



Landmark Certificate of Appropriateness Info Sheet

Printed Date: December 13, 2024

Property Address:

2450 East DERBYSHIRE RD CLEVELAND HEIGHTS, OH 44106

Detailed Project Description

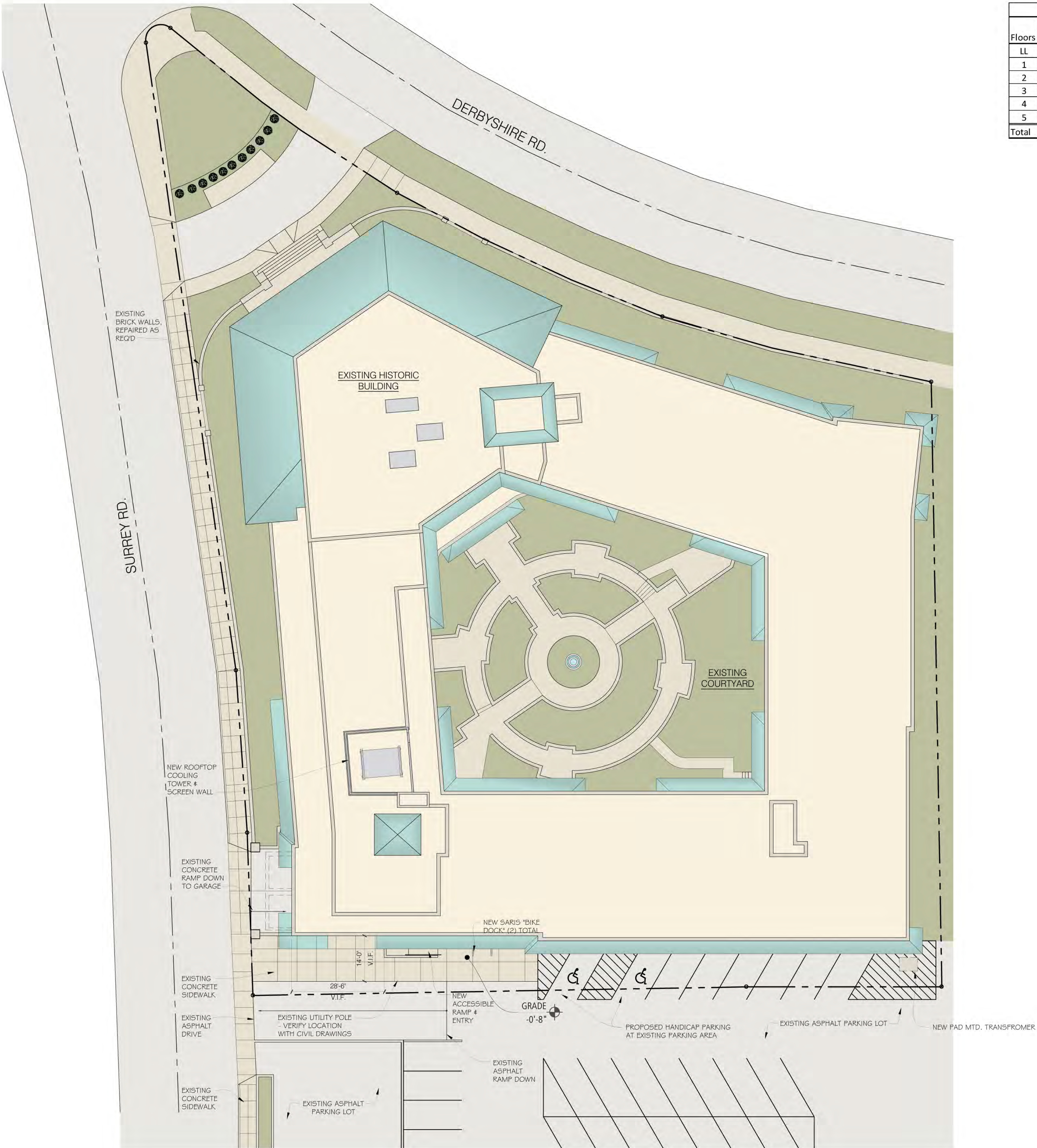
Renovation of the historic Alcazar Hotel, including minor exterior brick repair & cleaning, exterior site improvements, a new accessible concrete ramp, parking, & entry, and penthouse level addition. Interior improvements will include modification of the existing plan to accommodate the remodeled residential units, new unit entry doors matching historic profiles, new millwork, new finishes, new mechanical systems and distribution, new plumbing fixtures and distribution, and new electrical fixtures, receptacles and distribution. Common area improvements include repainting main lobby, converting the original 'Music Room' into a theater/lounge, adding a billiards room/lounge where the existing mailroom and restrooms are located, relocating the mailroom, adding a delivery package room, converting the existing dining hall into a Co-Work/Library space with fireplace lounge and coffee bar, converting the existing kitchen space into a fitness room and restrooms with showers/sauna, and adding a bike storage room. Additional interior improvements include adding a corridor connecting circulation from front main lobby to rear lobby at new rear entry, with accessible ramp to parking lot providing an accessible route for the building. In addition to this, work includes new dropped ceiling, lighting, and finishes in the corridor to allow for new building mechanicals and installation of a new fire sprinkler throughout.

