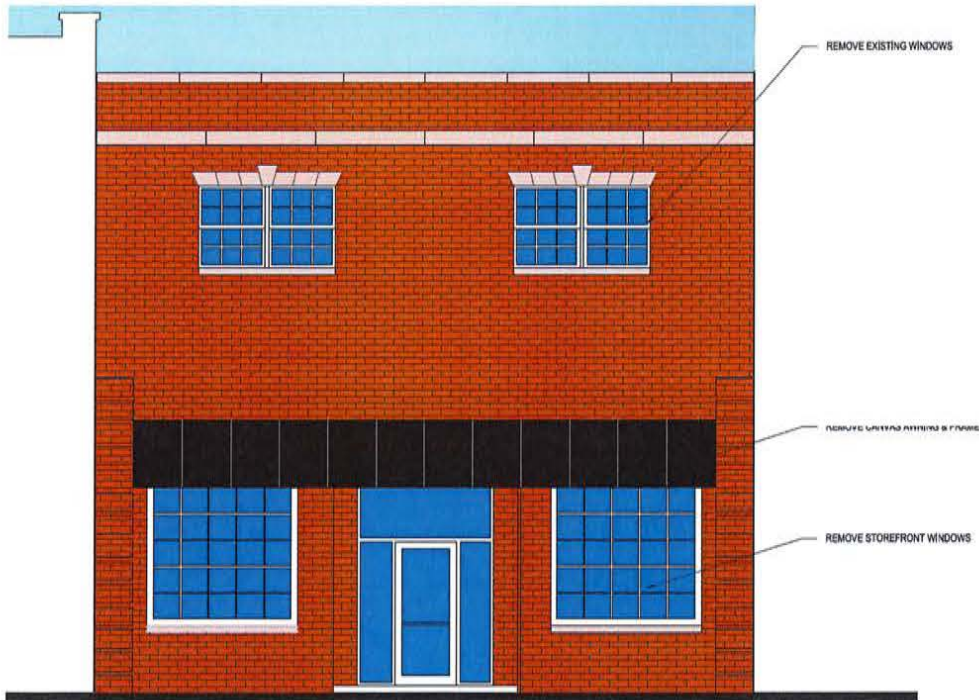


Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020

Existing Conditions



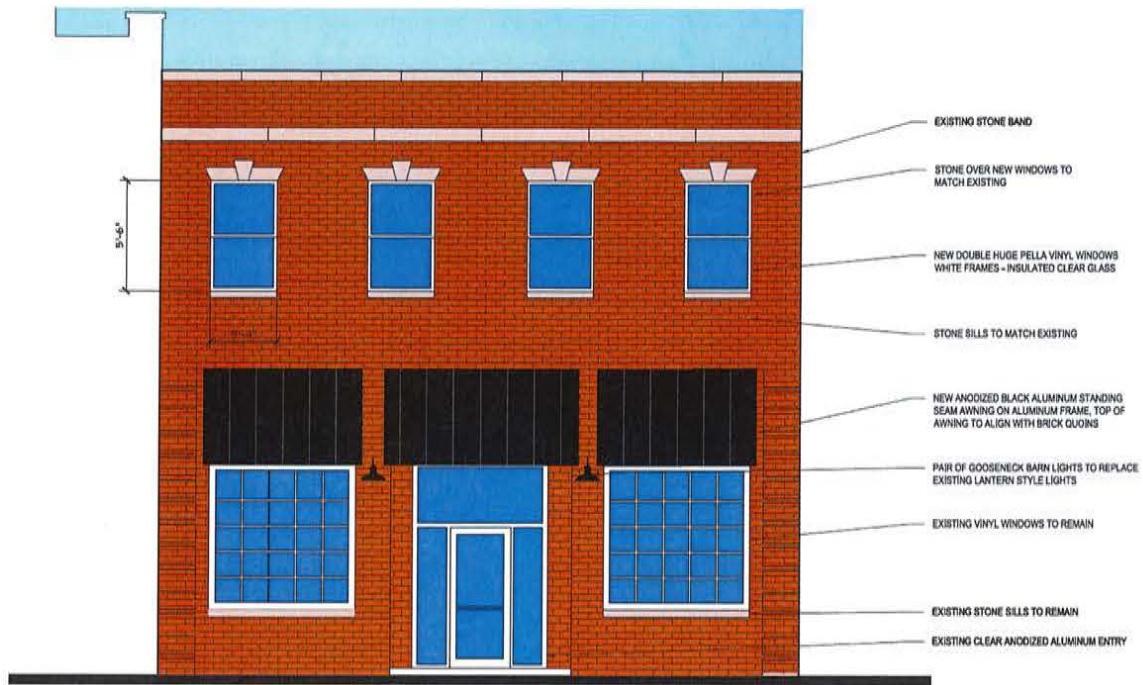
Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020



