



CITY OF CLEVELAND
Mayor Justin M. Bibb

2025 City of Cleveland

Landmarks Commission

January 9th, 2025

Julie Trott, Commission Chair
Daniel Musson, Secretary





CITY OF CLEVELAND
Mayor Justin M. Bibb

Certificates of Appropriateness

January 9th, 2025



Case 24-014

Certificate of Appropriateness

Market Square Historic District

Schematic Review
completed January 25th,
2024

Carriage Company
2168 West 25th Street

Renovations

Project Representatives: Joseph Del Re, MRN Ltd.

Ward 3: Councilmember McCormack



Carriage Co.



REDEVELOPMENT OF THE HISTORIC

THE RAUCH & LANG CARRIAGE COMPANY BUILDING - 2168 W. 25th STREET - CLEVELAND, OHIO

GROSS BUILDING AREA SUMMARY:

	EXISTING (S.F.)	PROPOSED (S.F.)
FOURTH	41,012	41,311
THIRD	41,012	41,692
SECOND	69,463	68,044
FIRST	90,547	83,399
BASEMENT	7,666	7,666
TOTAL	249,700	239,089



PREPARED FOR:



MRN LTD.
629 Euclid Avenue - Suite 1100
Cleveland, Ohio 44114

PREPARED BY:



SA GROUP LLC
1320 Summer Avenue
Cleveland, Ohio 44115





2168 W. 25th Street Cleveland, Ohio

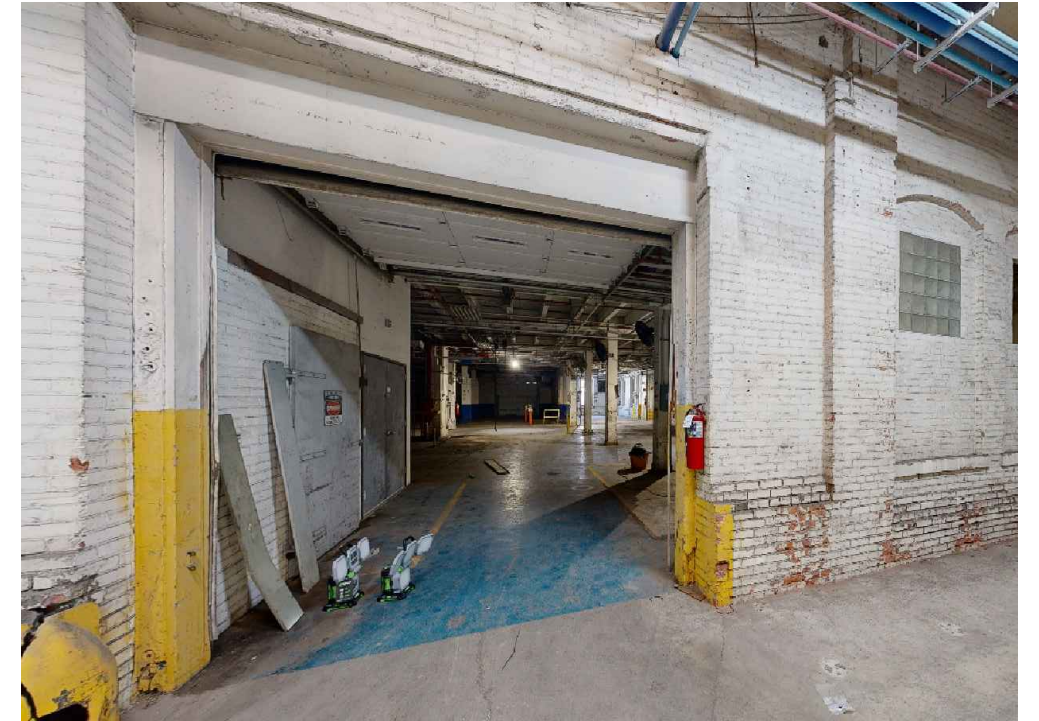
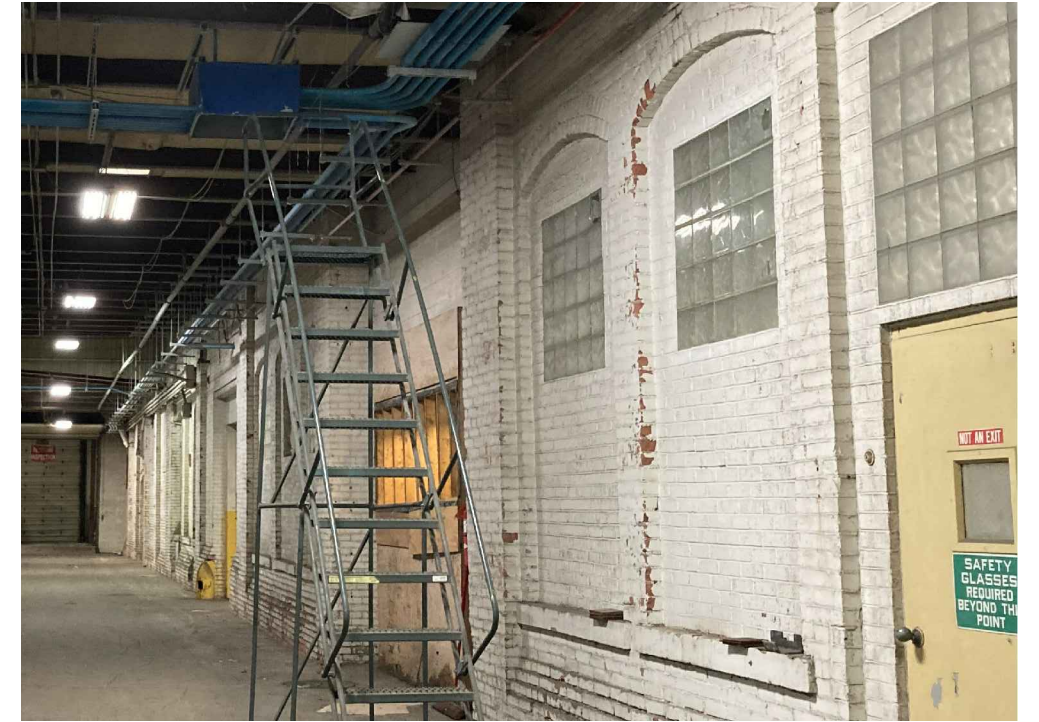
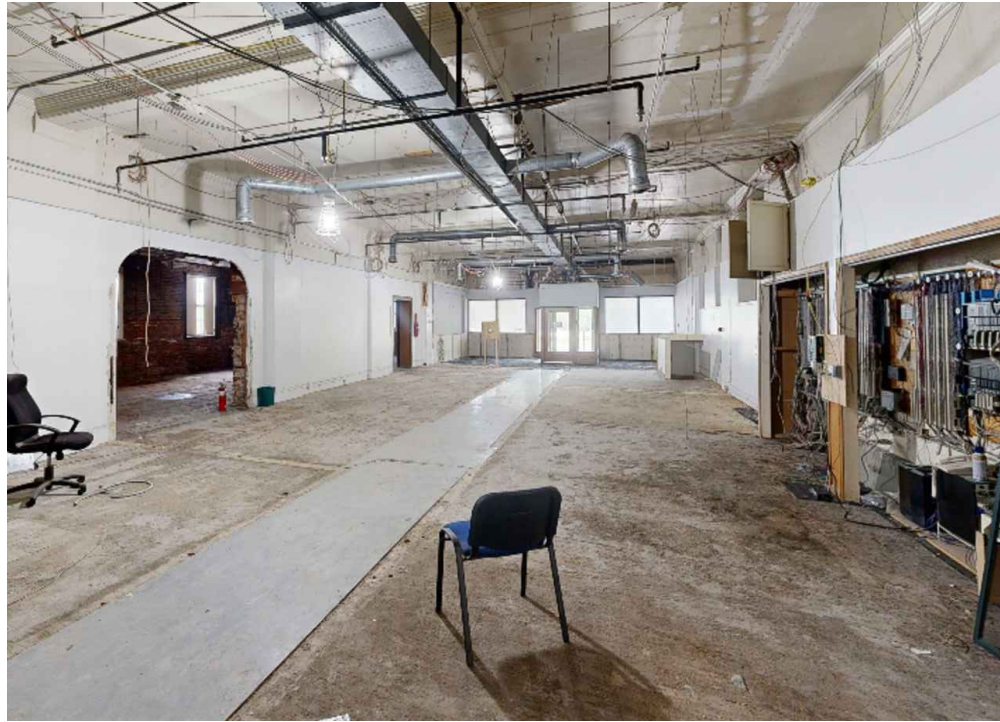
CONTEXT PHOTOS

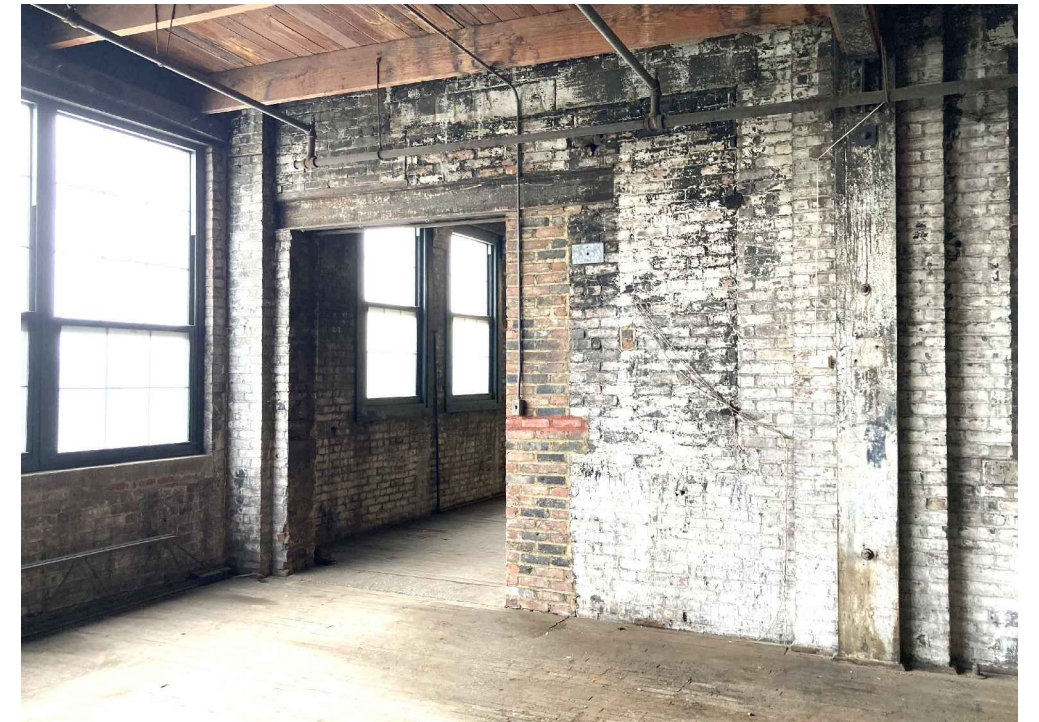
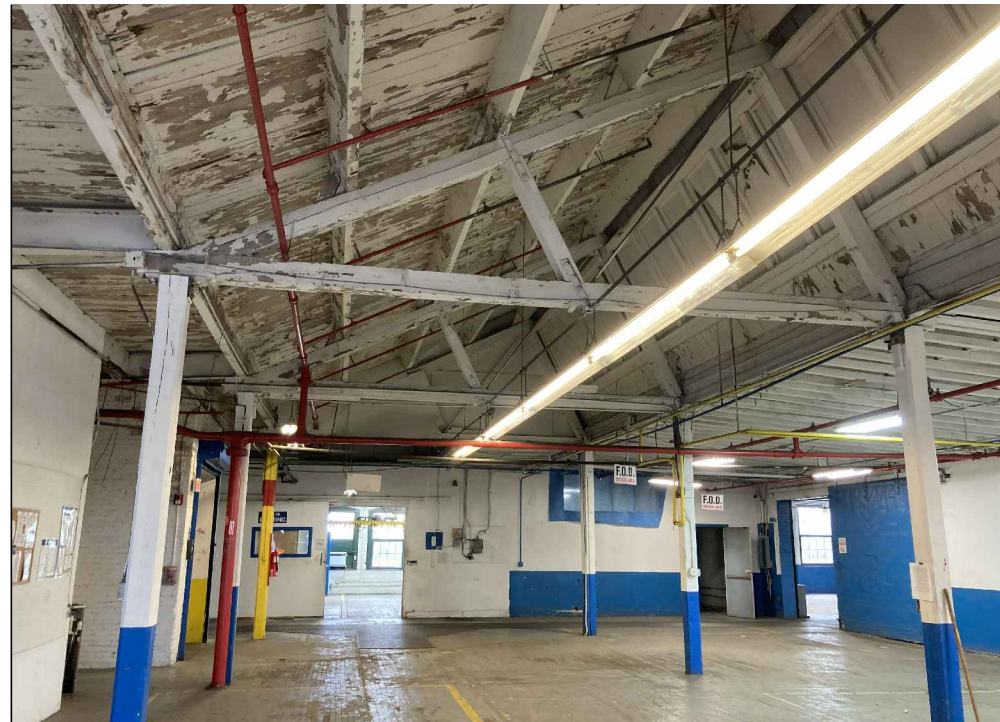
SCALE: NTS

January 9, 2025

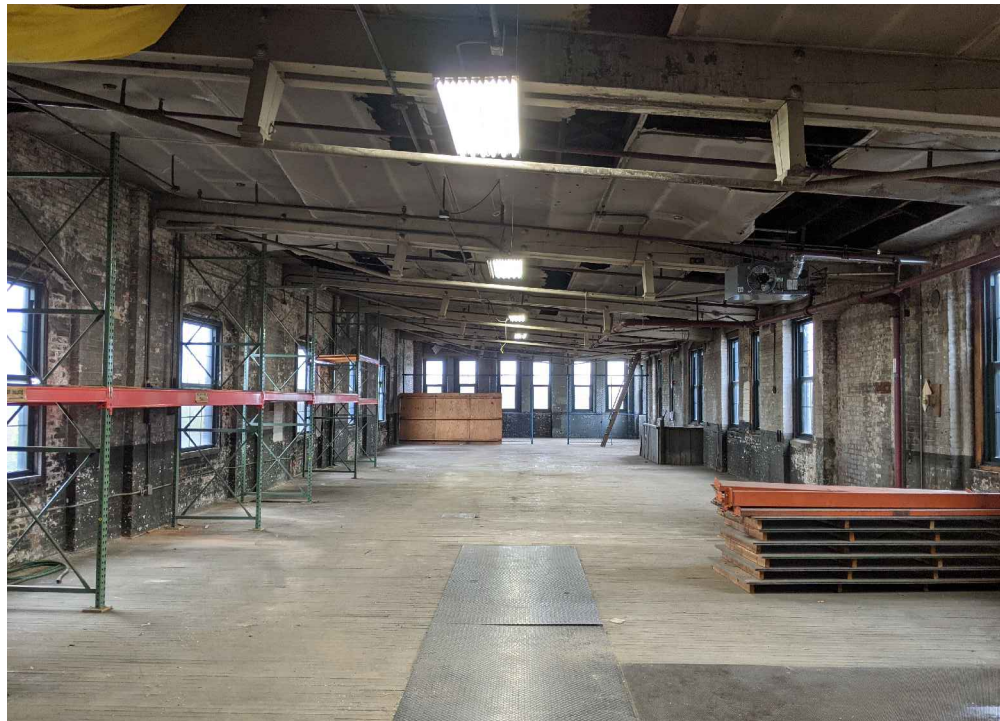
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Landmarks
COMMISSION