PROPOSED RENOVATION OF

THE ALCAZAR HOTEL

2450 Derbyshire Road, Cleveland Heights, Ohio 44106



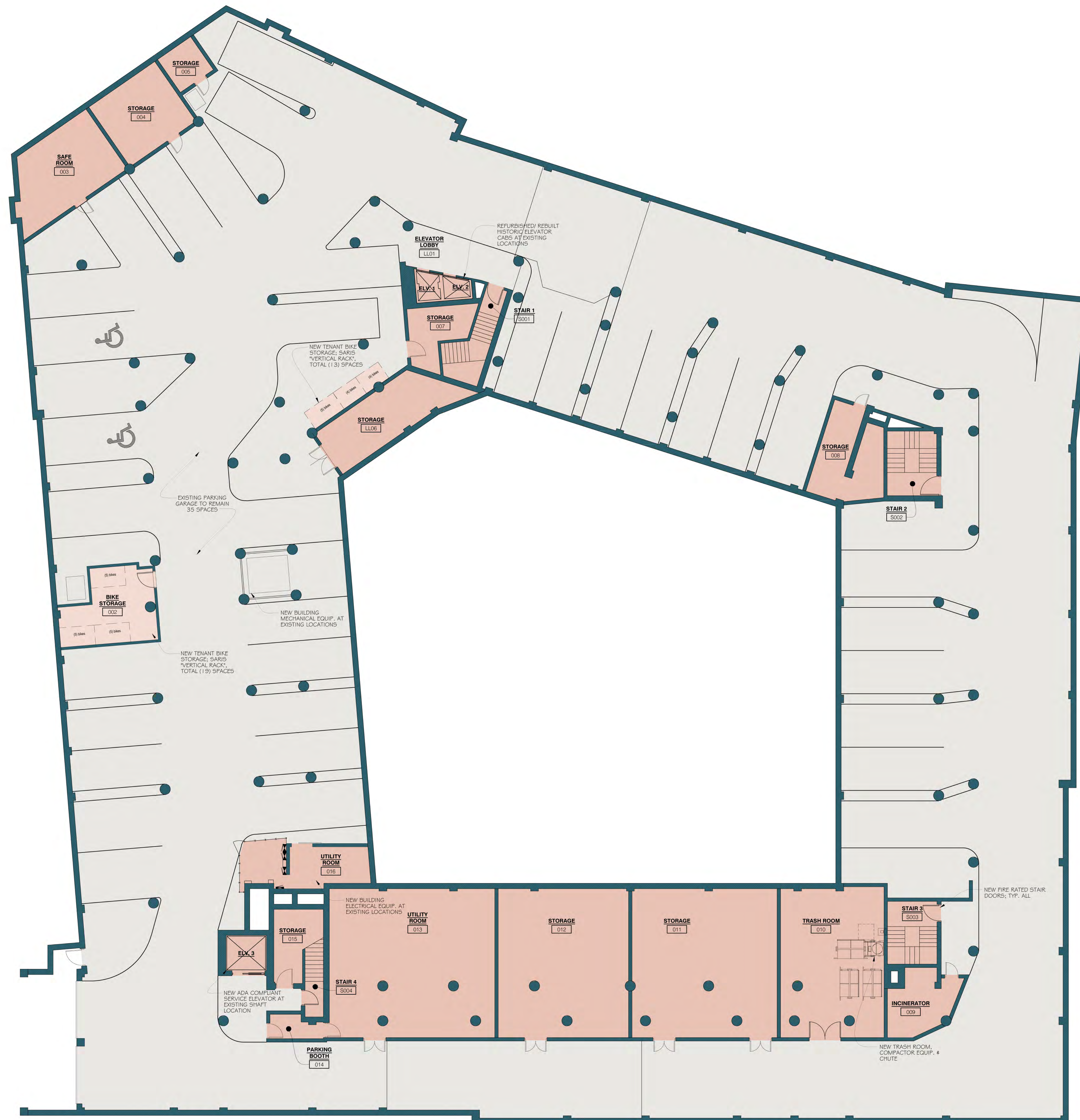


The Alcazar Yield Table												
Floors	Existing						Post Rehab					
	Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr	Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr
LL	-	-	6,195	22,072	28,267	0	-	247	5,948	22,072	28,267	0
1	11,181	8,559	7,049	-	26,789	24	11,645	8,872	6,272	-	26,789	20
2	21,260	-	4,973	-	26,233	32	21,260	-	4,973	-	26,233	36
3	22,541	-	4,484	-	27,025	32	22,541	-	4,484	-	27,025	38
4	22,541	-	4,484	-	27,025	33	22,541	-	4,484	-	27,025	38
5	-	4,895	4,169	-	9,064	0	-	5,131	3,738	-	8,869	0
Total	77,523	13,454	31,354	22,072	144,403	121	77,987	14,250	29,899	22,072	144,208	132

Lot Area / Unit		
	Existing	Proposed
Unit Count	121	132
Approx. Lot Area (sf)	50,057	
Lot Area/Unit Required per Cleveland Heights Zoning Code 1123.06 (MF-21,750sf)	211,750	232,750
Lot Area/Unit Provided	414	379

Parking Yield		
	Spaces	Spaces/Unit
Existing Garage	35	
Surface Lot	8	
Night Town Lot	20	
Total Provided	63	0.48
Total Required per Cleveland Heights Zoning Code 1161.03	132	1

Bicycle Parking	
	Spaces
Indoor Bike Parking	32
Outdoor Bike Racks (2x spaces / rack)	4
Total Provided	36
Total Required per Cleveland Heights Zoning Code 1161.035 a2 & Table 1161.035	36



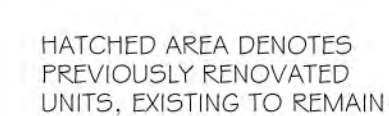


The Alcazar Yield Table					
Post Rehab					
Residential	Lobby & Amenity	CAM	Garage	Total / Fr	Units / Fr
-	247	5,948	22,072	28,267	0
11,645	8,872	6,272	-	26,789	20
21,260	-	4,973	-	26,233	36
22,541	-	4,484	-	27,025	38
22,541	-	4,484	-	27,025	38
-	5,131	3,738	-	8,869	0
77,987	14,250	29,899	22,072	144,208	132

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



The Alcazar Yield Table					
Post Rehab					
Residential	Lobby & Amenity	CAM	Garage	Total / Fr	Units / Fr
-	247	5,948	22,072	28,267	0
11,645	8,872	6,272	-	26,789	20
21,260	-	4,973	-	26,233	36
22,541	-	4,484	-	27,025	38
22,541	-	4,484	-	27,025	38
-	5,131	3,738	-	8,869	0
77,987	14,250	29,899	22,072	144,208	132



The Alcazar Yield Table					
Post Rehab					
Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr
-	247	5,948	22,072	28,267	0
11,645	8,872	6,272	-	26,789	20
21,260	-	4,973	-	26,233	36
22,541	-	4,484	-	27,025	38
22,541	-	4,484	-	27,025	38
-	5,131	3,738	-	8,869	0
77,987	14,250	29,899	22,072	144,208	132



The Alcazar Yield Table						
Post Rehab						
Residential	Lobby & Amenity	CAM	Garage	Total / Fr	Units / Fr	
-	247	5,948	22,072	28,267	0	
11,645	8,872	6,272	-	26,789	20	
21,260	-	4,973	-	26,233	36	
22,541	-	4,484	-	27,025	38	
22,541	-	4,484	-	27,025	38	
-	5,131	3,738	-	8,869	0	
77,987	14,250	29,899	22,072	144,208	132	



