

**CITY OF CLEVELAND HEIGHTS  
LANDMARK COMMISSION**

40 Severance Circle  
Cleveland Heights, Ohio 44118

Minutes for the regular meeting of  
May 7, 2019

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At 5:30 p.m. on Tuesday, May 7, 2019, a regular meeting of the Landmark Commission was held in the Executive Conference Room of City Hall, 40 Severance Circle.

**MEMBERS PRESENT**

Mazie Adams  
Ken Goldberg  
Margaret Lann  
Tom Veider

**MEMBERS ABSENT**

Marjorie Kitchell  
Mark Souther  
Jim Edmonson

**STAFF PRESENT**

Kara Hamley O'Donnell, City Planner II/Historic Preservation Planner  
Jamie Miles, Planning Intern

**COUNCIL PRESENT**

Mary Dunbar

**OTHERS PRESENT**

Jeff Mather  
Abigail Mather

**CALL TO ORDER**

The meeting was called to order at 5:45 p.m.

**MINUTES OF THE MARCH 13, 2019, REGULAR MEETING**

No changes. Motion to approve by Mr. Goldberg, seconded by Ms. Lann. Approved 4-0.

**NEW BUSINESS**

John Hecker House, 3585 Fairmount, fence

Jeff Mather, Abigail Mather

- Mr. Mather presented: Old fence is from over 10 years ago, showing wear and tear and needs replacement. Goal- New fence, more architecturally consistent with farmhouse, to be entirely enclosed around property (to keep dog in yard). Idea of post and rail fence, mockup shows measurements. On ABR agenda for 2 weeks out. 4"x4" posts, pressure treated pine, 6" slats and 6" gaps, total 4' height, 4' gates. Current fence is 3' tall.
- Mr. Goldberg asked about gates, Mr. Mather said there will be two gates.
- Ms. Lann suggested that they may want to include an X or cross piece at the gate for stabilization purposes. Mr. Goldberg said this might help it look more historic, too.

- Mr. Goldberg brought up the fence's similarity to those shown in old illustrations, such as Currier and Ives. The group looked at images of these to get an idea of the historic look they were trying to achieve.
- Ms. Lann asked if they will be using the smooth pressure-treated pine. Mr. Mather said yes.
- Mr. Veider asked if they will be staining the wood. Mr. Mather said that they plan on leaving it the natural color and letting it age for a while before possibly staining later on.
- Mr. Veider suggested that they may want to wait for wood to dry out/cure before staining if they decide to do so.
- Ms. Adams asked if top is all one level and if the posts don't project above the rails. Mr. Mather said yes, top slat will be level with top of posts.
- Ms. Hamley O'Donnell asked if the rails are flush with the post (as viewed from the side), because typically they are not. Mr. Veider agreed.
- Ms. Lann, Mr. Veider agreed that they would prefer to see side with dimension on the exterior.
- Mr. Mather said that yes, they plan on having the flat part of the fence on the interior, facing the house.

Jim Edmonson arrived at 6 p.m.

- Ms. Mather presented their plan for removal and replacement of diseased trees, to make the row of trees the same size.
- Mr. Veider said that making tops of posts not flush gives leeway with craftsmanship, wiggle room for wood to shrink, also visual texture, more sculptural.
- Ms. Adams made a motion to approve installation of a wood fence as shown in drawings and photos, with posts profile on exterior, and posts slightly higher than top rail, total height of 4', with any future adjustments or drawings with staff approval.
- The motion was seconded by Mr. Veider and approved 5-0.

#### Cumberland Bathhouse speakers/ window color

- Ms. Hamley O'Donnell presented: The bathhouse needs to install speakers for safety reasons. Position would be on flat roof flanking gable as shown in photos. Sleds 30" tall, with black-grey speakers on top, 2 on each sled, 16" square, one facing down and one facing forward. Not permanently affixed. Electrical would be coming from inside of building, not exterior.
- Mr. Veider suggested that they ensure that each side is equal distance from the gable.
- Ms. Adams made a motion to approve speaker placement on roof symmetrically as presented. Ms. Lann seconded. Approved 5-0.
- Ms. Hamley O'Donnell presented window color info: Currently bathhouse has beige windows (same color as mortar), paint color analysis from upper window showed they used to be deep green (same as front doors now). When the windows need to be repainted, would the Commission support painting them green?
- Mr. Goldberg and group agreed green would be more historically accurate and preferred.
- Ms. Adams asked if all would be painted.

- Ms. Hamley O'Donnell said painting would likely not happen this year, but eventually, yes. City needs to work around pool season and Parks & Recreation budget and schedule.