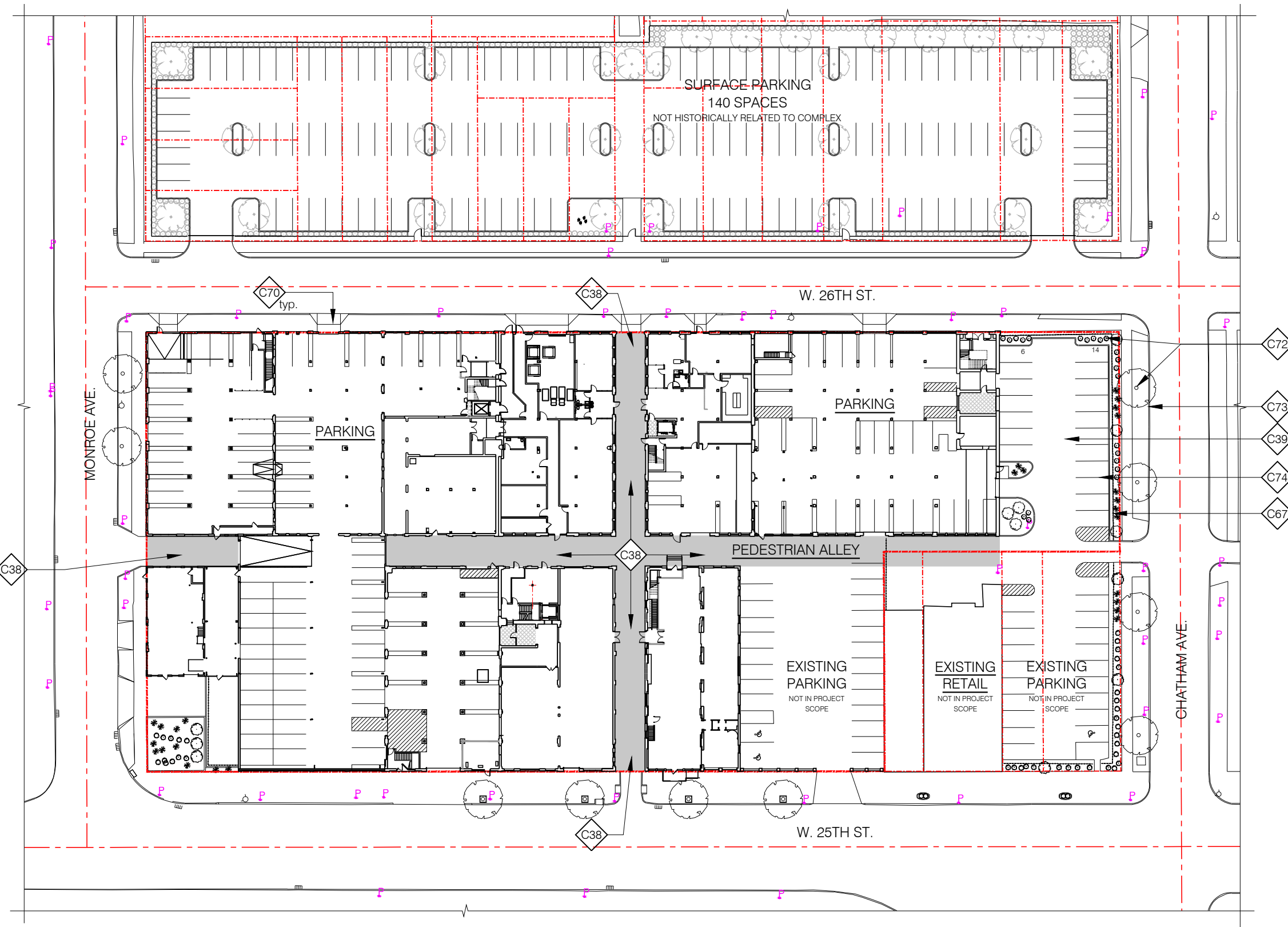
EP 1





HAERZ - OH - 113 - 17





2168 W. 25th Street Cleveland, Ohio

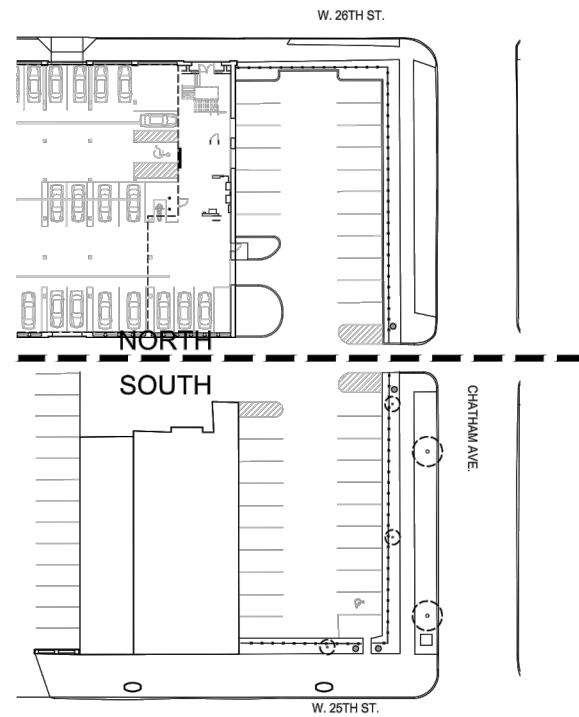
PROPOSED
SITE PLAN

SCALE: 1" = 60'-0"

January 9, 2025

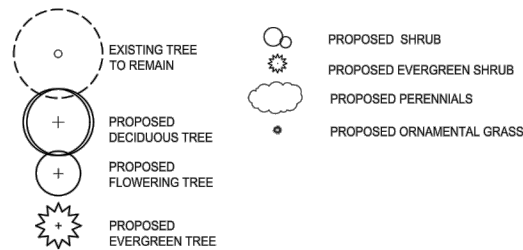
CLEVELAND
Landmarks
COMMISSION

SP 1.0



KEYPLAN

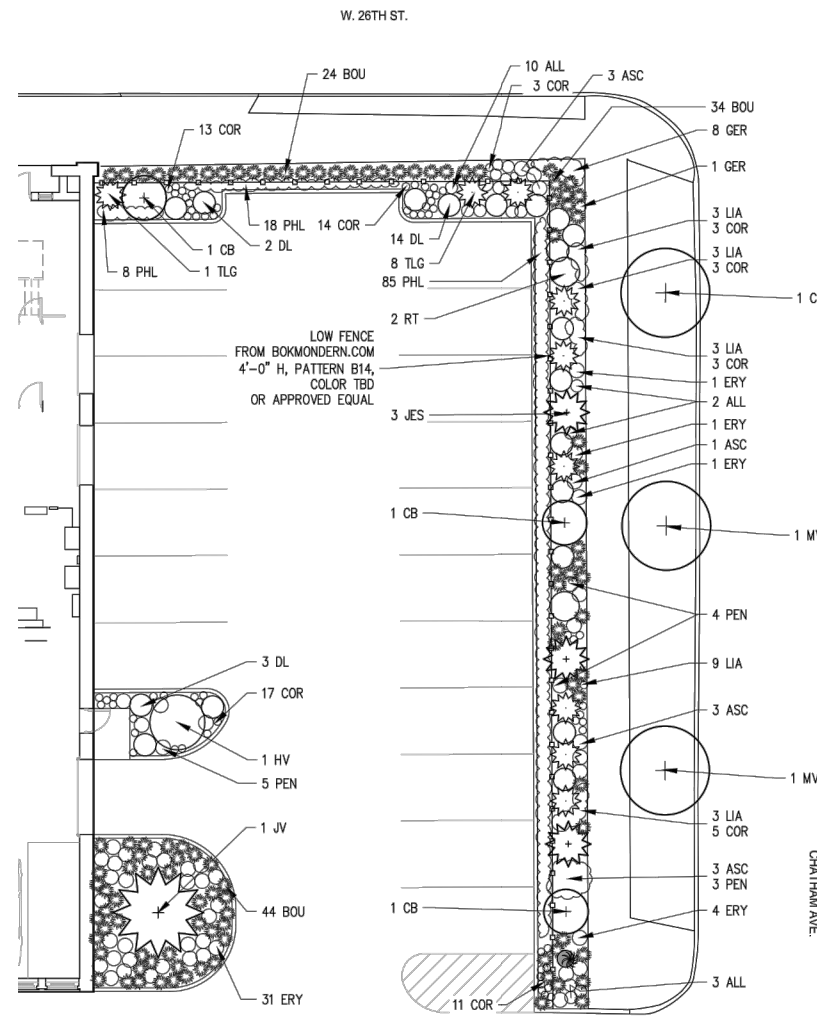
KEY



NOTES

- CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER OR ARCHITECT OF DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES DETAILED ON PLAN. SCHEDULE PROVIDED FOR REFERENCE ONLY.
- PROVIDE A MIN. 3" DIAMETER MULCH BED AROUND EACH INDIVIDUAL TREE UNLESS TREES ARE INCORPORATED IN A PLANTING BED. ANY PLANT MATERIAL SUBSTITUTIONS TO BE VERIFIED AND APPROVED BY OWNER OR CONSULTANT PRIOR TO INSTALLATION.

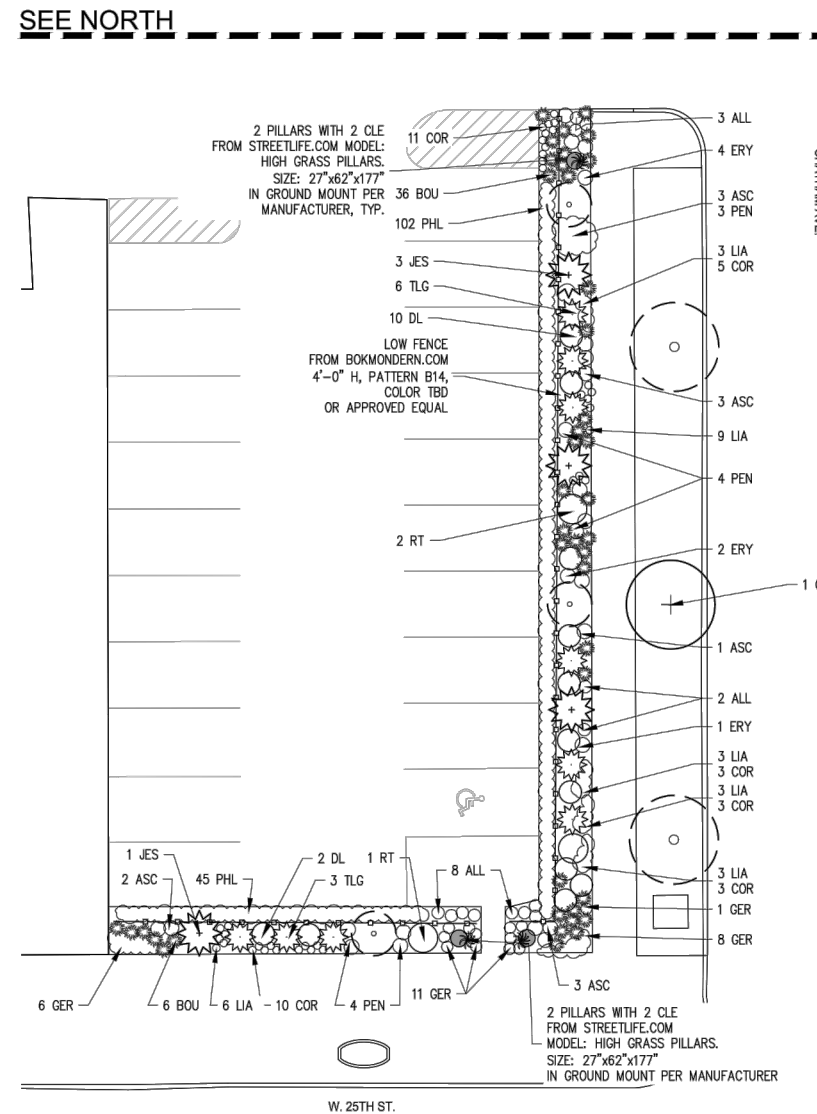
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 811
WWW.OUPS.ORG/DIG
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SEE SOUTH

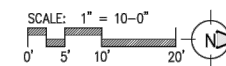
NORTH LANDSCAPE PLAN

Scale: 1:10



SOUTH LANDSCAPE PLAN

Scale: 1:10



Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
Trees					
CB	3	Carpinus betulus 'Fastigiata'/Pyramidal European Hornbeam	1 3/4"	B&B	See Plan
CC	2	Cercis canadensis/ Eastern Redbud	2"	B&B	See Plan
JES	7	Juniperus virginiana 'Emerald Sentinel'/ Emerald Sentinel Juniper	6'	B&B	See Plan
JV	1	Juniperus virginiana/ Eastern Red Cedar	8'	B&B	See Plan
MV	2	Magnolia virginiana/ Sweetbay Magnolia	8'	B&B	See Plan
Shrubs					
DL	31	Diervilla lonicera/ Dwarf Bush Honeysuckle	24"	No. 3	3' O.C.
HV	1	Hamamelis vernalis/ Witchhazel	48"	No. 3	See Plan
RT	5	Rhus typhina 'Baltiger' (Tiger Eyes)/ Tiger Eyes Staghorn Sumac	36"	No. 3	4' O.C.
TLG	18	Thuja occidentalis 'Little Giant' / Little Giant Dwarf Arborvitae	24"	No. 3	4' O.C.

Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
Groundcover					
ALL	28	Allium 'Lavendar Bubbles'/ Lavender Bubbles Ornamental Onion		Clump	No. 2 20" O.C.
ASC	22	Asclepias tuberosa/ Butterfly Weed		Clump	No. 2 24" O.C.
BOU	144	Bouteloua curtipendula/ Side Oats Grama Grass		Clump	No. 2 18" O.C.
COR	107	Coreopsis 'Darling Clementine'/ Darling Clementine Tickseed		Clump	No. 2 12" O.C.
ERY	45	Eryngium 'Blue Jackpot'/ Blue Jackpot Sea Holly		Clump	No. 2 24" O.C.
GER	32	Geranium 'Midnight Ghost'/ Mignight Ghost Cranesbill		Clump	No. 2 18" O.C.
LIA	48	Liatris 'Floristan White'/ Floristan White Blazing Star		Clump	No. 2 12" O.C.
PEN	23	Penstemon 'Mystica'/ Mystica Beardtongue		Clump	No. 2 24" O.C.
PHL	258	Phlox 'North Hills'/ North Hills Phlox		Clump	No. 2 18" O.C.
Vines					
CLE	4	Clematis virginiana/ Virgin's Bower Clematis		Trellis	No. 3 See Plan

Stamp:

DERU
landscape architecture

812 Huron Road East, Sully 411
Cleveland, Ohio 44115 | 216.466.4355

Drafted By:

Checked By:

Carriage Company
2168 W. 25th St.
Cleveland, OH 44103

Issue & Date:

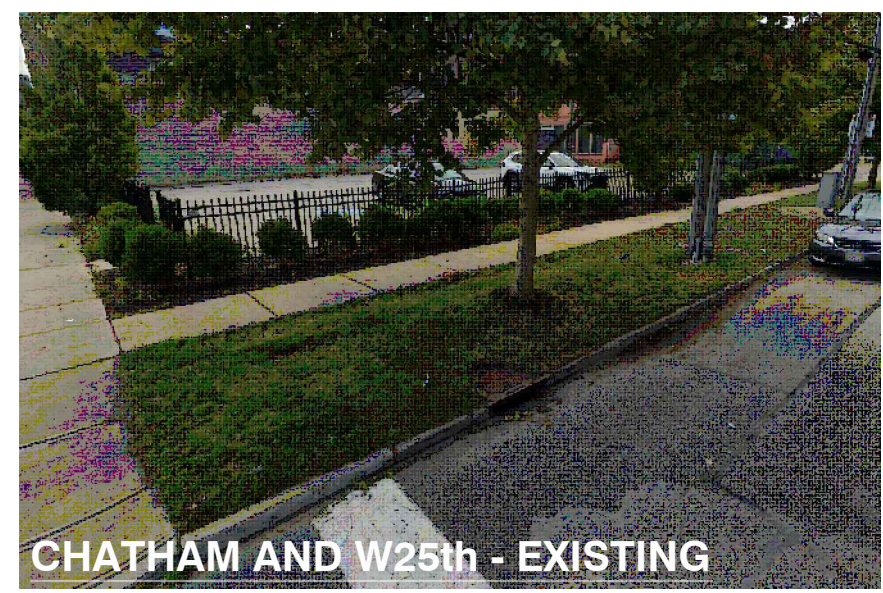
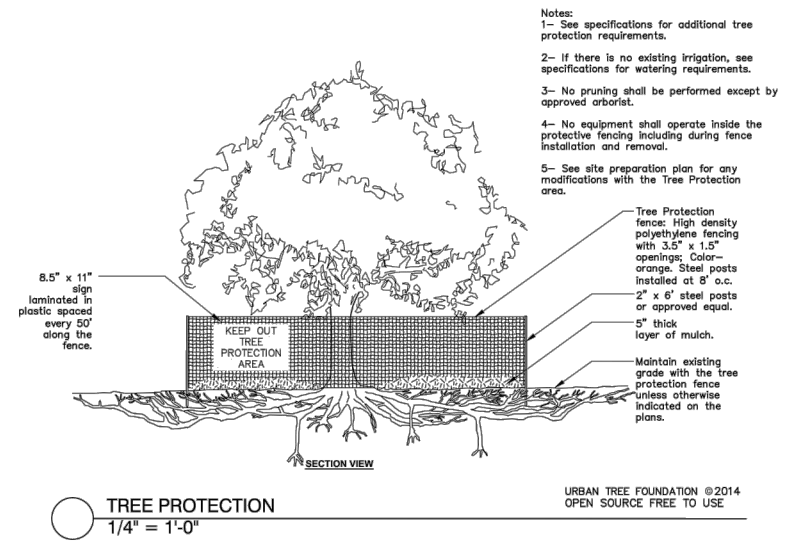
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	Pricing Set 11/25/2024

Sheet Name:

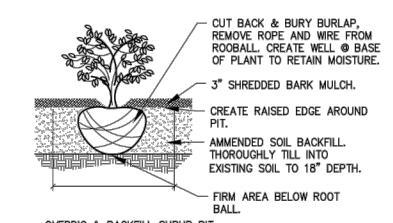
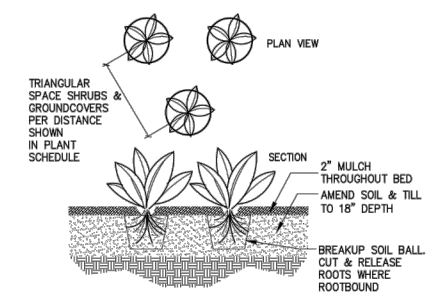
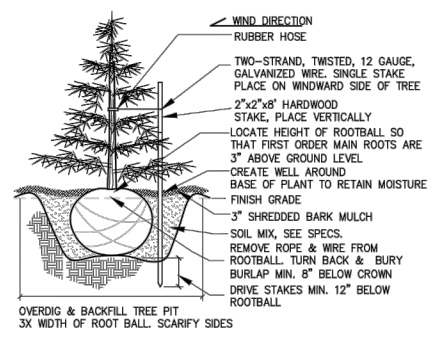
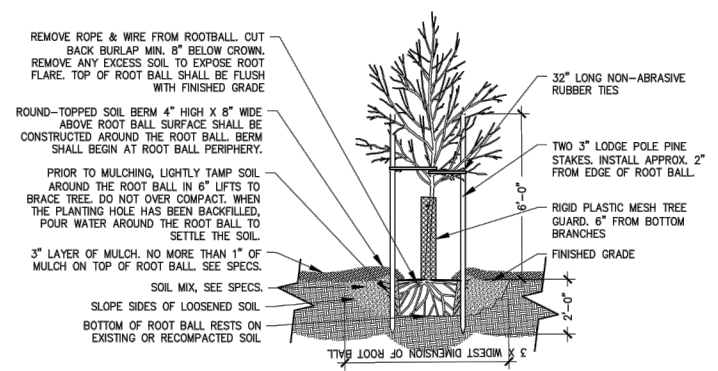
Landscape Plan

Sheet Number:

L100



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OHIO UTILITIES PROTECTION SERVICE



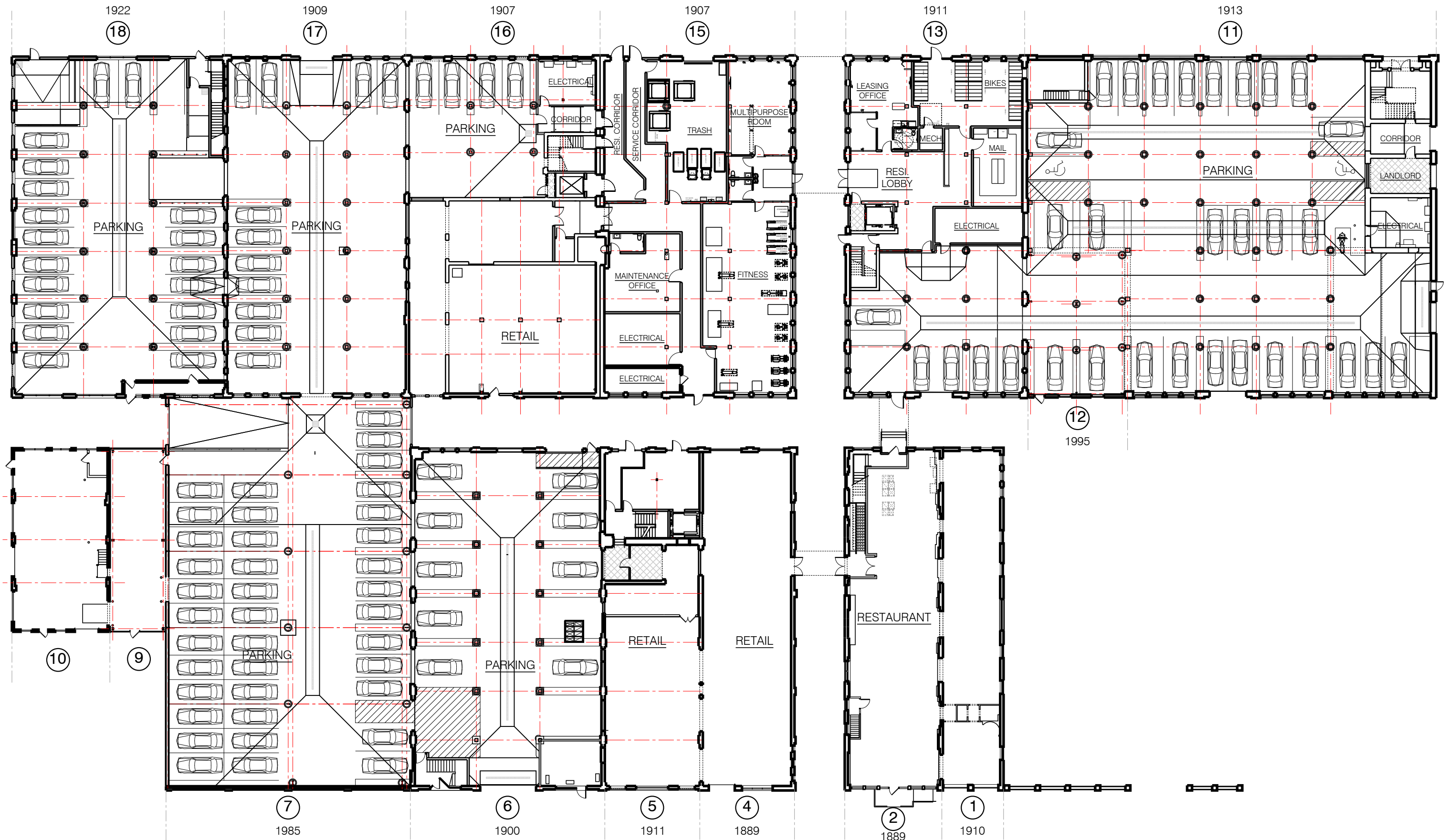
Carriage Company
2188 W. 25th St.
Cleveland, OH 44103

Issue & Date:

#	Revision
	Pricing Set 11/25/2024

Sheet Name:
Landscape Details

Sheet Number:
L101



2168 W. 25th Street Cleveland, Ohio

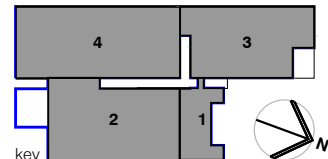
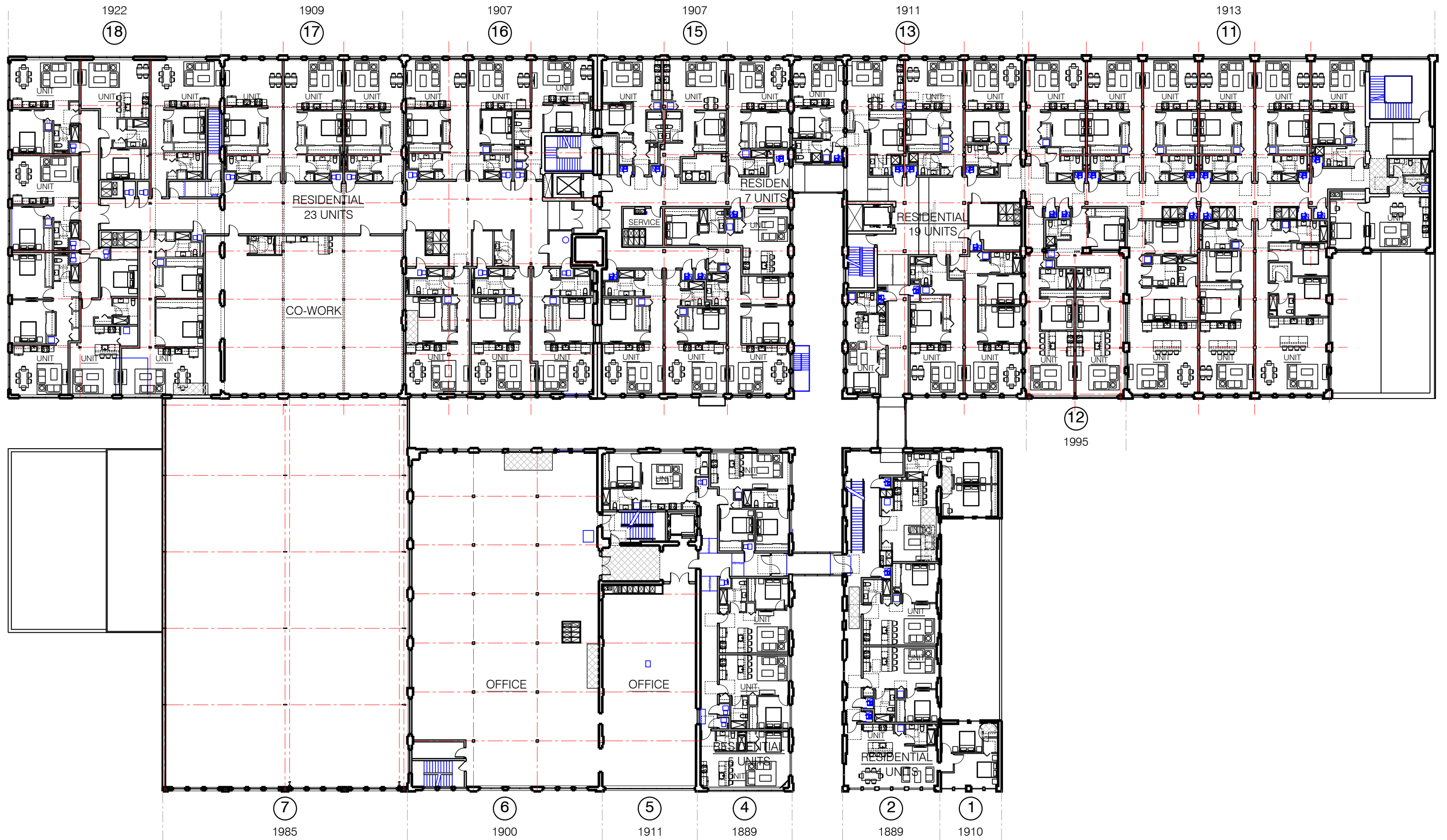
PROPOSED
FIRST FLOOR PLAN - OVERALL

January 9, 2025

CLEVELAND
Landmarks
 COMMISSION

A 1.0

SCALE: 1" = 30'-0"



2168 W. 25th Street Cleveland, Ohio

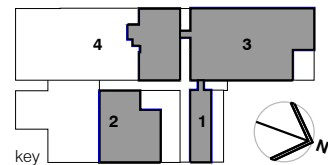
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SECOND FLOOR PLAN - OVERALL

January 9, 2025

CLEVELAND
Landmarks
 COMMISSION

A 2.0

SCALE: 1" = 30'-0"



2168 W. 25th Street Cleveland, Ohio

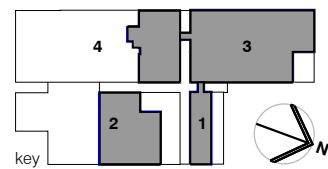
PROPOSED
THIRD FLOOR PLAN - OVERALL

January 9, 2025

CLEVELAND
Landmarks
 COMMISSION

A 3.0

SCALE: 1" = 30'-0"



2168 W. 25th Street Cleveland, Ohio

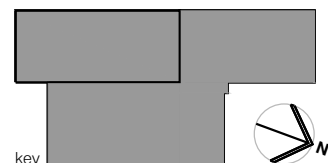
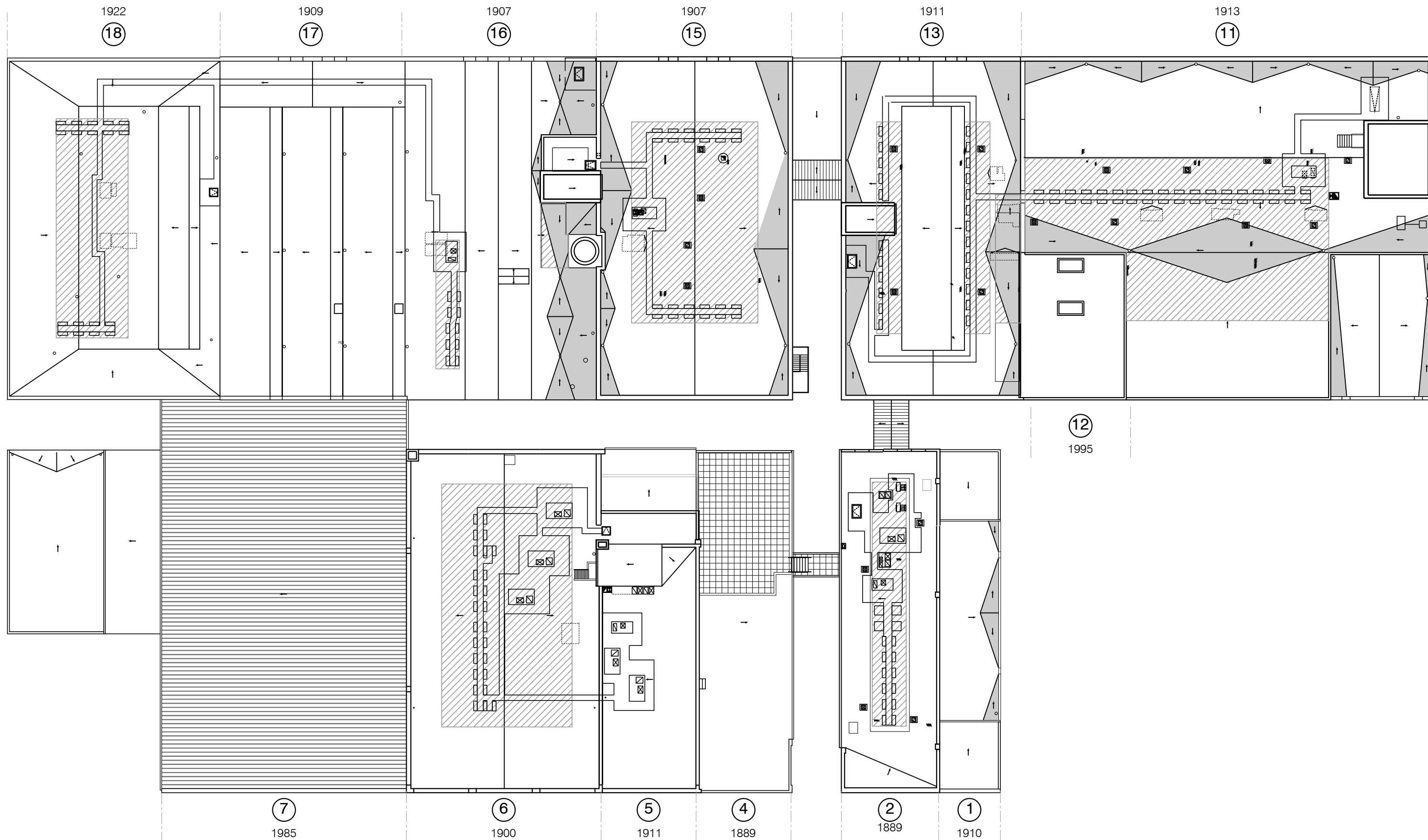
PROPOSED
FOURTH FLOOR PLAN - OVERALL