North-West Elevation



West Elevation

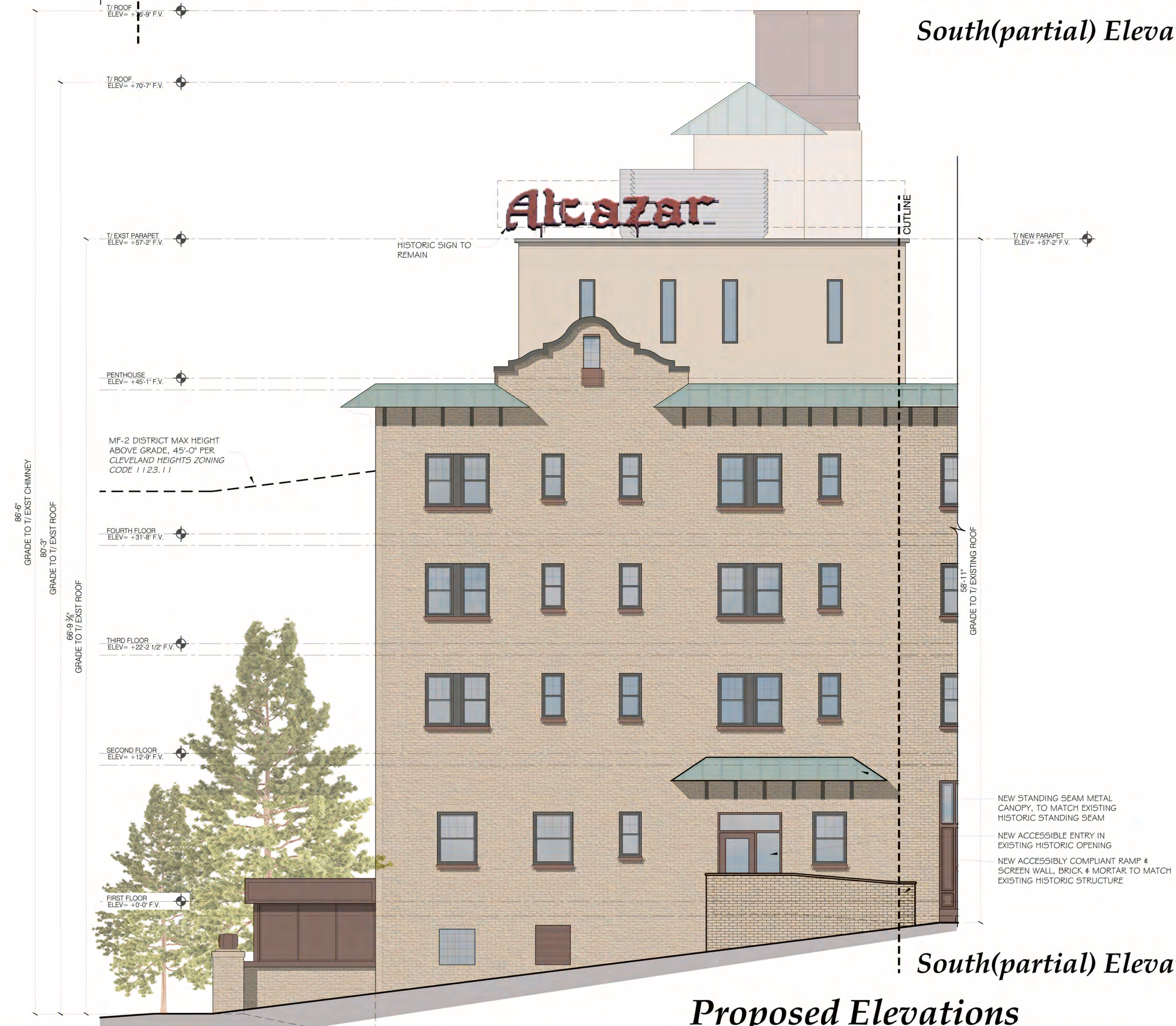
Proposed Elevations

SCALE = 3/16"=1'-0"