**EXISTING ELEVATION**  
SCALE: 1/4"=1'-0"



Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020



**PROPOSED ELEVATION**

SCALE: 1/4"=1'-0"



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**

**Submitted Materials**



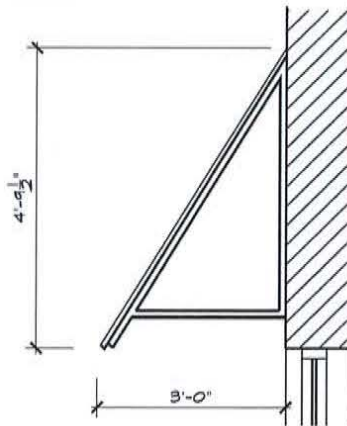
14" BLACK BARN LIGHTS MFG. BY SEA GULL LIGHTING

**Pella® 250 Series**

Innovative and enhanced security and privacy features for more peace of mind.



Vinyl Windows & Patio Doors

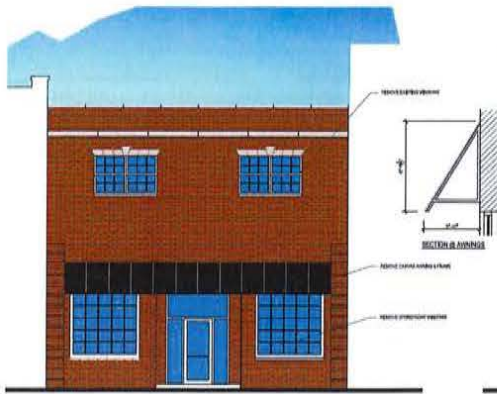


**SECTION @ AWNINGS**



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**

**CONFIDENCE**  
*Med-Spa*



**EXISTING ELEVATION**



**PROPOSED ELEVATION**



**BUILDING ENTRANCE**



**PROJECT LOCATION**



**AERIAL VIEW**



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**



**SECOND FLOOR WINDOWS**



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**



NEW WINDOW SILLS TO MATCH EXISTING



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Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020



ALUMINUM AWNINGS



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Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**



①



②



③

INSCHER & ASSOCIATE  
ARCHITECTS INC.  
30 West Park Drive  
Lakewood, Ohio 44132  
Tel: (440) 335-2200  
E-Mail: inscher@inscher.com

Project #	1000000000
Date	10/20/20
Client	
Address	
City	
State	
Zip	
Scale	



④



SECOND FLOOR WINDOWS



NEW WINDOW SILLS TO MATCH EXISTING

EXTERIOR & INTERIOR REMODEL  
**CONFIDENCE BY VICTORIA**  
11820 DETROIT AVENUE  
LAKESIDE, OHIO



VNINGS



ALUMINUM AWNINGS



Project #	1000000000
Date	10/20/20
Client	
Address	
City	
State	
Zip	
Scale	
<b>A-302</b>	