January 9, 2025

CLEVELAND
Landmarks
 COMMISSION

A 4.0

SCALE: 1" = 30'-0"



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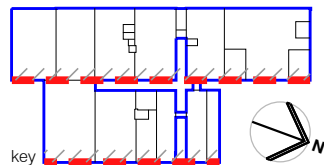
PROPOSED
ROOF PLAN - OVERALL

January 9, 2025

CLEVELAND
Landmarks
COMMISSION

A 9.1

SCALE: 1" = 30'-0"



2168 W. 25th Street Cleveland, Ohio

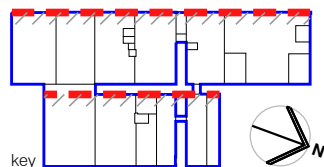
PROPOSED
EXTERIOR ELEVATIONS - EAST OVERALL

January 9, 2025

CLEVELAND
Landmarks
 COMMISSION

A 5.0

SCALE: 1" = 30'-0"



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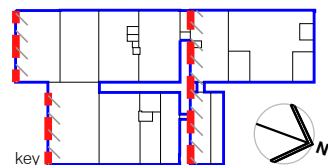
PROPOSED
EXTERIOR ELEVATIONS - WEST OVERALL

January 9, 2025

SCALE: 1" = 30'-0"

CLEVELAND
Landmarks
 COMMISSION

A 6.0



2168 W. 25th Street Cleveland, Ohio

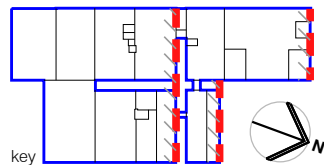
PROPOSED
EXTERIOR ELEVATIONS - SOUTH OVERALL

January 9, 2025

SCALE: 1" = 30'-0"

CLEVELAND
Landmarks
 COMMISSION

A 7.0



2168 W. 25th Street Cleveland, Ohio

PROPOSED
EXTERIOR ELEVATIONS - NORTH OVERALL

January 9, 2025

SCALE: 1" = 30'-0"

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Landmarks
 COMMISSION

A 8.0



2168 W. 25th Street Cleveland, Ohio

EXISTING OVERALL VIEW

January 9, 2025

CLEVELAND
Landmarks
COMMISSION

IMG 1

SCALE: NTS



2168 W. 25th Street Cleveland, Ohio

PROPOSED OVERALL RENDERING

January 9, 2025

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IMG 2

SCALE: NTS



2168 W. 25th Street Cleveland, Ohio

EXISTING W. 25TH GROUND FLOOR

January 9, 2025

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IMG 3

SCALE: NTS



2168 W. 25th Street Cleveland, Ohio

GROUND FLOOR RETAIL RENDERING

January 9, 2025

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IMG 4

SCALE: NTS



2168 W. 25th Street Cleveland, Ohio

EXISTING W. 25TH ELEVATION

January 9, 2025

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Landmarks
COMMISSION

IMG 5

SCALE: NTS



2168 W. 25th Street Cleveland, Ohio

W. 25TH PRIMARY ENTRY RENDERING

January 9, 2025

CLEVELAND
Landmarks
COMMISSION

IMG 6

SCALE: NTS



2168 W. 25th Street Cleveland, Ohio

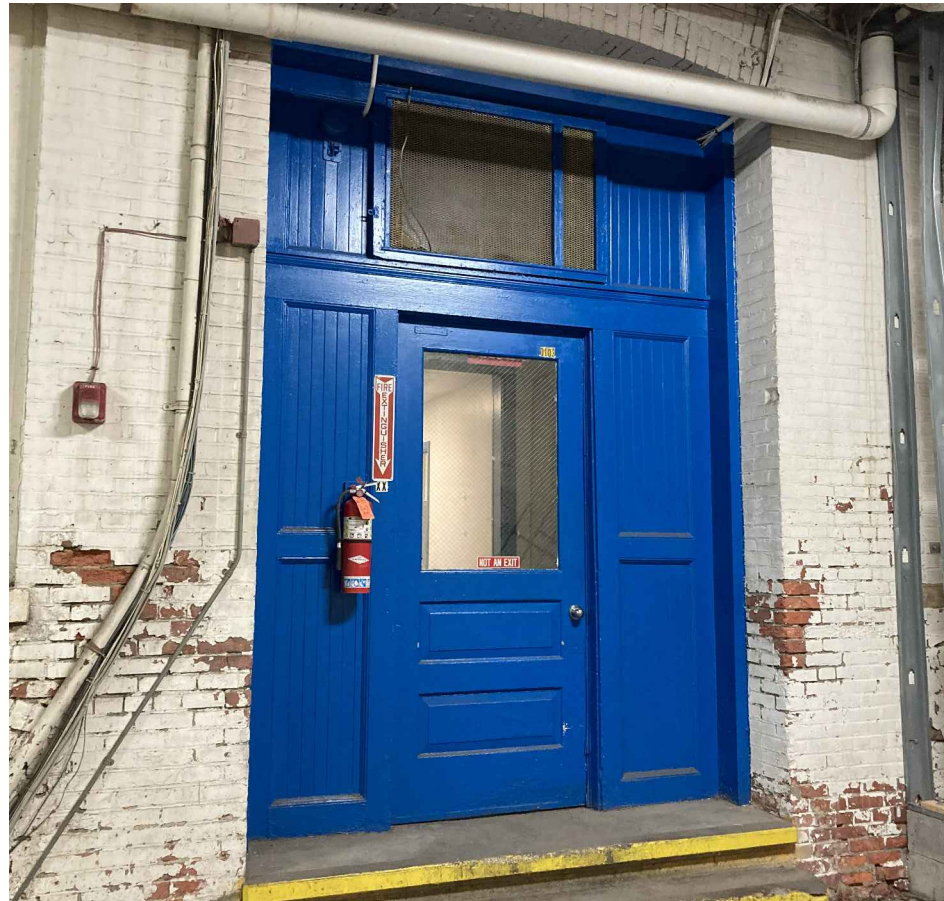
W. 25H ENTRY FOCUS RENDERING

January 9, 2025

CLEVELAND
Landmarks
COMMISSION

IMG 7

SCALE: NTS



2168 W. 25th Street Cleveland, Ohio

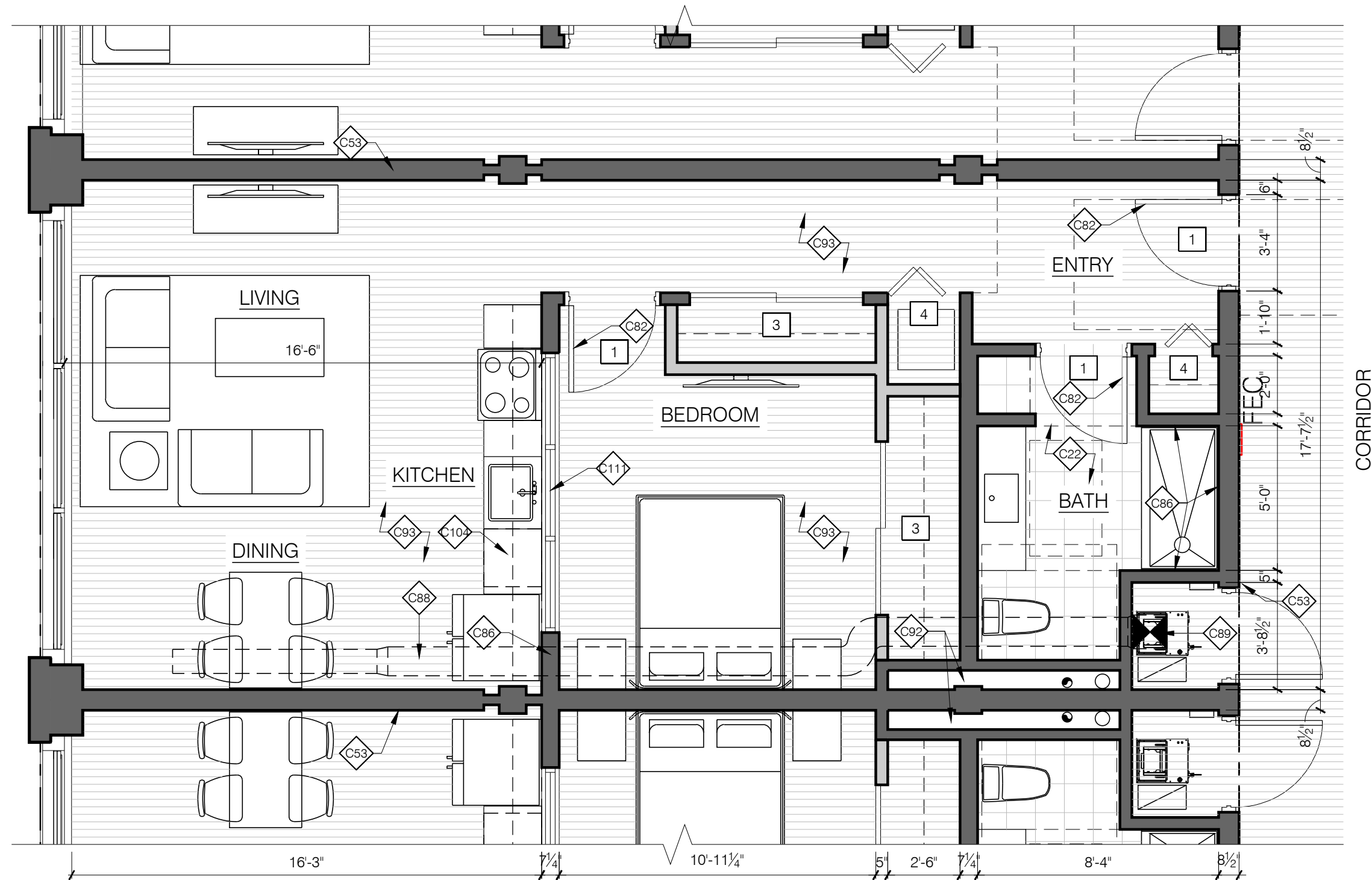
EXISTING MATERIALS FOR RESTORATION

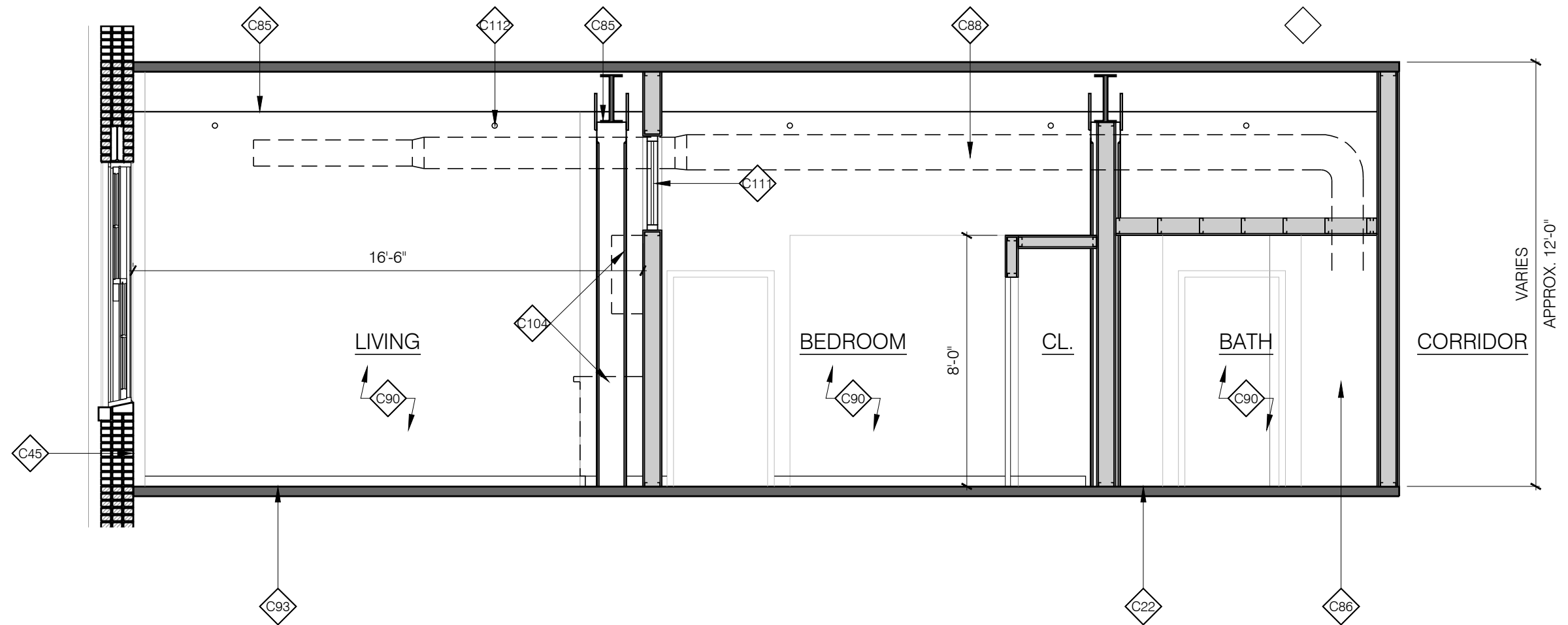
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January 9, 2025