The Alcazar Hotel
Cleveland Heights, Ohio



South(partial) Elevation

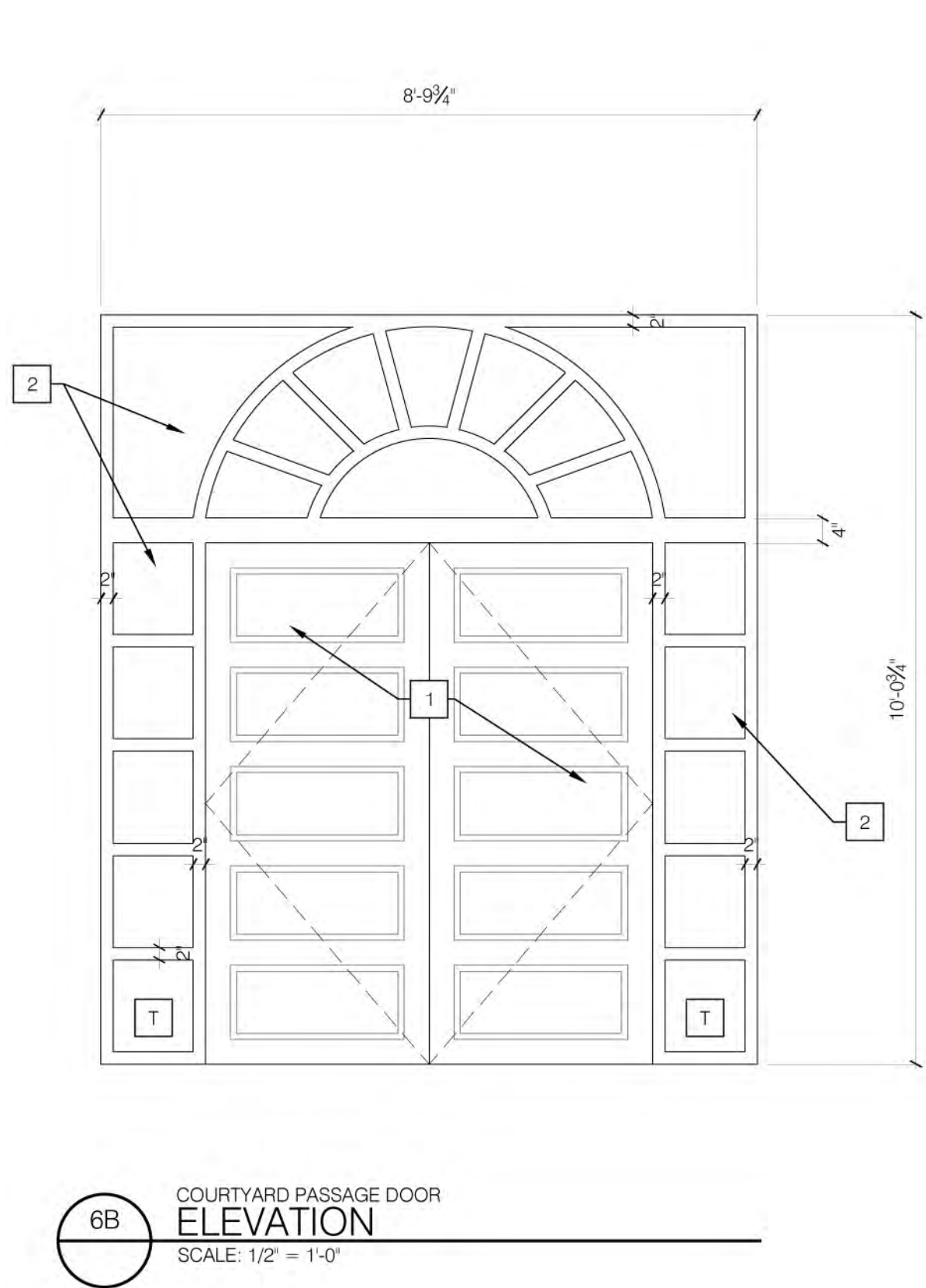


South(partial) Elevation

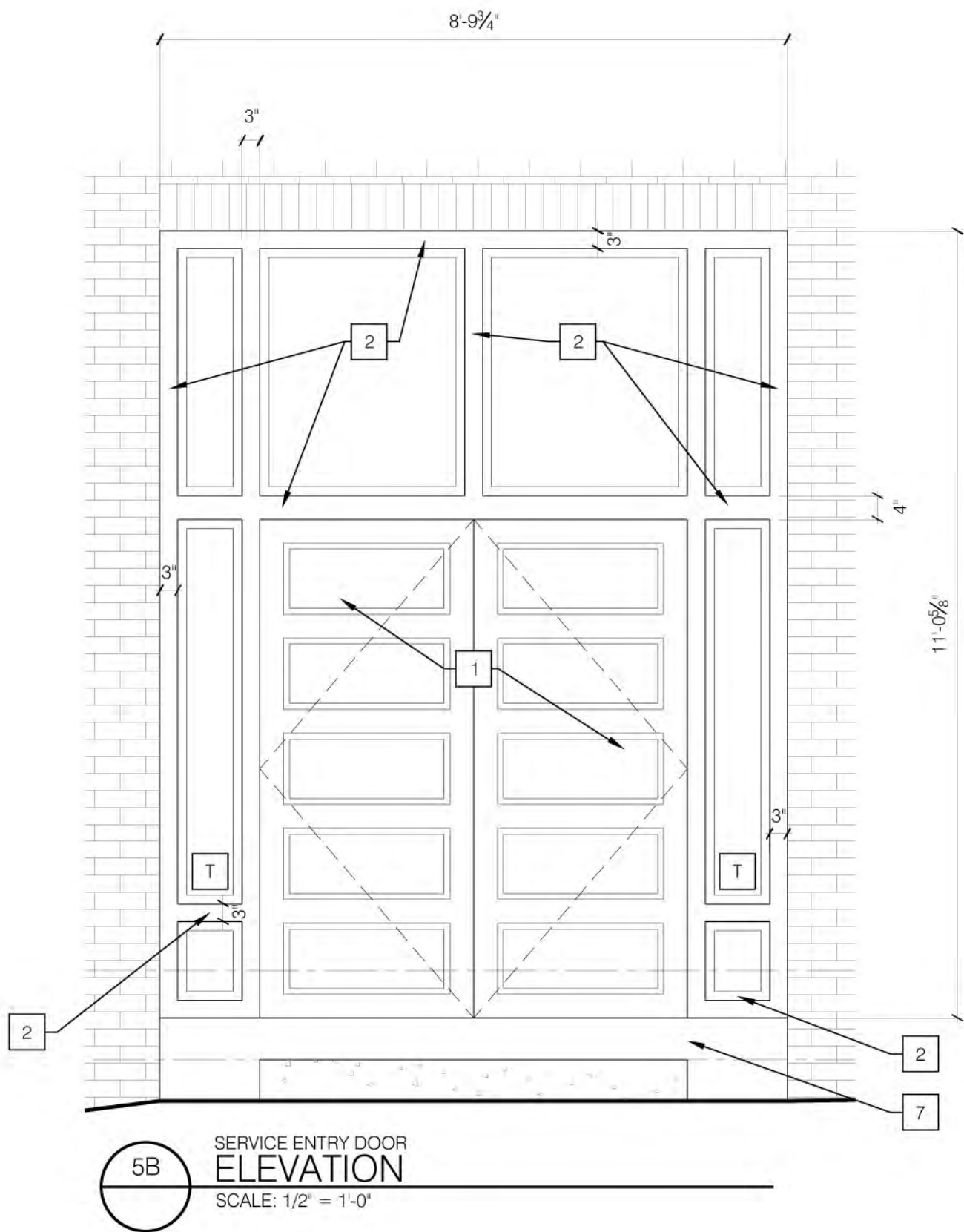
Proposed Elevations

SCALE = 3/16"=1'-0"