**Docket No. 10-107-20 (11820 Detroit)  
Storefront - ABR - October 2020**

**Applicant proposes to renovate an existing storefront.**

**City Notes:**

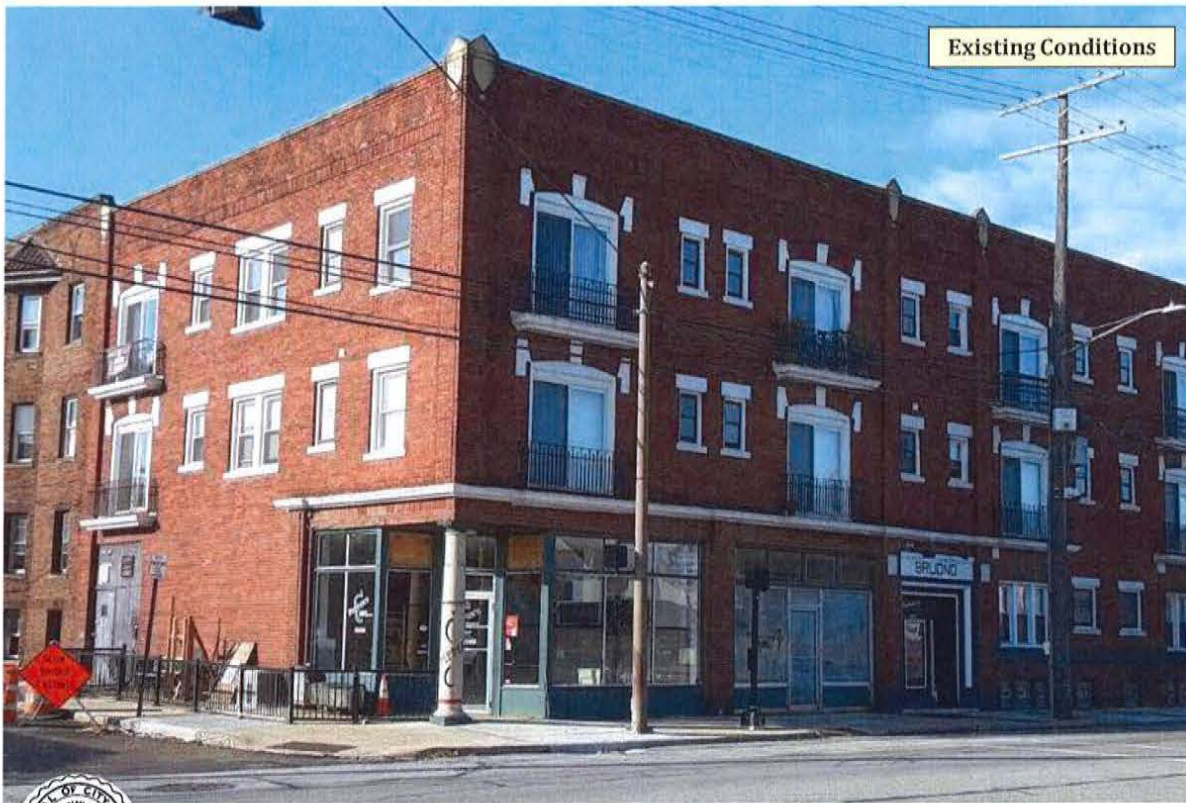
- Request clarification on intent for entry/exit points given combination of new & existing corner storefronts.
- Any proposed signage would require a subsequent application to the Sign Review Board.
- Outdoor dining approval does not transfer with change in ownership; may require new application.