CLEVELAND
Landmarks
COMMISSION

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Case 25-001

Certificate of Appropriateness

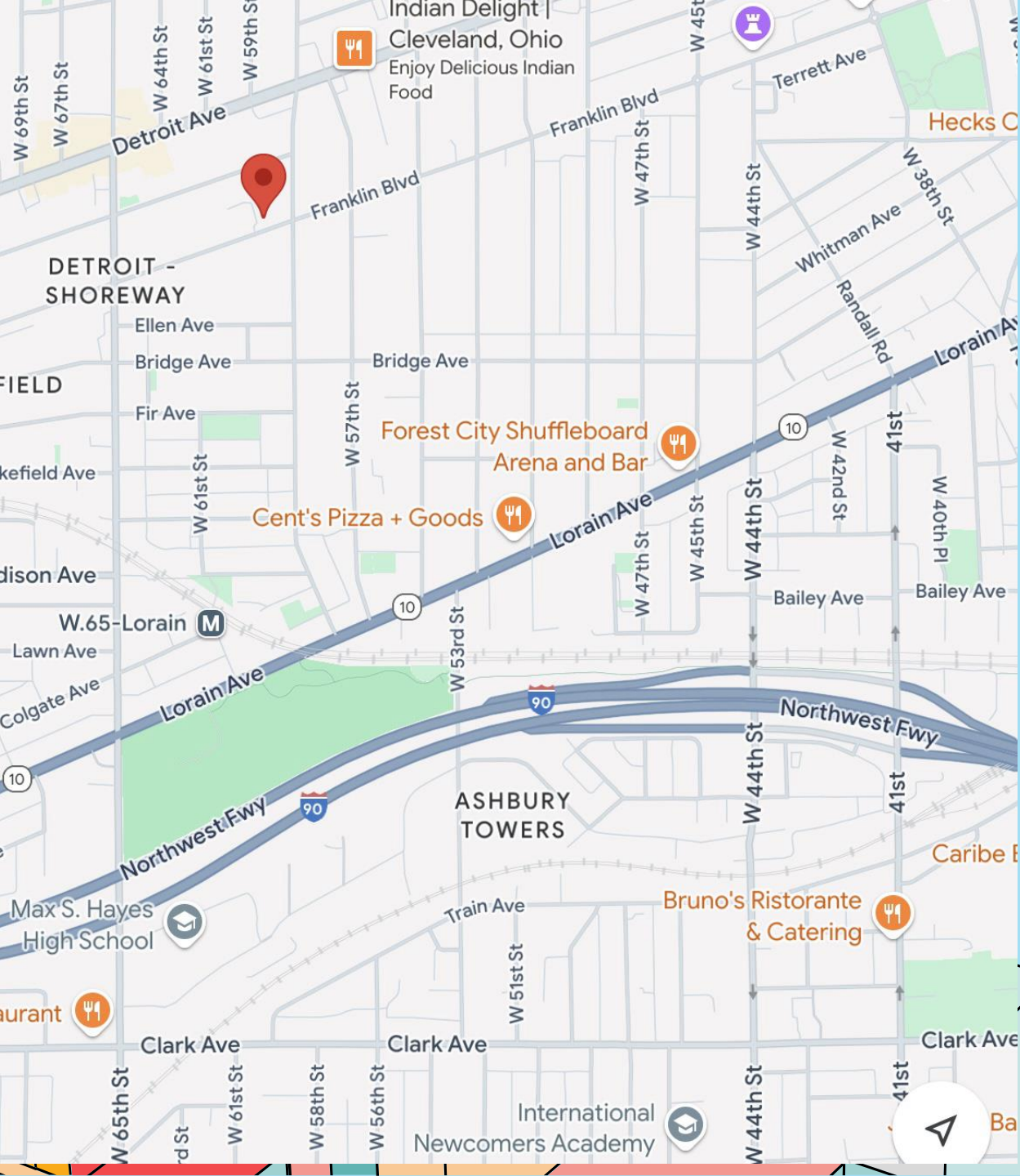
Franklin-West Clinton Historic
District

5810 Franklin Boulevard

Window Replacement

Project Representatives: Josh Walczuk, Universal Window Direct
Ward 15: Councilmember Spencer





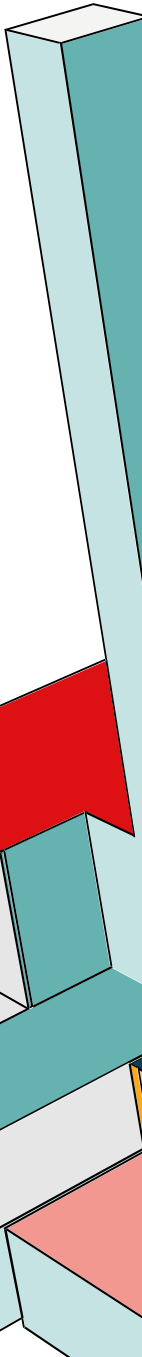
**5810 FRANKLIN BLVD
CLEVELAND OHIO
44102**

**BY JOSH WALCZUK
WITH UNIVERSAL
WINDOWS DIRECT**



DOES IT MATCH THE NEIGHBORHOOD?

- Replacing 4 existing windows with 100% pure virgin vinyl Taylor fit custom replacements to match the existing openings and color.



-THE 4 WINDOWS WILL BE INSTALLED ON THE FRONT OF THE PROPERTY TO IMPROVE THE DRAFT IN THE EXISTING OPENINGS. THE WINDOWS ARE BEING INSTALLED IN THE HALLWAY ON THE 2ND FLOOR AND IN THE UPSTAIRS UNITS IN THE FRONT LIVING ROOM.

Additional Customer Information

Job Site Address
5810 Franklin Blvd
Cleveland OH 44102

Year Home Built 1900s

Scope of work to include:

- Professional re-measure for accuracy
- Professional installation into existing openings (jamb remains, removal of existing sashes and tracks).

Work to start approximately 12-14 weeks from the date of this contract and to be completed approximately 1-3 weeks after commencement if not delayed by building permit, delivery of materials, weather, strikes, fires, or other conditions beyond Seller's control.

Capping

Capping Style G8

Cap Color Glacier White

Windows

TWP Double Hung	Quantity: 1	Style	Size Category	Screen Style	Grids	Hardware	Capping	Location	Vinyl Color	Int/Ext	Obscured Glass	Tempered Glass
		TWP Double Hung	102-111 UI	Standard Half Screen	None	Standard	Global	22 - Hallway, 2nd Floor	White Vinyl	None/None	None	None

Window Package
Plus Package - Double Pane Insulated Glass/Low-E Stacked/Argon/HeatStopper Foam/SuperSpacer (Lifetime Warranty)

TWP Double Hung	Quantity: 1	Style	Size Category	Screen Style	Grids	Hardware	Capping	Location	Vinyl Color	Int/Ext	Obscured Glass	Tempered Glass
		TWP Double Hung	102-111 UI	Standard Half Screen	None	Standard	Global	28 - Living Room	White Vinyl	None/None	None	None

Window Package
Plus Package - Double Pane Insulated Glass/Low-E Stacked/Argon/HeatStopper Foam/SuperSpacer (Lifetime Warranty)

TWP Double Hung	Quantity: 2	Style	Size Category	Screen Style	Grids	Hardware	Capping	Location	Vinyl Color	Int/Ext	Obscured Glass	Tempered Glass
		TWP Double Hung	102-111 UI	Standard Half Screen	None	Standard	Global	28 - Living Room	White Vinyl	None/None	None	None

Window Package
Plus Package - Double Pane Insulated Glass/Low-E Stacked/Argon/HeatStopper Foam/SuperSpacer (Lifetime Warranty)

Notes Upstairs unit

Why Windows? Why Now?

- Boost pride of ownership
- Save on heating and cooling expenses
- More comfortable temperatures year round
- Cuts down on vibration from traffic and planes
- Blocks up to 95% of U.V. rays
- Keep carpet and furniture in better condition
- Your drapes, blinds, and curtains stay fresher
- No maintenance needed (painting and caulking)
- Makes your home healthier
- Tilts-in for easier cleaning
- Saves you valuable time

All Spacers are Not Created Equally

When it's cold outside, metal type spacers can drain the energy of your high performance windows.

Space Age Technology:
SuperSpacer® uses acrylic bonding, a proven ultra-durable NASA and supersonic bonding aerospace technology. Acrylic bonding has long provided outstanding durable performance records during some of the most demanding conditions. As the primary structural seal of a dual seal system, the acrylic bond more than meets the challenges of 140°F temperature with levels of 95% and 100% humidity and constant UV bombardment in what many engineers consider the world's toughest accelerated aging and durability test. The acrylic bonded SuperSpacer® has shown to have up to 5 times the life expectancy of single seal systems on the market today.

Get the Facts, Get the Benefits:

- Up to 18.4°F/10.2°C warmer temperature at the edge of the glass.
- Outside: 0°F/-17.78°C ±2°F/-1.1°C
- Inside: 70°F/-21.31°C ±2°F/-1.1°C

34% Fuel Savings

SuperSpacer® Reverse Dual Technology

20% of glass area affected by cold edge.

What causes window condensation to always start near the edge of the glass?
What is responsible for the window's actual insulation performance (measured by the R-value) to be normally 15-20% worse than advertised?

The answer to both questions is the metal spacer that holds the glass panes together. At the edge of an insulating glass unit, the glass is physically connected by a metal spacer which gives the unit its structural stability. But the metal connection also permits heat loss by conduction, so much that current glass edges can lose energy at a rate of 120% greater than the center of the glass. To improve a window's insulation capability, "cold edges" can be replaced with less conductive "warm edge" spacers.

Valid with UniShield® purchase only within 1 Full Year upon Replacement of House Full of Windows and Doors.

Universal Windows Direct will pay the difference.

Customer to save 34% on heating and cooling costs after replacing house full of windows and doors.

Savings predicted on previous year's utility bills total fuel consumption.

All windows and door units must be replaced by Universal Windows Direct.



MATERIAL LIST WITH COLOR IMAGES

- All 4 windows will be white 100% pure virgin vinyl with a true life time warranty (100% non pro rated) and transferable to the next property owner for 20 years.
- Exterior will be capped with g8 performance coil with glacier white aluminum capping





Complete Measurements

5810 Franklin Boulevard
CLEVELAND, OH 44102

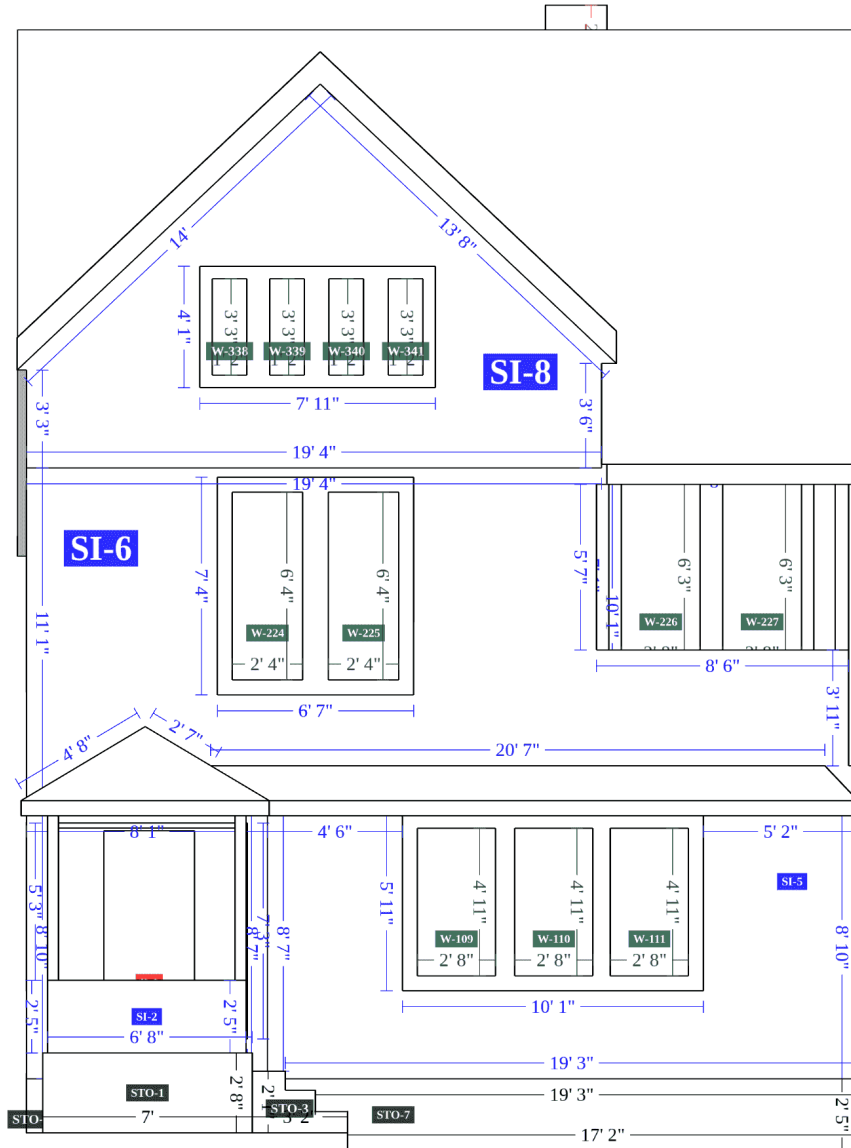
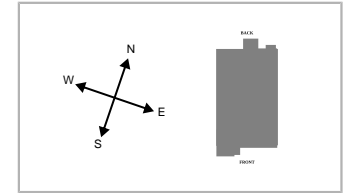