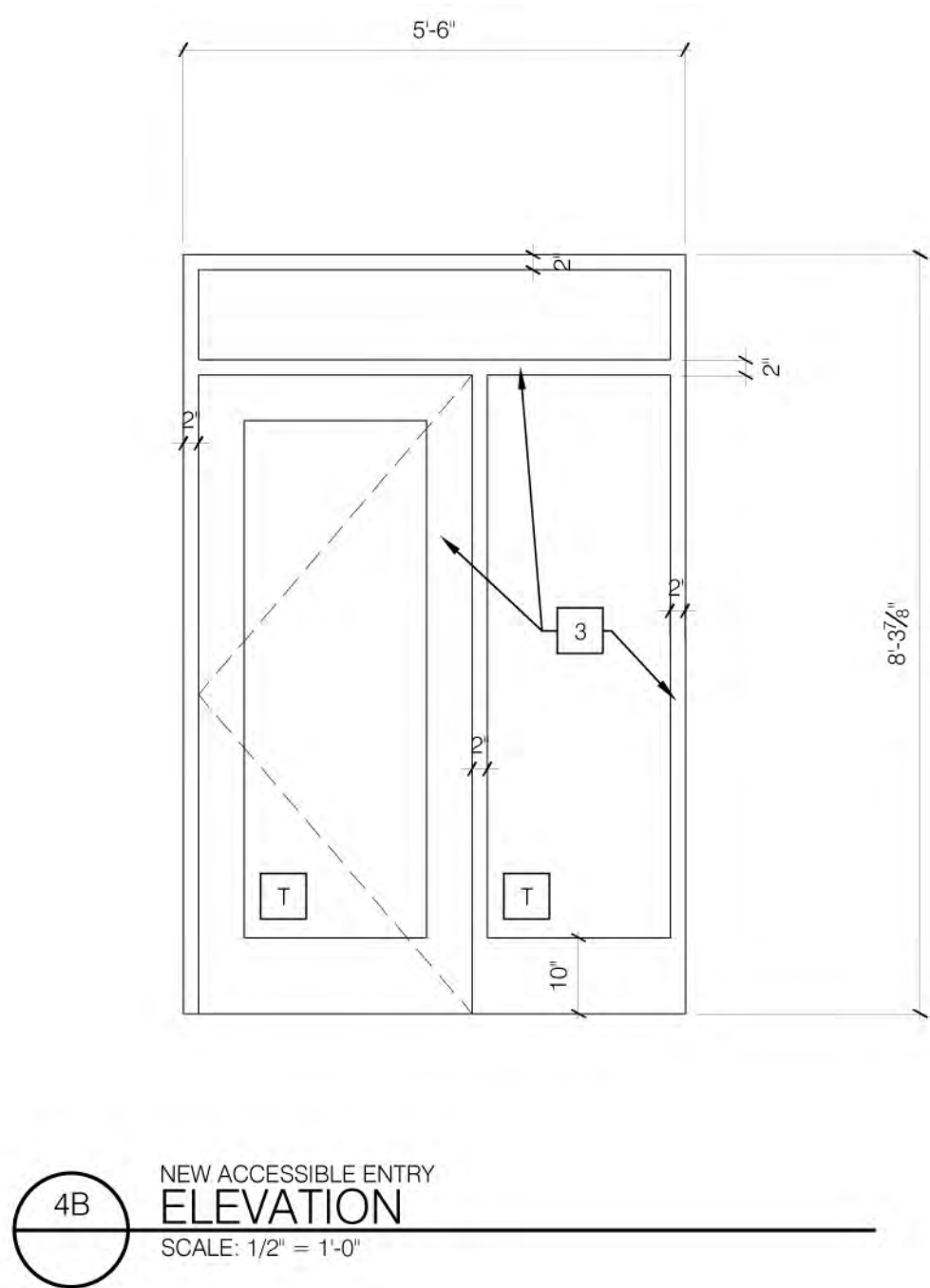
KEY NOTES :	RESTORATION PERFORMANCE SPECIFICATIONS :
<p>1 NEW INSULATED HOLLOW METAL DOOR IN ALUMINUM FRAME, PANEL CONFIGURATION TO MATCH EXST. PER OHPO & NPS APPROVAL; COLOR OF DOOR AND TRIM TO MATCH EXST. WINDOWS.</p> <p>2 NEW ALUMINUM STOREFRONT FRAMING AND WINDOW ASSEMBLY, CONFIGURATION TO MATCH EXST. PER OHPO & NPS APPROVAL; COLOR OF DOOR AND TRIM TO MATCH EXST. WINDOWS.</p> <p>3 NEW ALUMINUM STOREFRONT DOOR AND WINDOW ASSEMBLY AT ENLARGED MASONRY OPENING PER OHPO & NPS APPROVAL, COLOR TO MATCH EXST.</p> <p>4 NEW METAL MANSARD ROOF/CANOPY TO MATCH EXISTING WITH VENTILATED SOFFIT FINISH TO MATCH EXISTING MANSARD ROOF.</p> <p>5 NEW ACCESSIBLE CONCRETE RAMP WITH MINIMUM 1:12 SLOPE.</p> <p>6 NEW BRICK GUARDWALL - MATCH EXISTING BRICK AND ALIGN WITH EXISTING ADJACENT COURSING. FIELD MOCK-UP TO BE REVIEWED & APPROVED BY OHPO & NPS.</p> <p>7 NEW STONE CAP TO MATCH EXISTING GARDEN WALL, PROFILE TO MATCH EXST. PER OHPO & NPS REVIEW & APPROVAL.</p> <p>8 NEW ENLARGED CONCRETE STEPLANDING.</p> <p>9 EXISTING WINDOWS TO REMAIN; INSPECT FOR OPERABILITY AND REPAIR ROPES, LATCHES, LOCKS, ETC.</p> <p>10 BRICK REPAIR, CLEANING, & TUCKPOINTING.</p>	<p>CLEANING ALL EXTERIOR ELEVATIONS WILL BE CLEANED TO REMOVE SOILING AND TO PROVIDE A CLEAN SURFACE TO DETERMINE APPROPRIATE MORTAR REPOINTING AND TO MATCH ANY NEED FOR REPLACEMENT BRICK OR STONE. ALL APPLIED HARDWARE WILL BE REMOVED PRIOR TO CLEANING. MOCK-UP(S) TO BE PERFORMED.</p> <p>CLEANING METHODS CONDUCTED WILL ATTEMPT TO RETURN THE MASONRY BACK TO ITS HISTORIC APPEARANCE IN ALL RESPECTS. NO WORK CONDUCTED WILL DAMAGE EXISTING HISTORIC MATERIAL. CLEANING METHOD, CHEMICAL AND SOLUTION TO BE DETERMINED THROUGH FIELD TESTING. LOW PRESSURE WASH NOT TO EXCEED 300 PSI OR TWO PASSES. ALL CLEANING SAMPLES WILL BE PHOTO-DOCUMENTED AFTER SAMPLES HAVE WEATHERED AND TEST SAMPLES WILL BE SUBMITTED TO THE OHPO FOR REVIEW AND APPROVAL BEFORE WORK CONTINUES.</p> <p>REPOINTING ALL ELEVATIONS SHALL BE INSPECTED AND REPOINTED WHERE FAILING JOINTS INDICATE NEED FOR REPAIR. THE NEW MORTAR SHALL MATCH THE EXISTING MORTAR IN ALL VISUAL RESPECTS INCLUDING COMPOSITION, COLOR AND POINTING METHODOLOGY. WORK CONDUCTED WILL NOT DAMAGE HISTORIC MATERIAL. MORTAR JOINTS WILL BE ALLOWED TO WEATHER BEFORE TEST SAMPLES ARE DOCUMENTED WITH PHOTOGRAPHY. PHOTOS OF THE MORTAR SAMPLES AND MOCK-UPS, AS WELL AS PHOTOS OF THE REPOINTED BRICK AND SANDSTONE, WILL BE SUBMITTED WITH THE PART 3 REQUEST FOR CERTIFICATION.</p> <p>MASONRY REPLACEMENT ANY REPLACEMENT MASONRY WILL MATCH THE HISTORIC MATERIAL IN ALL RESPECTS INCLUDING COLOR, SIZE, WIDTH, AND TEXTURE. TEST SAMPLES WILL BE PHOTO-DOCUMENTED WITH BOTH CLOSE UP DETAILS AND CONTEXTUAL AND PHOTOS WILL BE SUBMITTED WITH THE PART 3 REQUEST FOR CERTIFICATION. ALL SKYWARD FACING JOINTS WILL RECEIVE CAULK & MATCH NEIGHBORING MASONRY IN COLOR. ALL EXISTING METAL COPING AT FLAT ROOFS TO BE REPAIRED AS NEEDED.</p>