**If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting**



**Docket No. 10-108-20 (12401 Detroit)  
Storefront - ABR - October 2020**



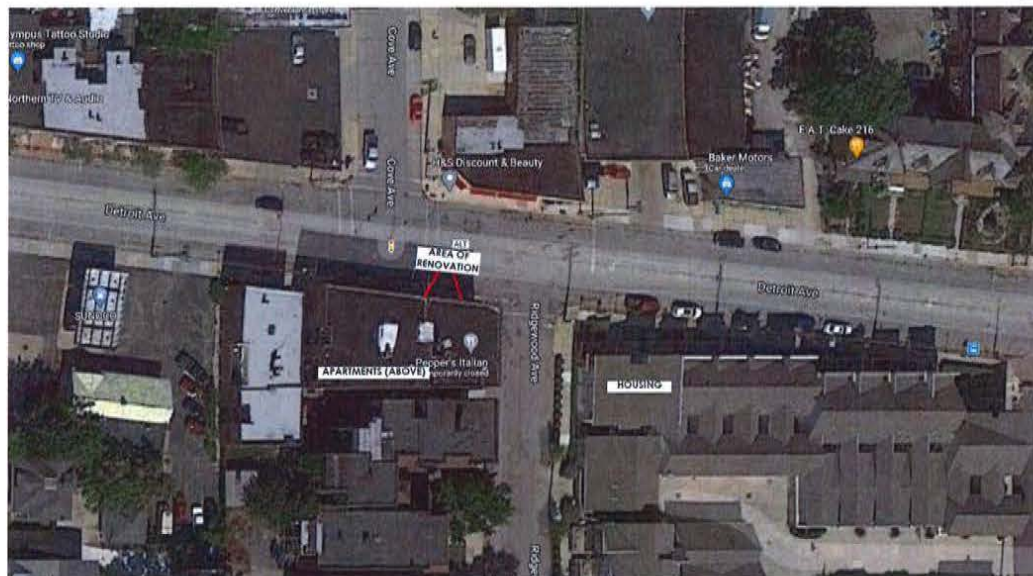
**Docket No. 10-108-20 (12401 Detroit)  
Storefront - ABR - October 2020**



PEPPER'S ITALIAN RESTAURANT - STOREFRONT RENOVATION



**Docket No. 10-108-20 (12401 Detroit)**  
**Storefront - ABR - October 2020**



**Docket No. 10-108-20 (12401 Detroit)**  
**Storefront - ABR - October 2020**



**HSB** Hengst Staff Bagio  
Architects • Engineers  
12401 Detroit Ave  
Lakewood, OH 44107

Pepper's Italian Restaurant  
12401 Detroit Ave,  
Lakewood, OH 44107

Existing Facade Condition



**Docket No. 10-108-20 (12401 Detroit)  
Storefront - ABR - October 2020**



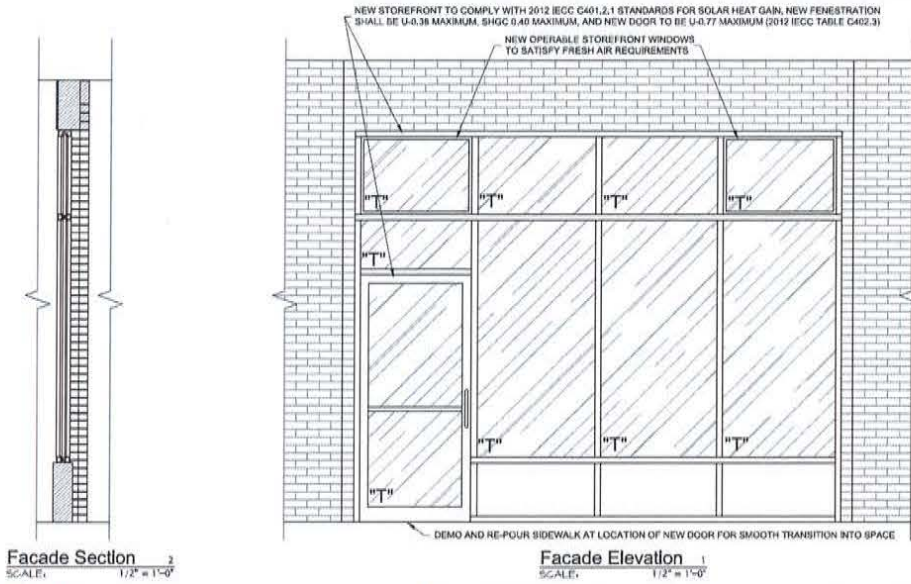
**HSB** Hengst Staff Bagio  
Architects • Engineers  
12401 Detroit Ave  
Lakewood, OH 44107