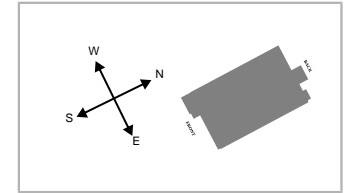
VIEW 3D MODEL

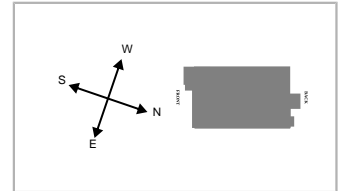
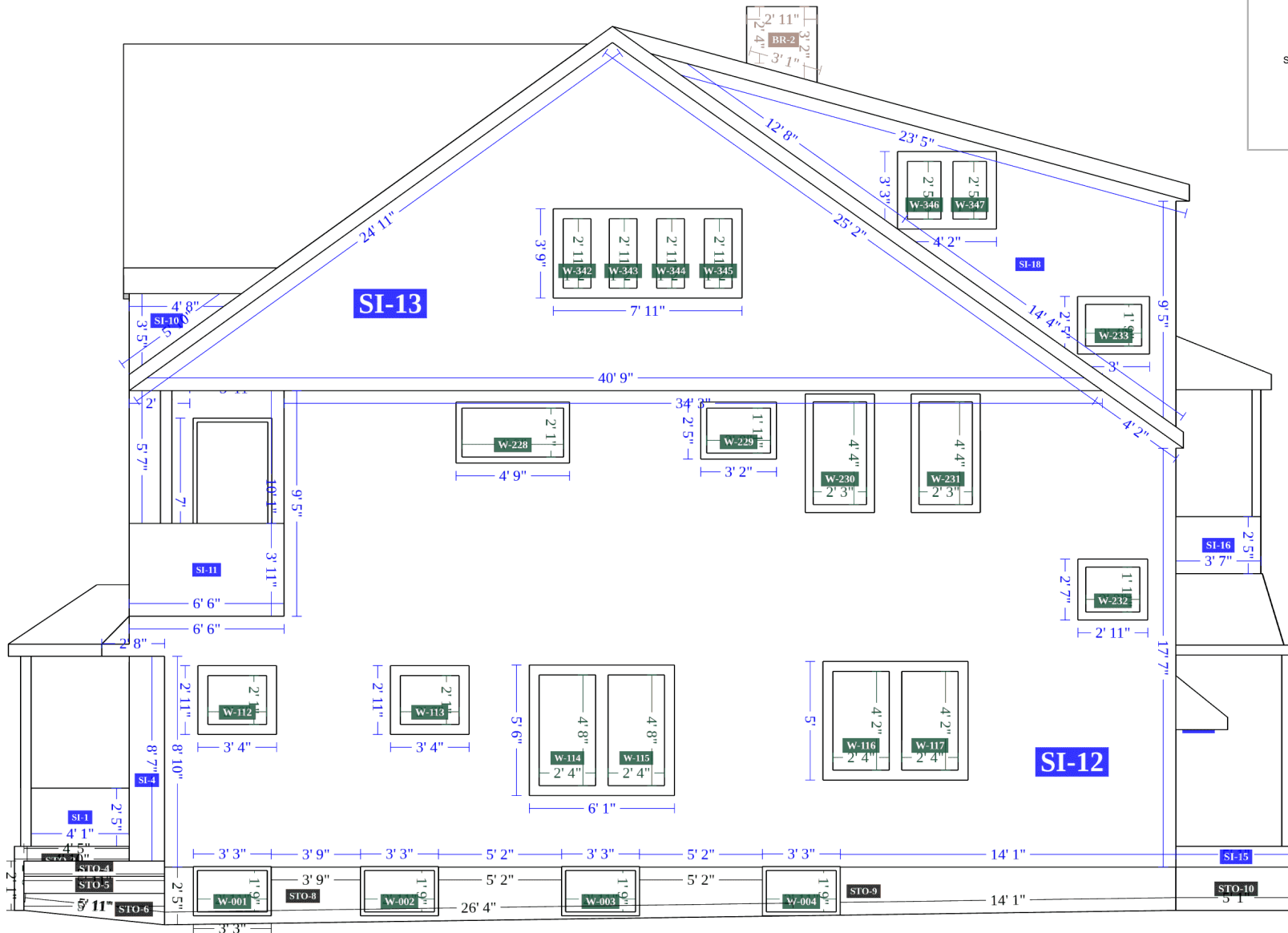
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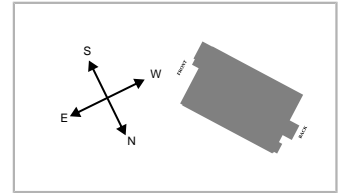
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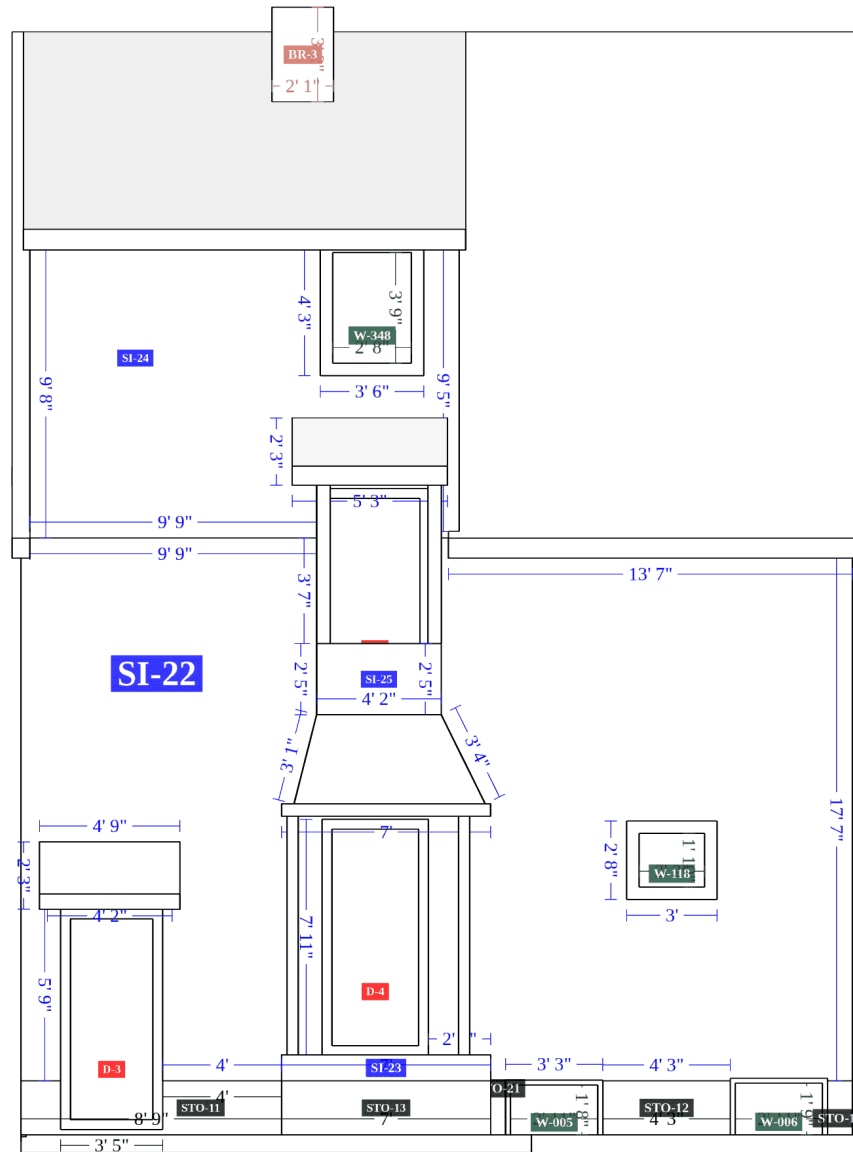
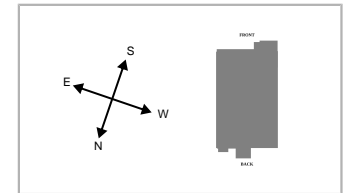
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MODEL ID: 14423582
NEAL FARREL
11 DEC 2024

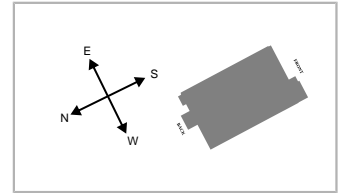


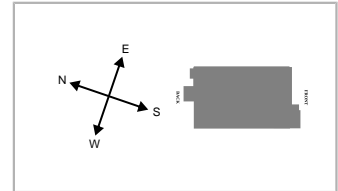
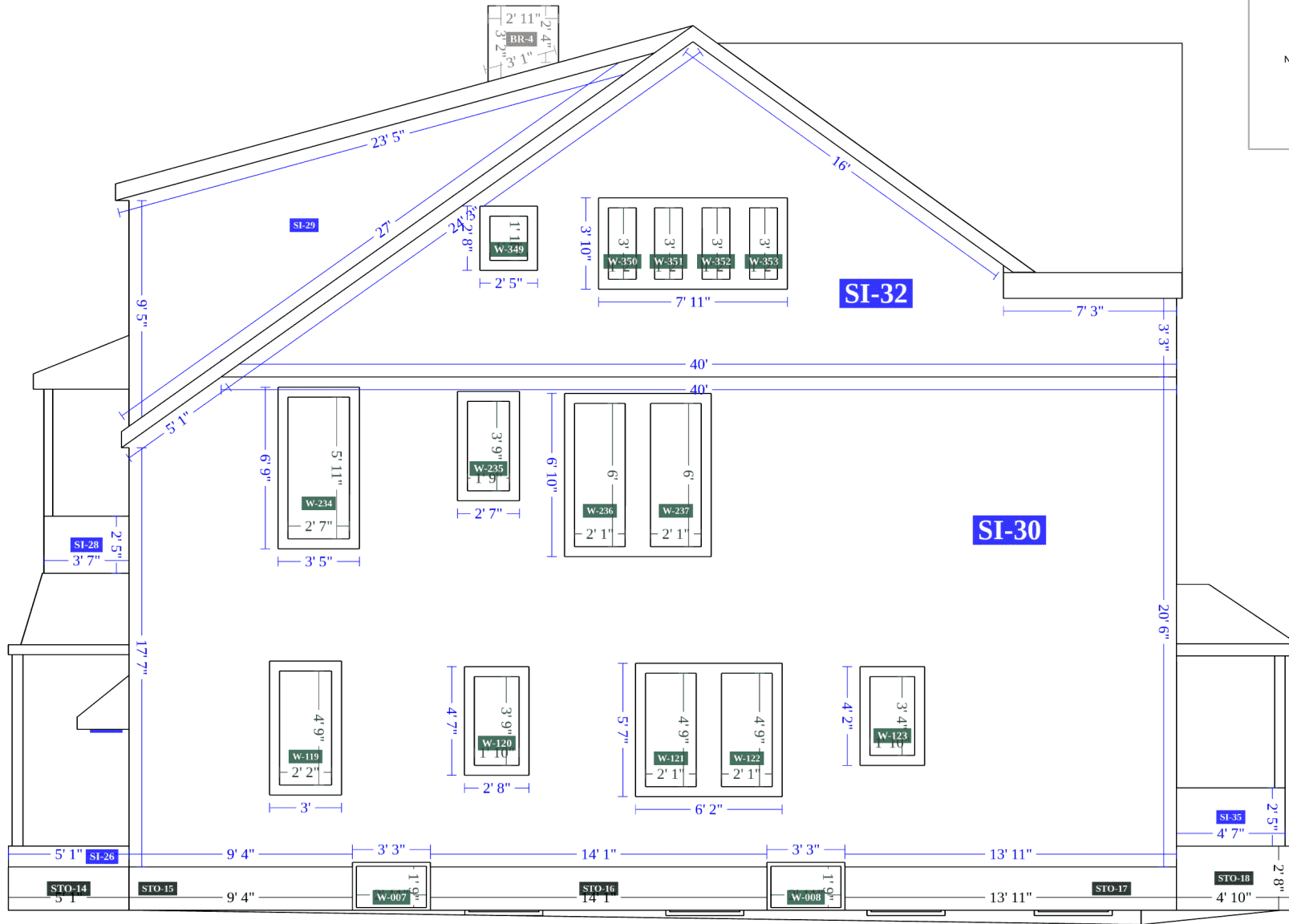


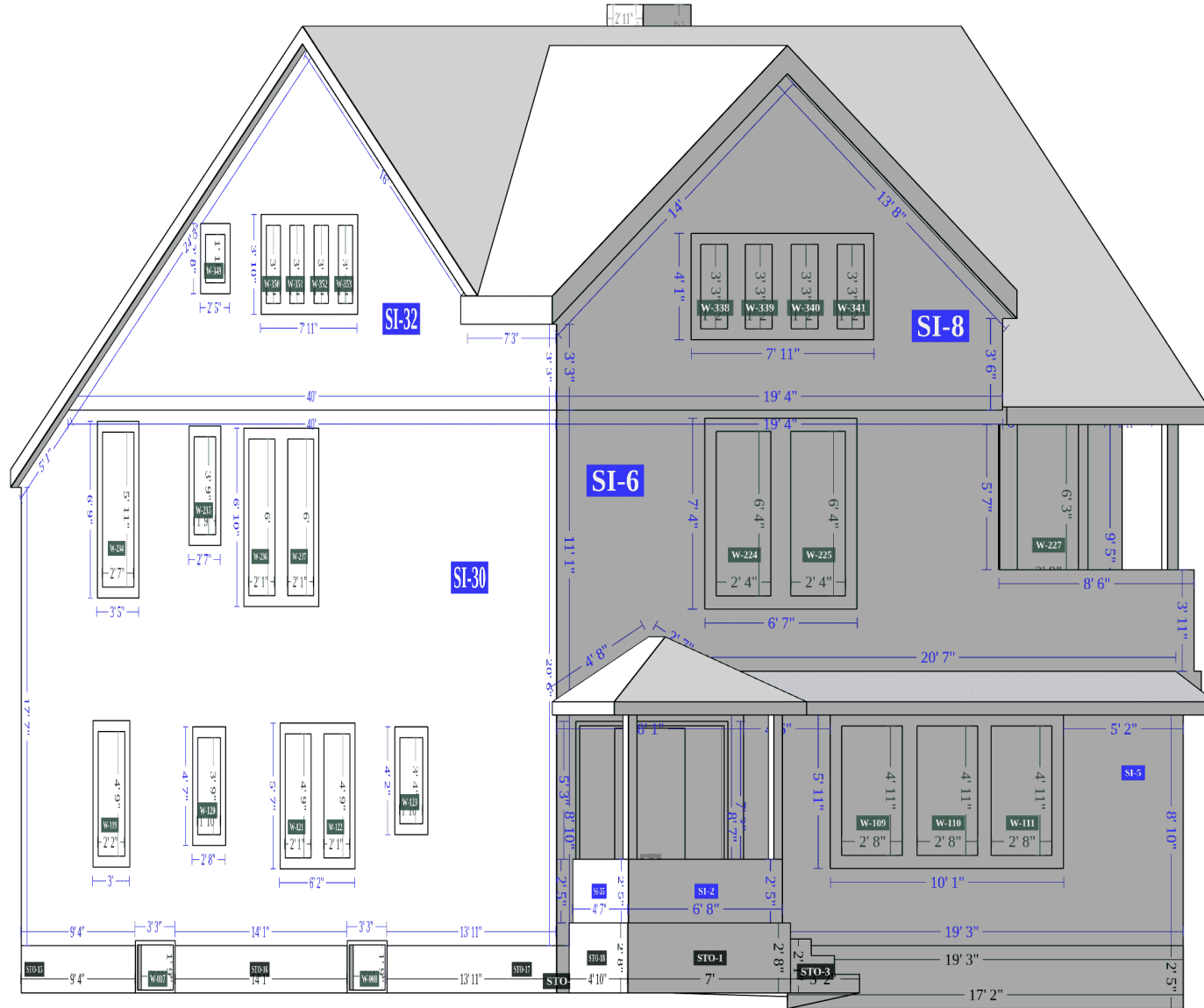
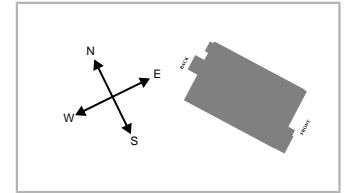














Complete Measurements

5810 Franklin Boulevard, Clevela...

PHOTOS



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PROPERTY ID: 14426219
MODEL ID: 14423582
NEAL FARREL
11 DEC 2024
Page 39



Complete Measurements

5810 Franklin Boulevard, Clevela...

PHOTOS

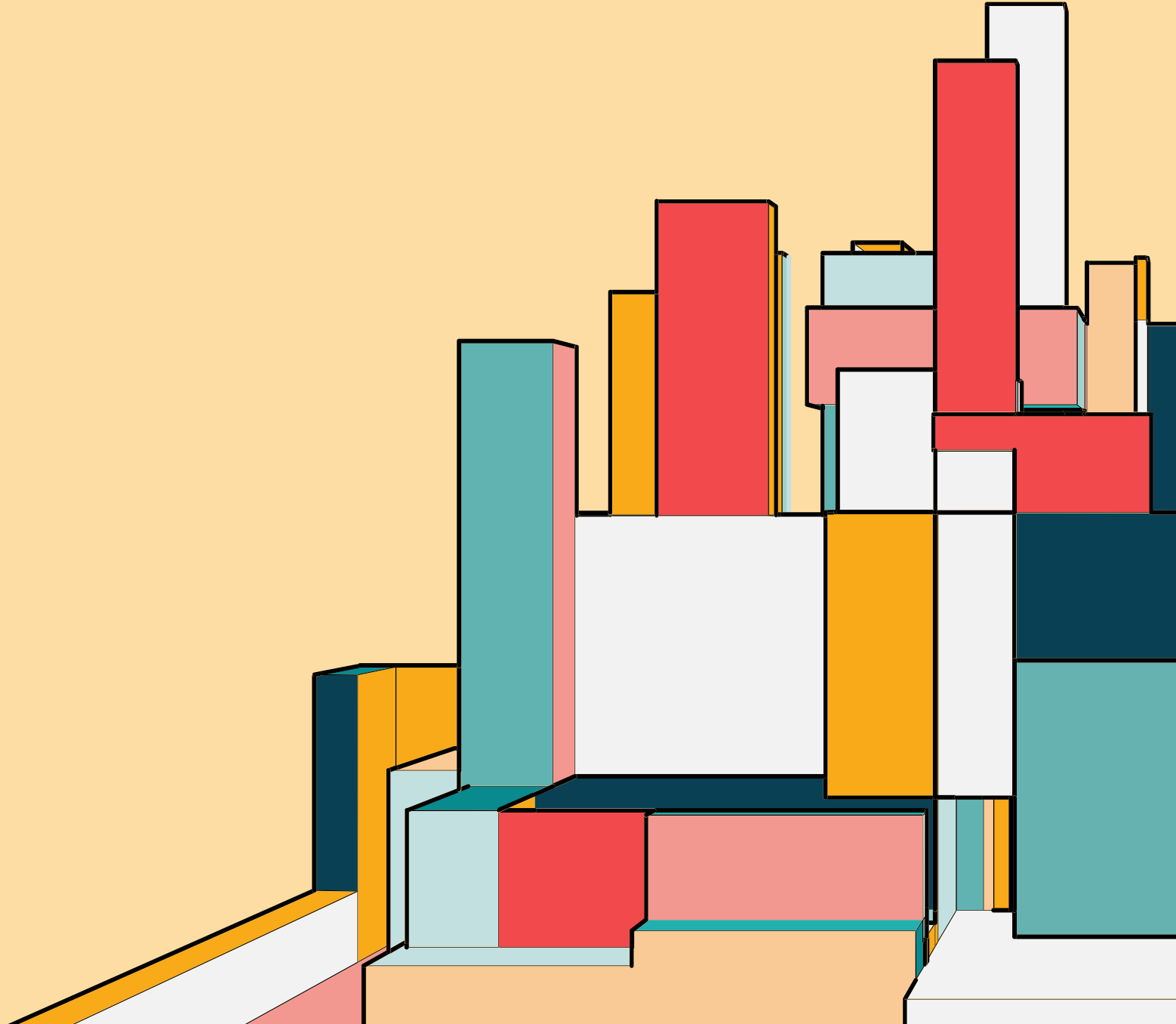


THANK YOU

Josh Walczuk

330-321-6252

Josh.walczuk@uwdtba.com



Case 25-002

Certificate of Appropriateness

Gordon Square Historic District

5811 Detroit Avenue

Window Replacement

Project Representatives: Matthew Rosen, Universal Windows Direct

Ward 15: Councilmember Spencer



5811 Detroit Ave
Cleveland Ohio



CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland City Hall
601 Lakeside Avenue, Room 519
Cleveland, Ohio 44114
T: 216/664-2532
www.planning.clevelandohio.gov/landmark/cpc.html

Cleveland Landmarks Commission Design Review Application

DATE: 11-12-24
PROJECT NAME: 5811 Detroit Ave Windows
PROJECT ADDRESS/LOCATION: 5811 Detroit Ave Cleveland Ohio
OWNER: Nathan Schkurko EMAIL: nwschkurko@gmail.com

ARCHITECT: N/A EMAIL:
CONTRACTOR: Universal Windows Direct EMAIL: Matthew.Rosen@UWDTBA.com

Who will be presenting the project to the Design Review Advisory Committee and Landmarks Commission?