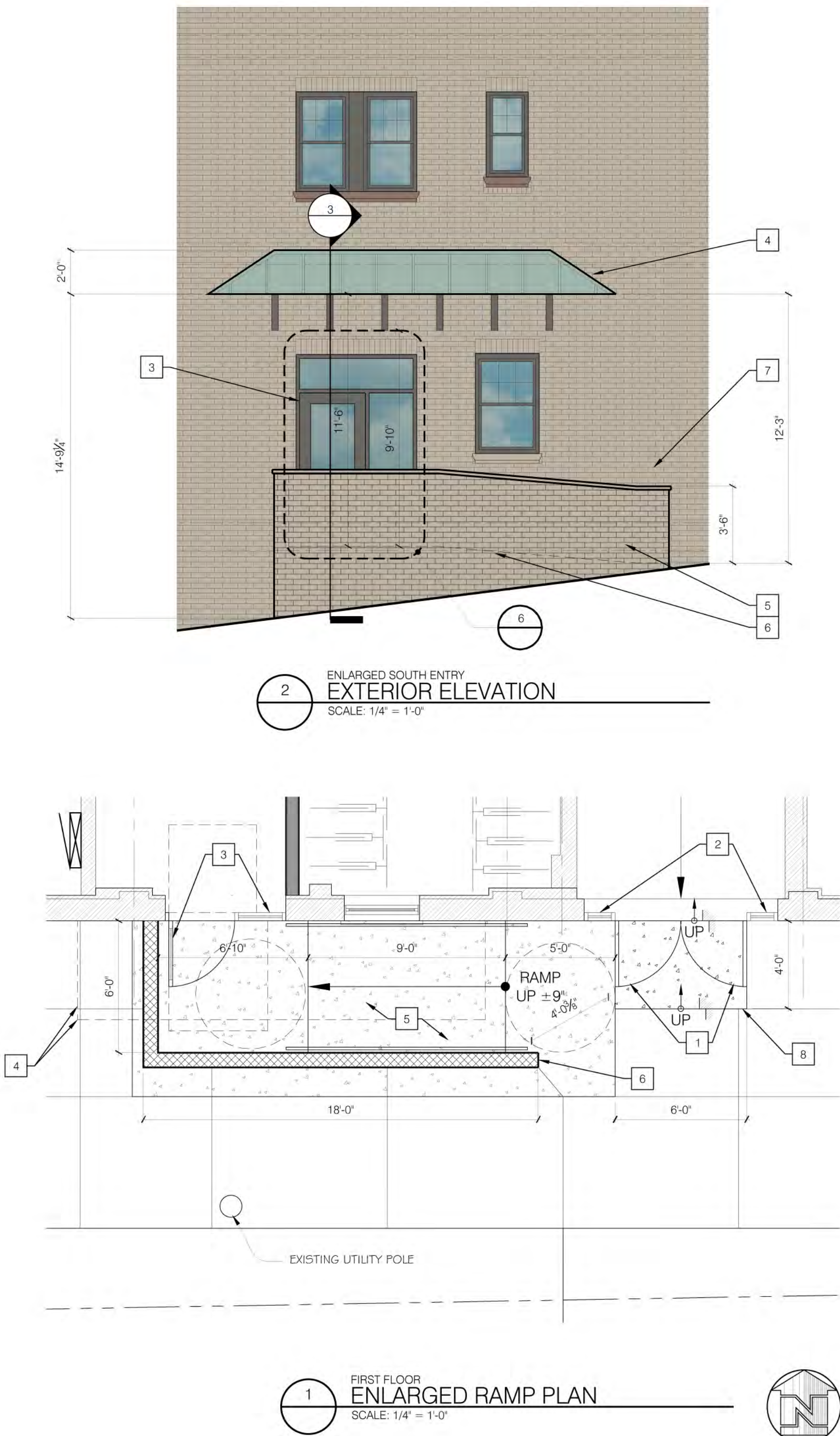
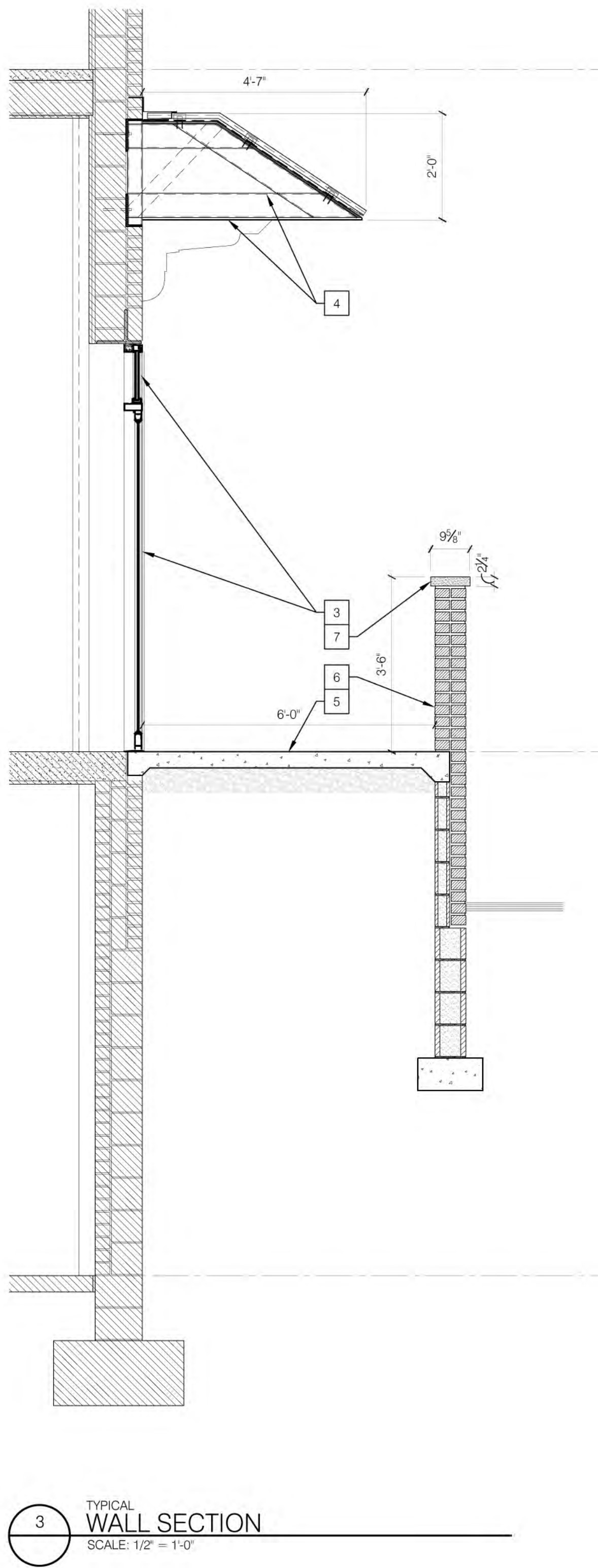
6A COURTYARD PASSAGE DOOR
EXISTING CONDITION
SCALE: 1/2" = 1'-0"