#### Review adopted Landmark Ordinance

- Ms. Adams said that the timing of ordinance did not result in the ordinance that was hoped for, but did succeed in getting CLG status.
- Mr. Veider asked if there is a way to move forward to get the ordinance where we want it to be.
- Ms. Dunbar said that she will talk to Council about bringing it up again.
- Ms. Hamley O'Donnell said that the most important issues that were reduced or cut out were the 4 months versus 12 months allowed for demolition delay and owner consent requirement for an individual Landmark.
- Mr. Veider said that a possible compromise could be that owner consent is only needed for single-family residential properties, not commercial.
- Ms. Adams brought up a house on Chestnut Hill that is at risk of being demolished, and that this would be the second one in that neighborhood; that area might be a good candidate for local historic district designation.
- Ms. Adams also brought up that a lengthened demolition delay might deter potential buyers of historic properties who are looking to demolish them.
- Ms. Dunbar asked if Ms. Hamley O'Donnell would like to come before Council to explain the concerns of the Landmark Commission.
- Ms. Hamley O'Donnell said yes and maybe some members of the Commission would like to speak to give specific examples.
- Ms. Adams said that it would be great to have the opportunity to continue the conversation with Council and asked about the ordinance change process.
- Ms. Hamley O'Donnell said that changing the ordinance again would be the same process with City Council.

#### Discuss Landmark Commission goals, CLG grants

- Ms. Hamley O'Donnell shared the list of recent Ohio CLG-funded projects and stated that the grant application deadline is in January. She asked for direction of possible grants to apply for and noted that brick and mortar repairs in Cain Park and other City-owned properties are always needed.
- Mr. Goldberg suggested that this could include the nomination of a local historic district, such as Ambler Heights.
- Ms. Hamley O'Donnell said that a place like Ambler Heights that are already nationally recognized and small might be easy enough to nominate without using a CLG grant. We might start by sending an educational letter to neighborhood explaining the pros and cons. Converting National Register districts to local districts could be the next step, but a possible problem would be that review of all changes would need to come before Landmark Commission and we have thousands of properties included in all of our National Register Historic Districts. Possible ways to mitigate this include local design guidelines.
- Ms. Adams said that this might be an opportunity to create a fact sheet about CLG, local district versus National Register, what is protected, property values, and examples.
- Ms. Lann said that, from experience in Shaker, it would be best to start with bricks and mortar grants on local Landmarks and public use buildings.
- Ms. Dunbar suggested possibly restoring the Liberty Row Oaks.
- Ms. Lann said that for CLG grants, it has to be buildings, not landscaping.

- Ms. Hamley O'Donnell gave an update about current status of Liberty Row.
- Mr. Veider asked if the CLG grant has to be used for City-owned property.
- Ms. Lann said, not necessarily, a third party administrator has to be a non-profit. She noted that a History Fund grant might work for the Liberty Oaks.
- Ms. Adams said that getting feet wet with brick and mortar repair at the Cumberland Pool House might be a good option to demonstrate stewardship. She really liked the idea of thinking about design guidelines.
- Ms. Lann explained that it is important in CLG grant applications to use a very specific scope, and be very prepared and in control.
- Mr. Edmonson said that it is important to do something that people can see changed, rather than just intangible plans.

Ms. Lann left the meeting.

#### STAFF REPORT

No news to report.

#### OLD BUSINESS

##### Lang House, 1737 Andrews Road

- Ms. Hamley O'Donnell said that a potential buyer is interested in landmarking it and she will set up a walk through with the Landmark Commission.

##### Historic District Fact Sheet

- Ms. Hamley O'Donnell said that we will pursue Ambler Heights local historic district, and Jamie will work on the fact sheet.
- Ms. Dunbar asked if noncontributing/newer buildings get a vote on the local historic district.
- Ms. Hamley O'Donnell said she that she would have to double check the ordinance.

##### Preservation activities & lectures

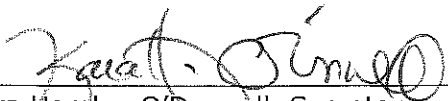
- Ms. Hamley O'Donnell said that fall preservation programs might include preservation and sustainability, as well as house history. We could possibly do an educational lecture about local historic district designation.
- Ms. Dunbar asked if the National Register nomination would make it automatically eligible for local designation.
- Ms. Hamley O'Donnell said that it likely would, if it is a good nomination.
- Ms. Adams added that they would also take into consideration how much of a neighborhood is still intact or has changed since the National Register nomination.
- Ms. Hamley O'Donnell asked for emails about suggestions of potential speakers for preservation programs.

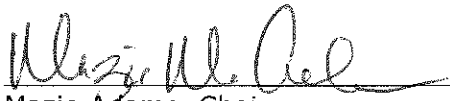
#### **ADJOURNMENT**

There being no further business, the Commission adjourned their meeting at 6:55 p.m. The next regular meeting date will be Tuesday, July 2, 2019, at 5:30 p.m. in the Executive Conference Room at City Hall, 40 Severance Circle. [Meeting time and location may be subject to change due to Architectural Board of Review agenda.]

Respectfully submitted,

Approved,

  
Kara Hamley O'Donnell, Secretary

  
Mazie Adams, Chair

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