OWNER / ARCHITECT / CONTRACTOR

BUILDING USE: Residential Commercial Mixed-Use

PROJECT TYPE: Renovation/Rehabilitation Addition New Construction Public Art
 Fence Sign Site Improvement Demolition*

HISTORIC DESIGNATION: Historic District Individual Landmark

REVIEW LEVEL: Schematic Design Final Design Development

This project has been reviewed during a pre-development consultation with Landmarks Commission Staff

YES / NO If yes, when: _____

This project will be participating in City Programs for funding (i.e. SRP, LHC, RAH, SHAP, other)

YES / NO If yes, which program: _____

*DEMOLITION PROJECTS: I have received a copy of the *Cleveland Landmarks Commission Process Regarding Applications for a Certificate of Appropriateness - Demolition* (Chapter 161.05)

YES NO

I, the undersigned, have reviewed the Secretary of the Interior's Standards for Rehabilitation and understand that it will be used by the Design Review Advisory Committee and Landmarks Commission to review proposed changes. If the project is deemed appropriate, a Certificate of Appropriateness will be issued.

Signature

11-12-24

Date

(For staff use only)

Pre-development Consultation:
Historic District/Landmark Name:
Design Review Advisory Committee Assigned:
Assigned Case Number:

Application With Info Filled Out
Matthew.Rosen@uwdtba.com Project Lead
216-666-1500 Cell Contact

Map View, Location Of Home, Overhead Look

5811 Detroit Ave

5811 Detroit Ave, Cleveland, OH 44102

26 min

[Directions](#) [Start](#) [Save](#) [Add to Favorites](#)



Overview

Photos

86HWF7MF+v7

Measure distance

(41.4846703, -81.7268387)

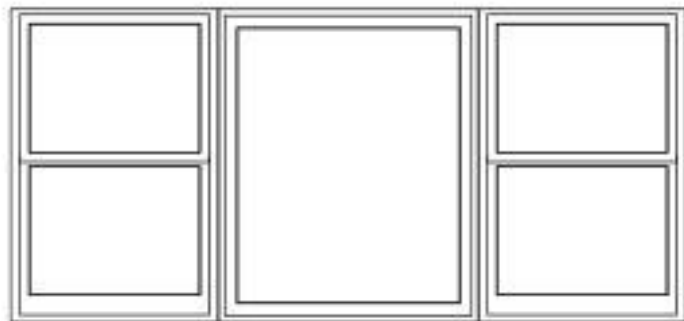
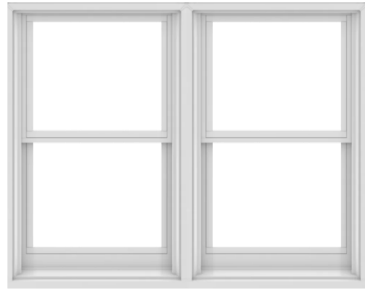
Suggest an edit

Add a missing place

Your visits and Maps activity



Front of Home View, With Marked Locations of Window Units



Front & Right Side View With Marked Locations of Window Units



Front View
Looking UP
From Street
Level



Left Side From Front, Single Window unit, Second Floor, In Private Patio Area Outside



Double Hung Windows PLUS SERIES

Universal Windows Direct Exclusive Line

Windows Product Brochure



UniShield® Plus

- Double coated low-e glass
- Argon filling in air space
- Provides excellent solar control, UV protection and reduced heating/cooling bills.
- Super Spacer®

UniShield® Premium

- Triple-pane unit
- Two panes double coated in low-e glass
- Argon in both air spaces
- Exceptional solar control, UV protection and reduced heating/cooling bills.
- Reduced outside sound transmission
- Super Spacer®



Super Spacer®
Reverse Dual Technology

- Protects against pests and airborne hazards
- Reduce drafts
- Lower fuel bills
- No maintenance needed

Innergy™
Rigid Thermal Reinforcements

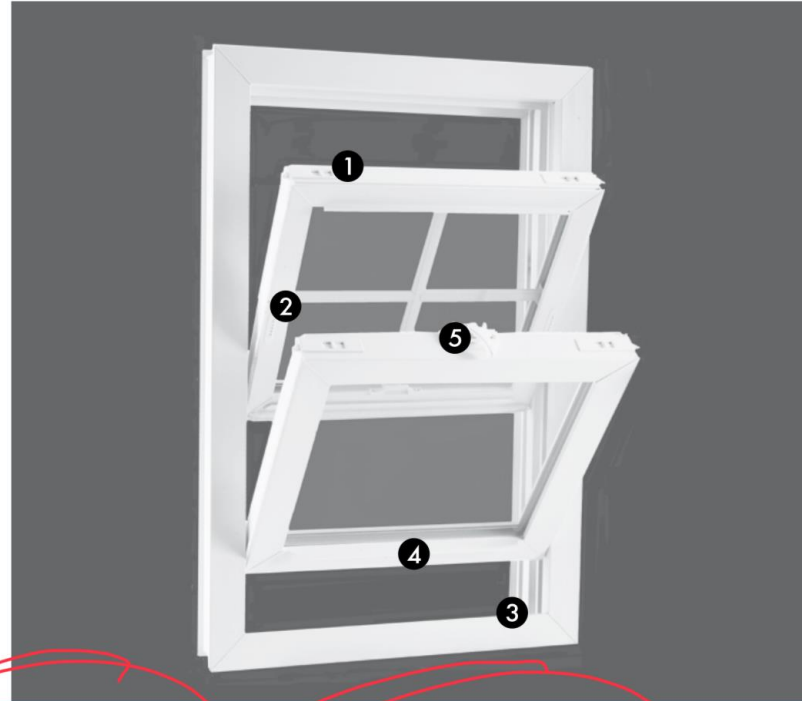
- Energy efficient
- Greater insulation
- Prevents condensation
- Tested 700x better than aluminum

7

Double Hung Windows Brand & Attributes, White In White Out All Capping and Flashing Installed

Double Hung Features

- 1 **Tilt Latches** give the window smoother operation and better performance.
- 2 **Sash Limit Locks** allow partial opening, providing security from intruders.
- 3 **Groove** in bottom of sash for vinyl inner sill dam to lock into, creating a secure fit.
- 4 **Extruded Lift Rail** is part of sash, not added later.
- 5 **Cam-Style Lock** pulls sashes together for a weather-proof seal while providing security.

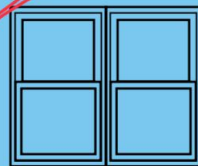


TWIN
Set
Front Top

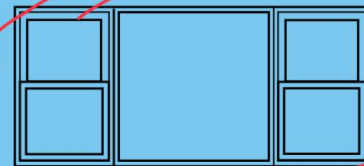
Triple
Set
Lower
Front



double hung

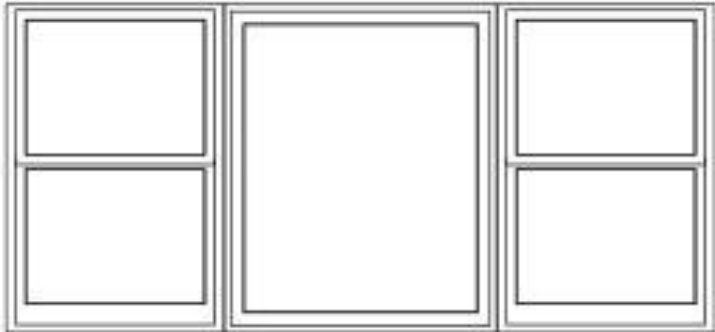
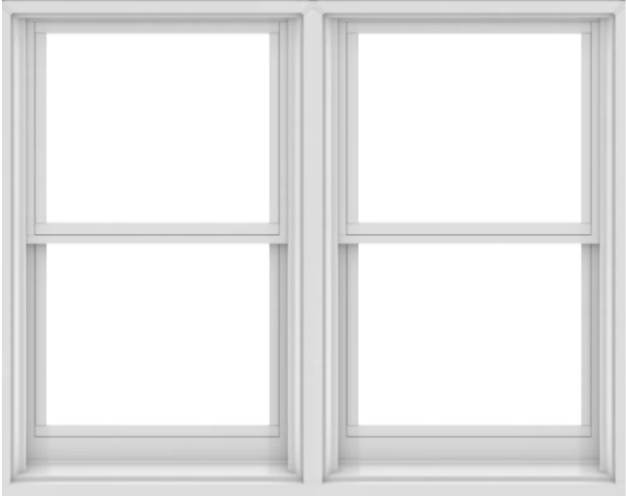


twin double hung



picture with double hung flankers

Front Windows, Facing Detroit Ave
2X Upper DHs
Lower 2 DH with Picture Window In Middle
Windows Will Be Finished with Capping, Flashing, and Drip to Match STYLE



Exterior Trim, Capping, Flashing, Drip in WHITE
To Match Styling current with area

Examples Below



Installed Privately, No Outside 3rd Party



Universal Demo Window (EXT)

TRUE LIFETIME WARRANTY

Only Lifetime of its kind.....

Windows Product Brochure

Products Covered



windows/sliding glass doors



doors



siding



roofing



gutter replacement



True Lifetime Warranty

Universal Windows Direct warrants its products for as long as the original purchaser owns the property on the following components:



Pieces, parts and materials



Glass system and frames



All locks and hardware



All installation and labor

Terms and Conditions

We proudly back our products with an outstanding warranty service, even long after the completion of the home improvement project. Warranties from Universal Windows Direct are 100% non pro-rated and 100% transferable to a subsequent homeowner for a period of 30 years. Before contacting us about warranty replacement, please be prepared to provide a detailed explanation of the damaged product. Please note that the True Lifetime Warranty does not include defects resulting from abuse, misuse, neglect, vandalism or acts of nature. In the event that defects in the product appear within the warranty constraints, no service costs will ever be charged.

Should you find yourself experiencing defects with any of our products, please don't hesitate to reach out to us. Our committed team is ready to assist you to the best of our abilities.

We thank you for choosing Universal Windows Direct for your home improvement needs and look forward to doing future business with you.

Questions? Call us.

(800) 984-5846

www.UniversalWindowsDirect.com

Case 25-003

Certificate of Appropriateness

**Grantwood Allotments Historic
District**

10704 Pasadena Avenue

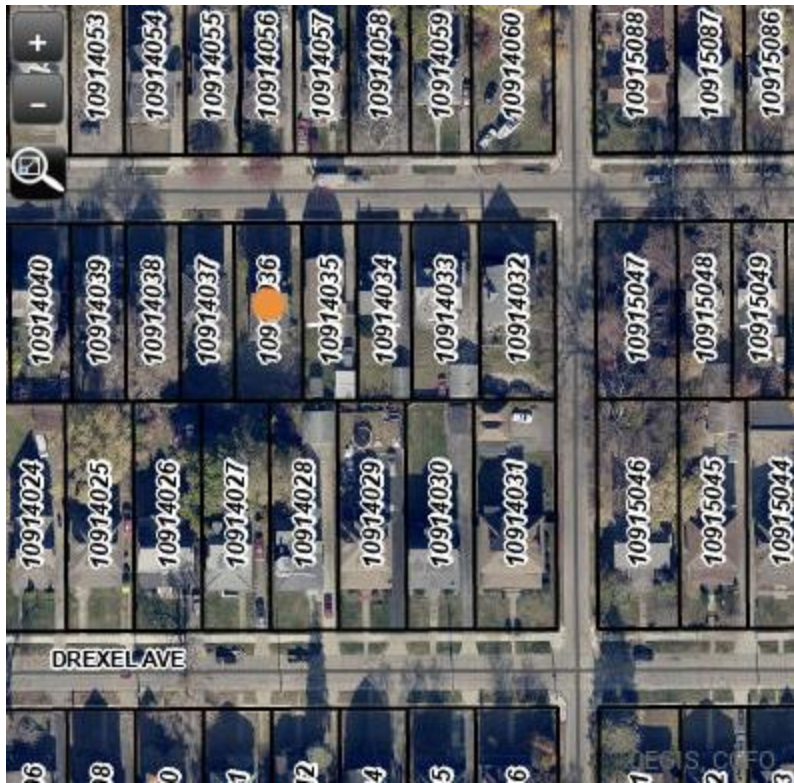
Window and Siding Replacement

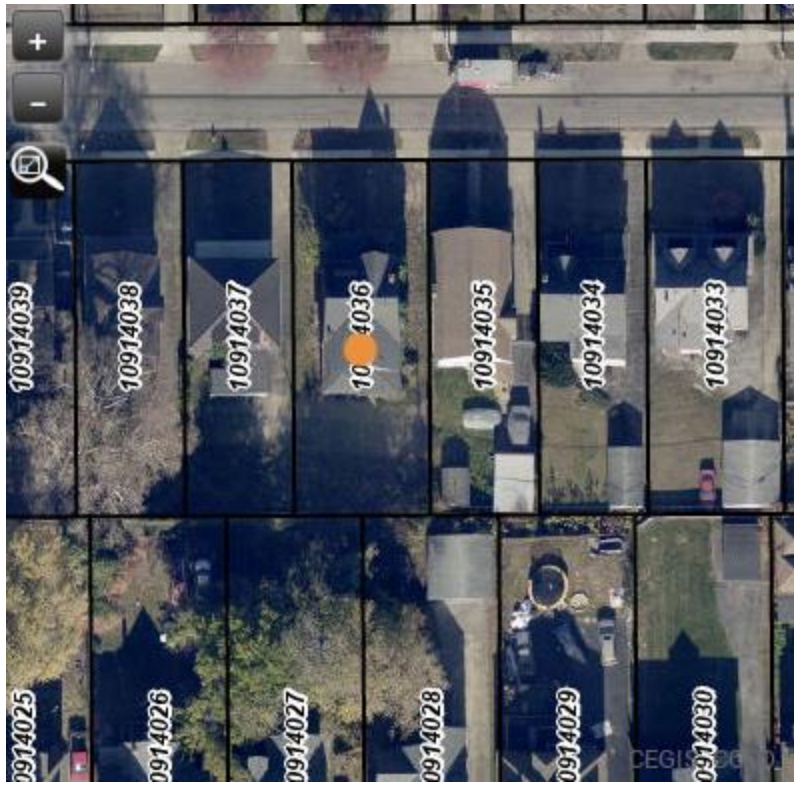
Project Representatives: Larry Crenshaw, Owner

Ward 9: Councilmember Conwell



10704 Pasadena outdoor remodel updates













Windows throughout home

- Windows throughout home will be replaced because of damage or non-existing
- Vinyl max window from Apollo Supply Co. are the chosen selection