5A SERVICE ENTRY DOOR
EXISTING CONDITION
SCALE: 1/2" = 1'-0"



4A NEW ACCESSIBLE ENTRY
EXISTING CONDITION
SCALE: N.T.S.

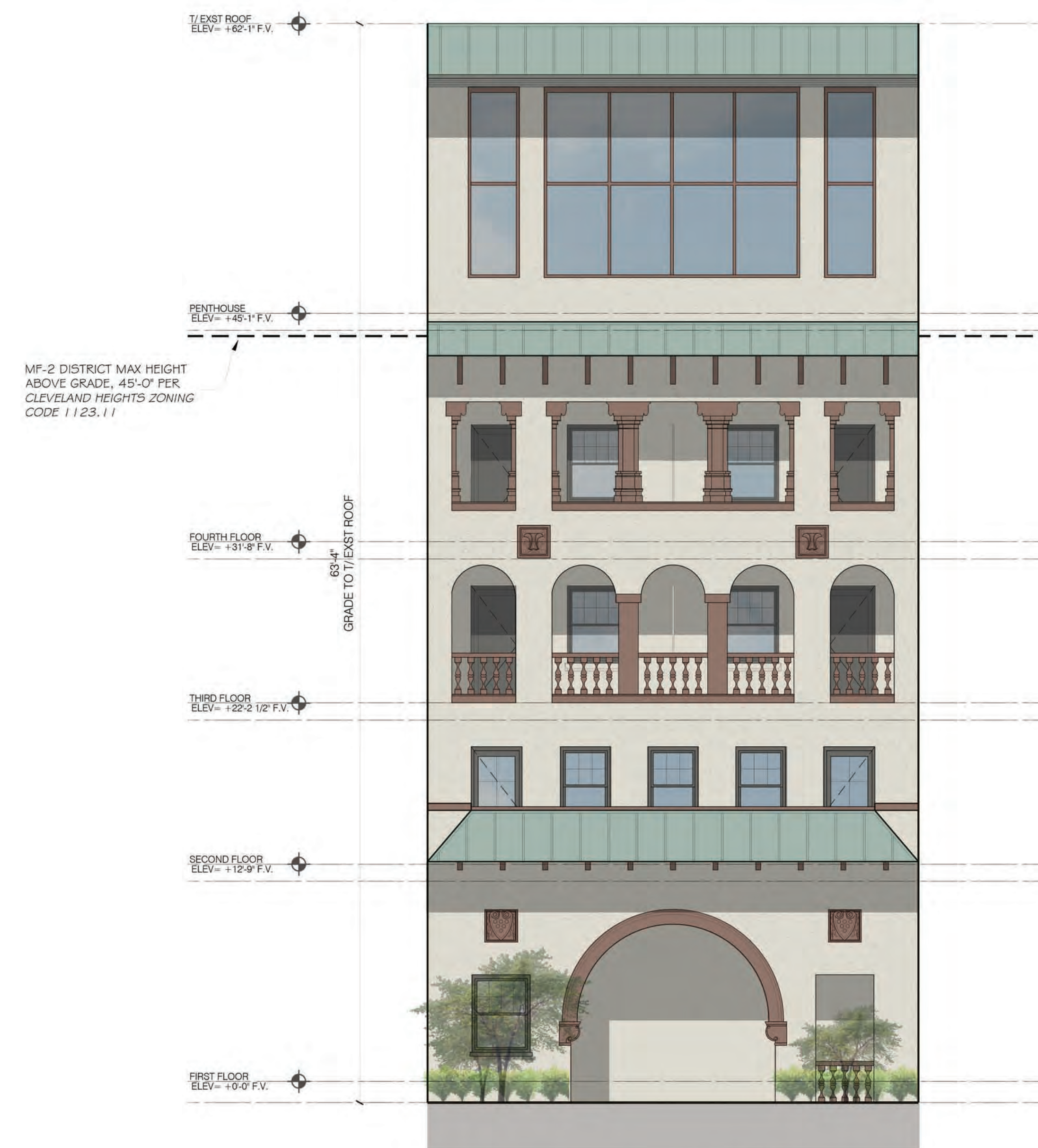




North Elevation



East Elevation



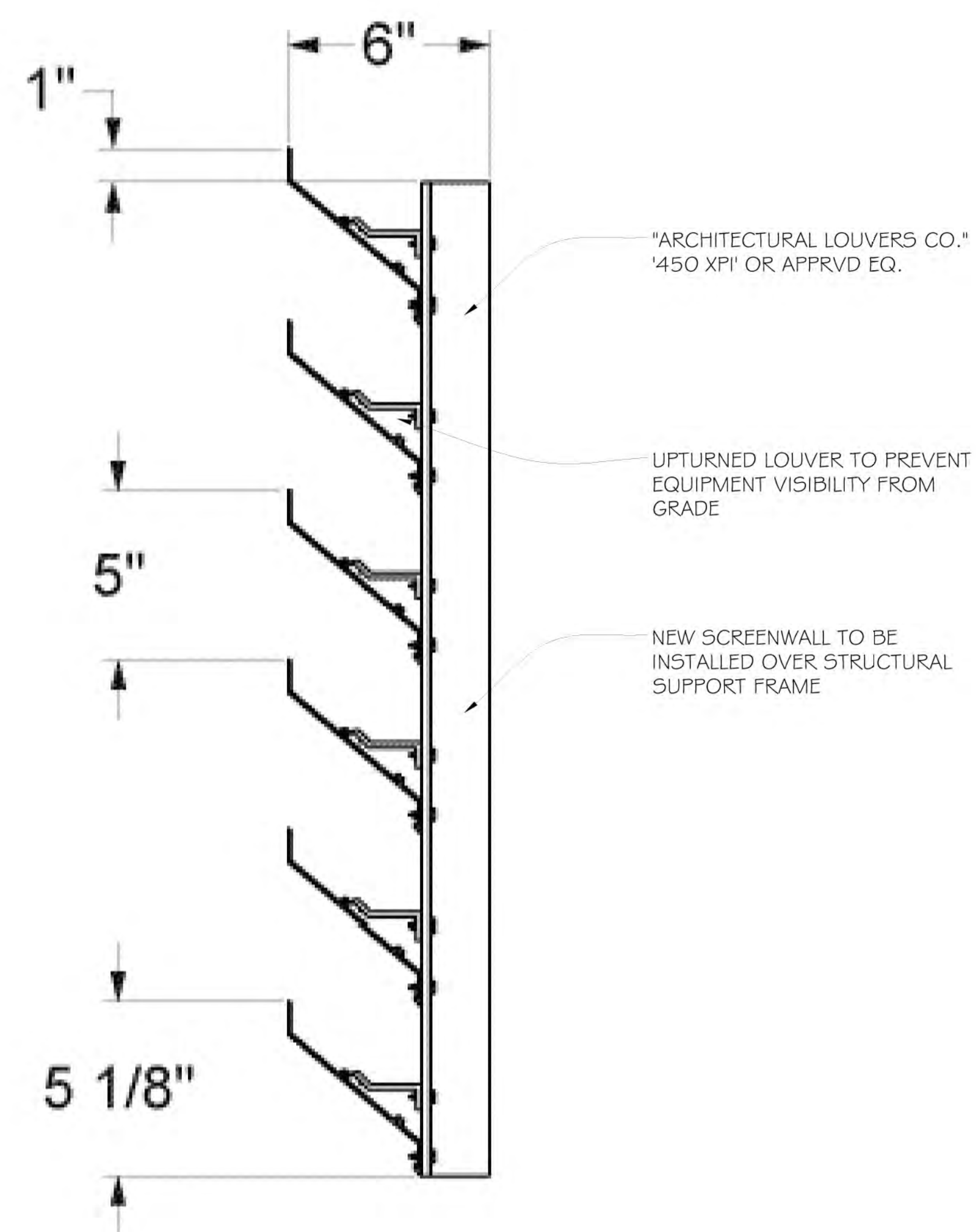
South Courtyard Elevation