Pepper's Italian Restaurant  
12401 Detroit Ave,  
Lakewood, OH 44107

Existing Facade Images



**Docket No. 10-108-20 (12401 Detroit)  
Storefront - ABR - October 2020**



**Facade Section** 3  
SCALE: 1/2" = 1'-0"

**Facade Elevation** 1  
SCALE: 1/2" = 1'-0"

**HSB** Hengst Streff Bulko  
Architects • Engineers  
Lakewood, OH 44107  
peppers12020

**Pepper's Italian Restaurant**  
12401 Detroit Ave.  
Lakewood, OH 44107

Proposed Elevation and Section



**Docket No. 10-108-20 (12401 Detroit)**  
**Storefront - ABR - October 2020**



**HSB** Hengst Streff Bulko  
Architects • Engineers  
Lakewood, OH 44107  
peppers12020

**Pepper's Italian Restaurant**  
12401 Detroit Ave.  
Lakewood, OH 44107

Proposed Facade Rendering



**Docket No. 10-108-20 (12401 Detroit)**  
**Storefront - ABR - October 2020**



**HSB** Hengst Streff Bajko  
Architects • Engineers  
12401 Detroit Ave., Lakewood, OH 44107  
781-233-2322

Pepper's Italian Restaurant  
12401 Detroit Ave.,  
Lakewood, OH 44107

Proposed Facade Rendering



**Docket No. 10-108-20 (12401 Detroit)**  
**Storefront - ABR - October 2020**



**HSB** Hengst Streff Bajko  
Architects • Engineers  
12401 Detroit Ave., Lakewood, OH 44107  
781-233-2322

Pepper's Italian Restaurant  
12401 Detroit Ave.,  
Lakewood, OH 44107

Proposed Facade Rendering



**Docket No. 10-108-20 (12401 Detroit)**  
**Storefront - ABR - October 2020**



**HSB** Hengst Streff Bajko  
Architects • Engineers  
Interior Design • Historic Preservation

Pepper's Italian Restaurant  
12401 Detroit Ave.,  
Lakewood, OH 44107

Proposed Facade Rendering



**Docket No. 10-108-20 (12401 Detroit)**  
**Storefront - ABR - October 2020**



TEMPERED  
SHATTERPROOF  
SAFETY GLASS



TYPICAL ANODIZED  
ALUMINUM STOREFRONT

HOLLOW METAL  
STOREFRONT ENTRY DOOR

NEW KNEE WALL,  
ALUMINUM CLAD WOOD  
PANELS PAINTED TO MATCH  
EXISTING GREEN

**HSB** Hengst Streff Bajko  
Architects • Engineers  
Interior Design • Historic Preservation

Pepper's Italian Restaurant  
12401 Detroit Ave.,  
Lakewood, OH 44107

Proposed Facade Materials



**Docket No. 10-108-20 (12401 Detroit)**  
**Storefront - ABR - October 2020**

Applicant proposes revision to previous approved plans.

**City Notes:**

- ABR approved initial design in June 2020
- PC: Parking Plan approved in July 2020 - will require return for review of recent changes.**
- BZA: pending variance request to place unroofed patio deck on second story as proposed.**

If members of the public have comment to offer on this item - you are encouraged to use the chat feature if you are viewing through GoToMeeting

## Separate Presentation



Docket No. 10-109-20 (1384 Hird)  
**Fieldhouse @ Studio West (Revision) - ABR - October 2020**

**Planning Commission (July)**

The Commission APPROVED the request with the following conditions:

- Applicant is required to provide the parking shown on the proposed site plan for 1384 Hird with:
  - 10 parking spaces
  - 24 bike/scooter parking; and
  - Ride-sharing service stop
  - An additional 113 owner-controlled spots within 500 ft, for which letters of intent have been provided
- Applicant is in the process of acquiring additional properties in the neighborhood...will return to PC to update the parking plan...will apply for a Mixed-Use Overlay or PD Rezoning and develop a comprehensive parking plan for the project.
- Applicant will apply for wayfinding signage approval from ABR to ensure patrons can utilize the approved parking plan.

**Recommended Condition:** Applicant is to return to Planning Commission to review the Parking Plan approval in light of recent changes to the number of spaces and planned outdoor dining.



Docket No. 10-109-20 (1384 Hird)  
**Fieldhouse @ Studio West (Revision) - ABR - October 2020**

Existing Conditions



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**Docket No. 10-109-20 (1384 Hird)  
Fieldhouse @ Studio West (Revision) - ABR - October 2020**

Existing Conditions



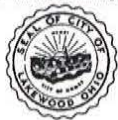
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**Docket No. 10-109-20 (1384 Hird)  
Fieldhouse @ Studio West (Revision) - ABR - October 2020**



Source: <https://clevelandmemory.com>

1902 - Known as the "Anchorage", the William Mack residence was located on the north side of Detroit across from Ebur Ave.