Apollo-Cleveland
12625 Berea Rd
Cleveland, OH 44111
PH: 440-942-4647

ORDER: 617416

ORDER DATE: 10/9/2024 **ORDER CONTACT:**

VINYLMAX WINDOWS QUOTE

INVOICE INFORMATION SHIPPING INFORMATION |

COST ,

COST

SHIP VIA:

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware

U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 **ITEM SUBTOTAL:** \$225.07 \$675.21 Energy Star Zones: N/A

Egress: 23.5 W - 25.3125 H - 4.13 SqFt

6 4600 Edison Double Hung 1 32 W X 57 1/4 H \$225.07 \$225.07

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware



U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 **ITEM SUBTOTAL:** \$225.07 \$225.07 Energy Star Zones: N/A

Egress: 27.5 W - 23.1875 H - 4.42 SqFt

7 4600 Edison Double Hung 2 32 W X 57 3/4 H \$225.07 \$450.14

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware



U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 **ITEM SUBTOTAL:** \$225.07 \$450.14 Energy Star Zones: N/A

Egress: 27.5 W - 23.4375 H - 4.47 SqFt

8 4600 Edison Double Hung 1 32 W X 45 1/2 H \$278.87 \$278.87

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Obscure, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware



U-Value = 0.29, SHGC = 0.28, VLT = 0.53, AL <= 0.3 **ITEM SUBTOTAL:** \$278.87 \$278.87 Energy Star Zones: N/A

Egress: 27.5 W - 17.3125 H - 3.3 SqFt

9 4600 Edison Double Hung 2 30 1/2 W X 57 H \$225.07 \$450.14

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware



617416 10/9/2024 Larry Crenshaw

1 4600 Edison Double Hung 2 28 W X 61 1/2 H \$225.07 \$450.14

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware

U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 **ITEM SUBTOTAL:** \$225.07 \$450.14 Energy Star Zones: N/A

Egress: 23.5 W - 25.3125 H - 4.13 SqFt

2 4600 Edison Double Hung 1 40 W X 61 1/2 H \$246.72 \$246.72

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware

U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 **ITEM SUBTOTAL:** \$246.72 \$246.72 Energy Star Zones: N/A

Egress: 35.5 W - 25.3125 H - 6.24 SqFt MEETS EGRESS

3 4600 Edison Double Hung 2 32 1/4 W X 53 3/4 H \$225.07 \$450.14

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware

U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 **ITEM SUBTOTAL:** \$225.07 \$450.14 Energy Star Zones: N/A

Egress: 27.75 W - 21.4375 H - 4.13 SqFt

4 4600 Edison Double Hung 1 23 1/2 W X 36 1/2 H \$278.87 \$278.87

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Obscure, Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware

U-Value = 0.29, SHGC = 0.28, VLT = 0.53, AL <= 0.3 **ITEM SUBTOTAL:** \$278.87 \$278.87 Energy Star Zones: N/A

Egress: 19 W - 12.8125 H - 1.69 SqFt



Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware



U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 **ITEM SUBTOTAL:** \$225.07 \$450.14 Energy Star Zones: N/A

Egress: 19.5 W - 11.0625 H - 1.49 SqFt

15 4600 Edison Double Hung 1 34 W X 53 H \$225.07 \$225.07

Exact Size, White / White, Intelliglass (LE / CL / ARGON), Sill Extender, Half FlexScreen - FlexView Clean & Clear Mesh, Standard Hardware



U-Value = 0.29, SHGC = 0.29, VLT = 0.54, AL <= 0.3 **ITEM SUBTOTAL:** \$225.07 \$225.07 Energy Star Zones: N/A

Egress: 29.5 W - 21.0625 H - 4.31 SqFt

TOTALS: 23

COMMENT:

• • •







Front of home all windows and missing and will be replaced

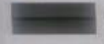


Siding replacment

- Siding will be replaced because most of it has been removed,damaged or none existing.

Your Shopping Cart

Please verify and/or choose the delivery destination and shipping for each product before proceeding through the checkout.

Product	How to Get It	Qty	Total Price
Additional Packaging/Handling Charges May Apply.			
 Concord™ Double 4" x 12'6" Meadow Fern Vinyl Siding Meadow Fern SKU: 1498027 Model #: 13904874	<input checked="" type="radio"/> Ship To Store - Free! Estimated arrival date at store 11/26/2024 <input type="radio"/> Local Delivery from Store <input type="radio"/> Ship To Home Available for immediate shipment	124 \$8.99/each	\$1,114.76
Save for Later Remove			

Saved For Later (0) Buy It Again (0)

Customers Who Bought Items in Your Cart Also Shopped These Products

Case 25-004

Certificate of Appropriateness

Gordon Square Historic District

5007 Detroit Avenue

Demolition

Project Representatives: Mazen Hamadeh, Owner

Ward 15: Councilmember Spencer



**5007 Detroit Ave, Cleveland,
OH 44102**

Owner: Mazen Hamadeh- The Orient's Glory LLC

5007 Detroit Ave, 44102

PPN: 002-14-012



CONFIDENTIAL

Property Information

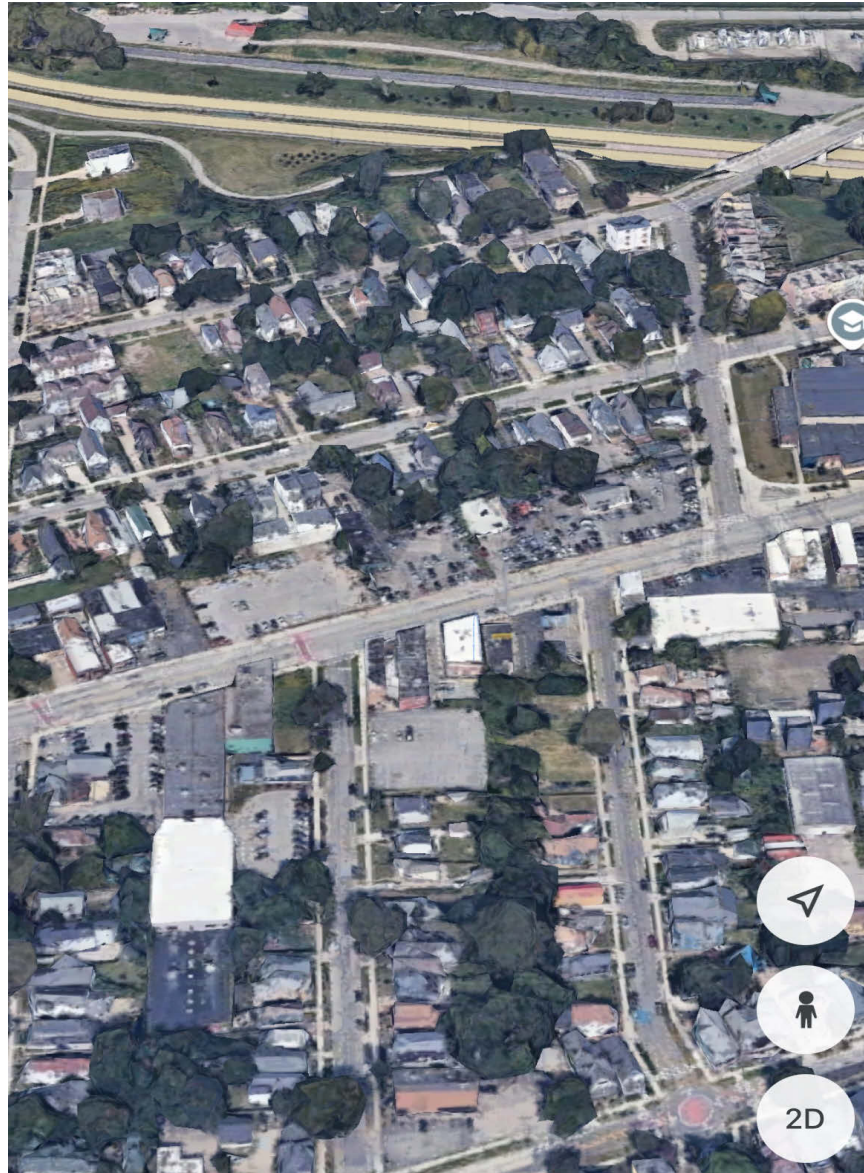
01 **Owner:**
The Orient's Glory, LLC

02 **Complaints & Board-ups**
None

03 **Legal Issues**
None.

04 **Owner's Intent:**
To develop the area.

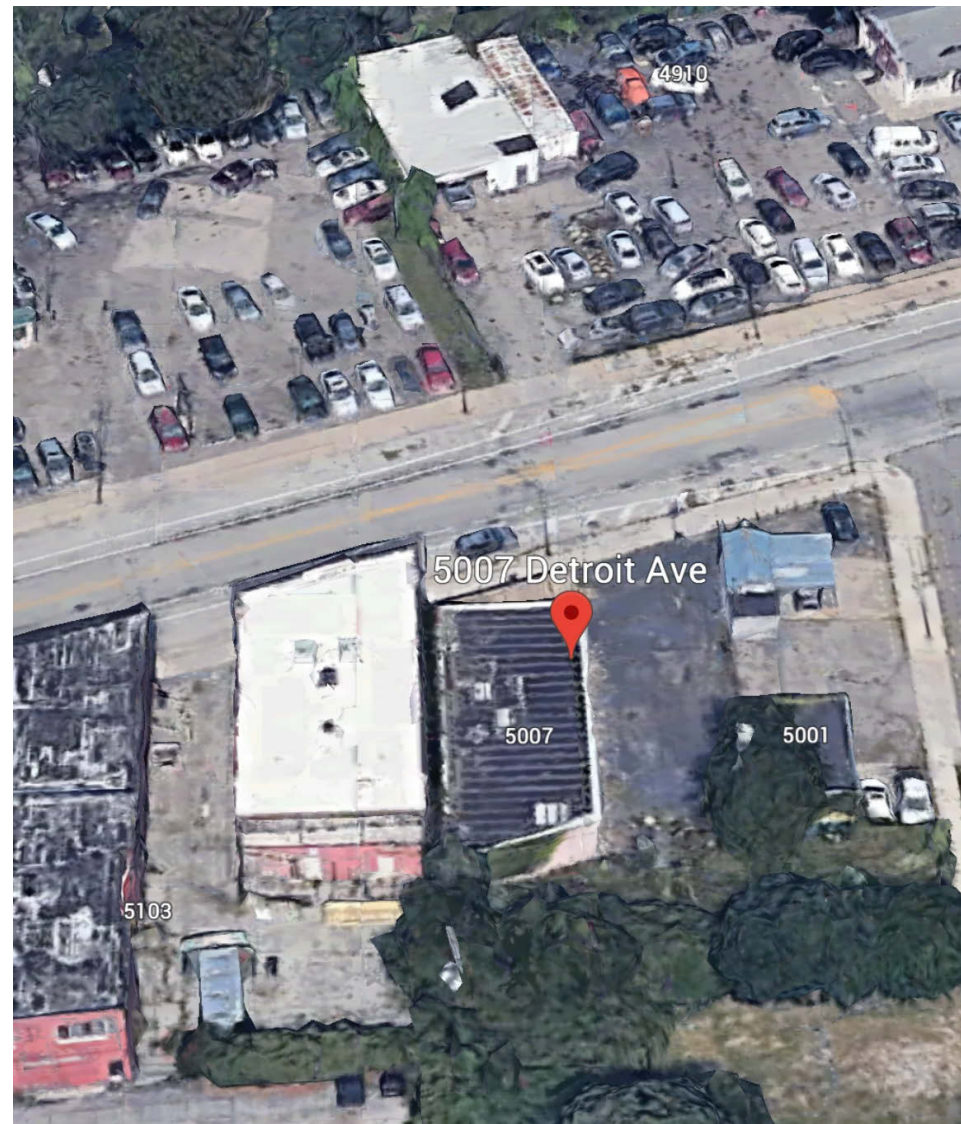
Site Location



5007 Detroit Avenue, Cleveland, Ohio 44102 is in the Detroit - Shoreway neighborhood, close to Lake Erie. The area is known for its artsy vibe, with nearby attractions like the Gordon Square Art District, shops, restaurants, and theaters. It's a popular area for local businesses and cultural events.

Site Context

All adjacent properties are commercial, and they are mostly owned by the Orient's Glory LLC, the Cuyahoga Land Bank, and another private owner. The Orient's Glory LLC has expressed interest in acquiring all of these properties to consolidate ownership in the area.



Exterior Photos

Front & rear elevations.



Exterior Photos

Left & right side elevations.



Interior Photos



Interior Photos

The property lacks essential infrastructure, such as plumbing and a climate control system, and the cost of rehabilitation would be higher than demolition. Additionally, the roof is in severe disrepair, which further diminishes the building's viability for restoration.

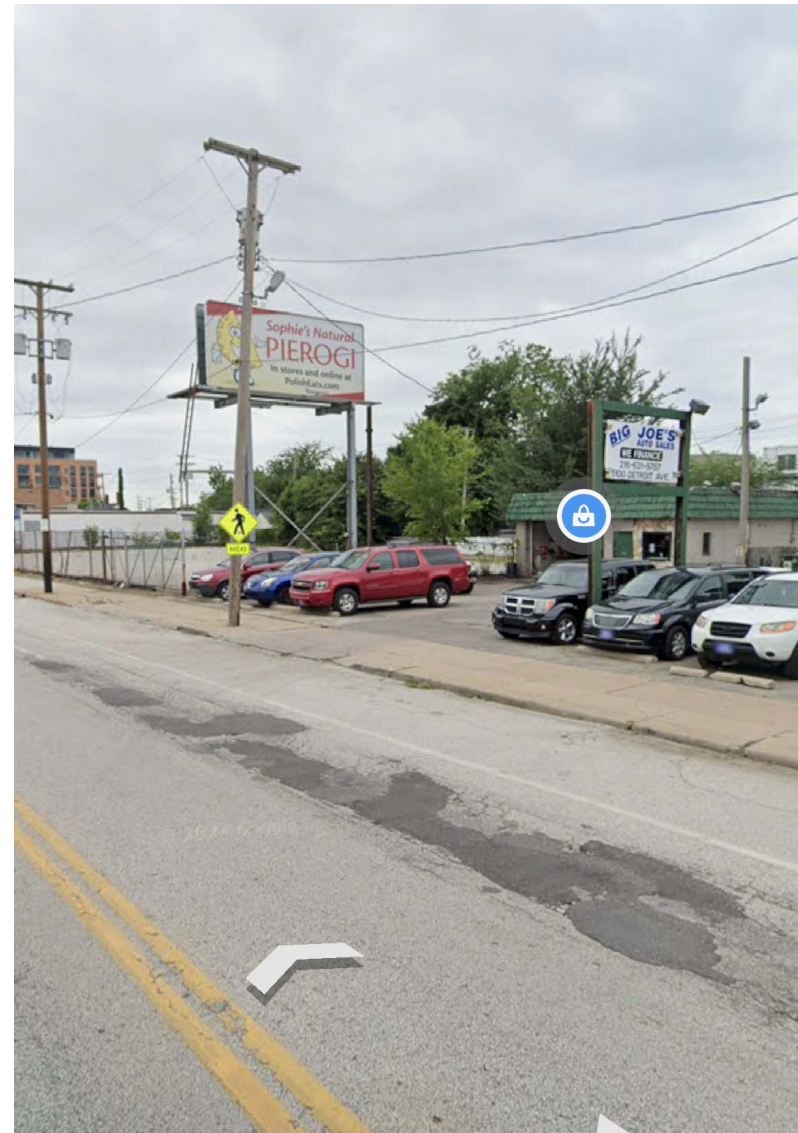


Adjacent Structures

South side of 5007 Detroit Ave



Street Opposite 5007 Detroit Ave



Site Plan & Finish

Final Comments:

The Orient Glory LLC intends to acquire all surrounding properties with plans to demolish existing structures and construct new buildings. The development will transform underutilized buildings into a functional space featuring retail stores for lease on the ground level and condominiums above. This project aims to enhance the area, providing new opportunities for both businesses and residents.

- Demolish the structure
- Remove all foundation and subgrade material
- Level the site with clean backfill
- Topsoil, seed, and straw.