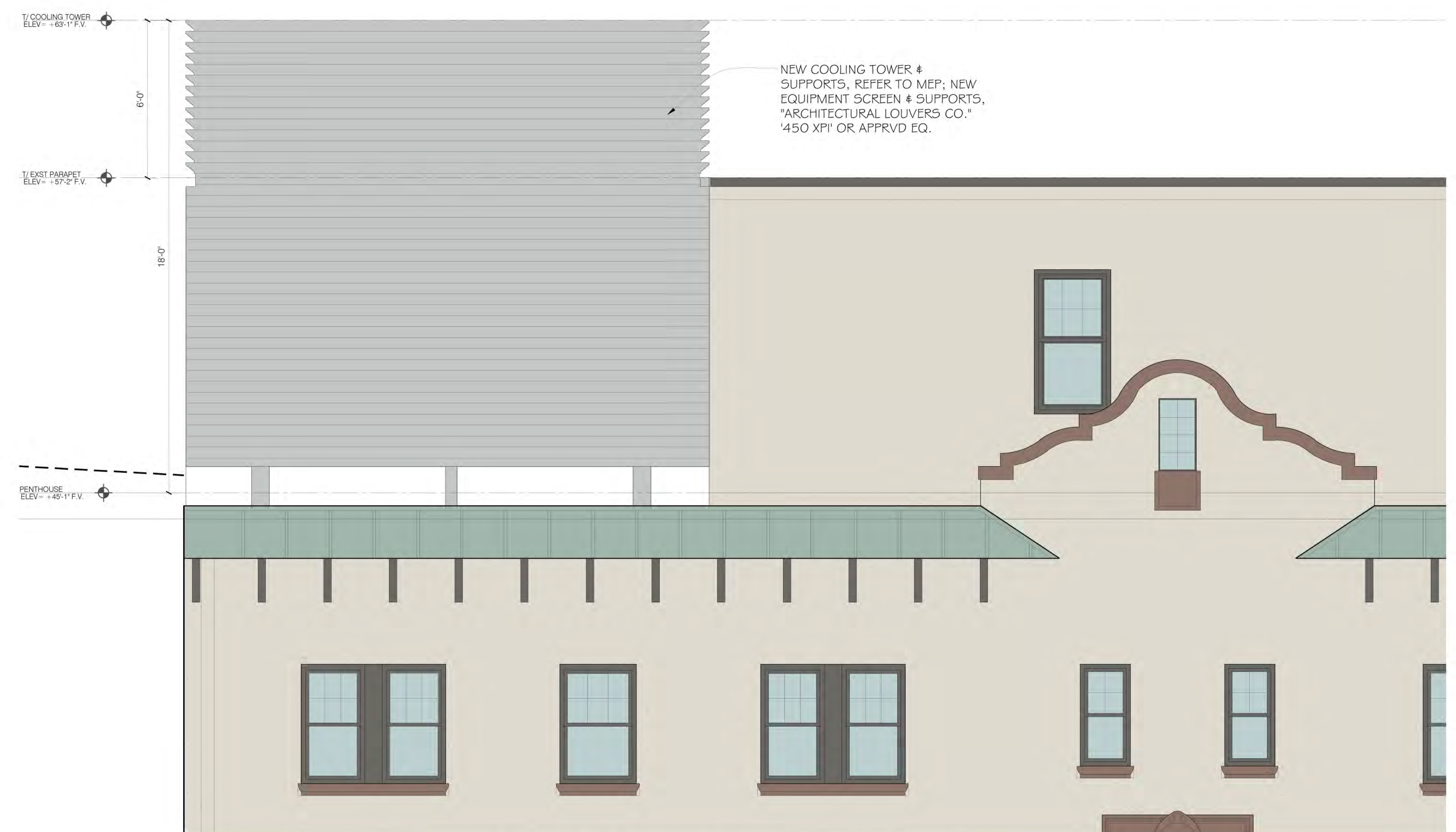
South Courtyard Elevation



West Courtyard Elevation



Sample Louver Section



Enlarged Partial West Courtyard Elevation



West Courtyard Elevation



North Courtyard Elevation

Proposed Elevations

SCALE = 3/16"=1'-0"