## Architectural Board of Review Sign Review - October 2020

Applicant proposes installation of one internally-illuminated wall sign in C2 District and requests a variance to 1329.09 (c)(1) - maximum sign face area.

### City Notes:

- Storefront 18 ft, maximum allowable sign area of 27 ft<sup>2</sup>
- Proposal is ~35 ft<sup>2</sup>, exceeds maximum allowable - requires a variance of 8 ft<sup>2</sup>
- 1329.17 (Appeal Procedure) Variance from the strict application of the provisions of this chapter may be granted...if the Board finds that requiring strict compliance with the provisions of this chapter may impose an undue hardship and that the granting of the variance from the provisions of this chapter will not
  - Depreciate or damage neighboring property,
  - Create a safety hazard; and
  - Be contrary to the purposes of this chapter.

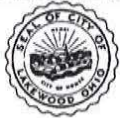


Docket No. 10-111-20 S & B (14875 Detroit)  
Robeks Juice - Sign Review - October 2020



Source: <http://levelandmemory.com>

1902 - Known as the "Anchorage", the William Mack residence was located on the north side of Detroit across from Elbur Ave.



## Architectural Board of Review Communication - October 2020

# Ordinance 17-2020

If members of the public have comment to offer on this item – you are encouraged to use the chat feature if you are viewing through GoToMeeting



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Docket No. 10-112-20 (Ordinance 17-2020)  
Communication - ABR - October 2020

## **Ordinance 17-2020**

A proposal before City Council to amend Section 1325.04, Authority of the Board, to include the exterior painting of existing natural brick structures within the authority of the Architectural Board of Review.

That new Section 1325.04, Authority of the Board, is hereby enacted to read as follows:

1325.04 AUTHORITY OF BOARD. The provisions of this chapter shall apply to all new construction and construction which alters exterior elevations wheresoever situated within the City, including construction by the City. *The painting of masonry or covering thereof by other methods, either in whole or in part, shall be considered an alteration to an exterior elevation.* The Building Commissioner shall, as he deems necessary, file all drawings, data, reports and complaints received with the Architectural Board of Review respecting applications for building permits wherein the purposes of Section 1325.03 apply.



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### **Docket No. 10-112-20 (Ordinance 17-2020) Communication - ABR - October 2020**

\*\*\* DRAFT \*\*\*

CITY OF LAKEWOOD  
**STANDARDS FOR PAINTING OR COVERING OF MASONRY SURFACES**

The following standards shall be met for the painting of any exterior elevations made of masonry:

1. Painting, staining, or covering, such as but not limited to stucco, of previously unpainted or uncovered masonry surfaces is not supported. However, in the event such painting or covering is authorized, at a minimum:
  - a. The application of such paint, stain, or covering must use a system compatible with the surface on which it is being applied.
  - b. The paint, stain, or covering for application to masonry walls must be durable, easy to apply and have good adhesive characteristics.
  - c. The paint, stain, or covering must be porous if applied on exterior masonry, thereby permitting the wall to breathe and preventing the trapping of free moisture behind the paint or stain film or covering.
  - d. All manufacturer and industry standard specifications must be followed.
  - e. A maintenance plan must be developed in accordance with manufacturer and industry standards and strictly implemented.
2. Clear / Transparent waterproofing is permissible with the application of a system compatible with the surface on which it is being applied coating systems following proper surface preparation. All manufacturer specifications must be followed.
3. The U.S. Secretary of Interior Standards for Rehabilitation of Historic Structures shall be complied with for any building:
  - a. Designated by the City of Lakewood as a historic property or landmark or located in historic property district; or
  - b. Individually listed or located within a listed district of the National Register of Historic Places.



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### **Docket No. 10-112-20 (Ordinance 17-2020) Communication - ABR - October 2020**



Source: <http://clevelandmemory.com>

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## Architectural Board of Review

*October 2020*