

**CITY OF CLEVELAND HEIGHTS
LANDMARK COMMISSION**

40 Severance Circle
Cleveland Heights, Ohio 44118

Minutes for the regular meeting of
September 4, 2019

At 5:30 p.m. on Wednesday, September 4, 2019, a regular meeting of the Landmark Commission was held in the Executive Conference Room, Cleveland Heights City Hall at 40 Severance Circle.

MEMBERS PRESENT

Mazie Adams
Jim Edmonson
Ken Goldberg
Marjorie Kitchell
Mark Souther
Margaret Lann
Tom Veider

MEMBERS ABSENT

STAFF PRESENT

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

CALL TO ORDER

The meeting was called to order at 5:34 p.m.

MINUTES OF THE JULY 2, 2019, REGULAR MEETING
MINUTES OF THE JULY 25, 2019, SPECIAL MEETING
MINUTES OF THE JULY 31, 2019, SPECIAL MEETING
MINUTES OF THE AUGUST 30, 2019, SPECIAL MEETING

Two changes; Mr. Souther made motion to approve with corrections, seconded by Ms. Kitchell. Approved 6-0.

STAFF REPORT

No staff report.

Mr. Goldberg and Mary Dunbar enter at 5:38pm

NEW BUSINESS

Fazio's building, Lee Road

- Mr. Veider explained that this building is now the Buddhist Center in the Cedar Lee neighborhood, and that it was a very significant location during its time as a restaurant.
- Ms. Hamley O'Donnell said that she would collect info on this building to gauge potential Landmark interest.

Masonic building, Lee Road

- Mr. Goldberg commented that the commercial building just south of the Masonic building facing Lee Road has beautiful ornamentation on the upper façade.
- Ms. Hamley O'Donnell said that she would collect info on these buildings as well to gauge potential Landmark interest.

Mr. Goldberg also suggested that since the Deming House on Fairmount Boulevard now has a new owner, there might be renewed interest in Landmarking it.

Potential October Meeting

- Ms. Hamley O'Donnell suggested that the group convene for a two hour work session in October to review and discuss the ordinance and procedures. She will email to confirm a date that works for everyone.

Preservation Awards (October 17, 7 p.m.)

- Ms. Adams nominated the extensive rehabilitation of Roxboro and Monticello Middle Schools, as a follow up to the celebration of the High School's renovation in 2017.
- Ms. Lann nominated 3391 Altamont, and showed the group before and after photos of the work done through the Cleveland Restoration Society's Heritage Home Program. The house received a new, historically accurate paint scheme, repaired exterior masonry, new security storm doors, and interior paint and repairs. The façade of the house was dramatically changed, and the project is inspirational to others on its challenged street.
- Mr. Goldberg nominated the commercial building between Kensington and Meadowbrook on Lee Road. The building underwent restoration as part of the City's storefront renovation program. The building's façade was restored in a manner in line with the original design, including window repair, reestablishment of windows on the south facade, restoration of the transom, a new paint scheme, and installation of new projecting signage.
- Mr. Veider nominated two large mansions in the Fairmount Boulevard neighborhood, as an acknowledgement that it is possible to renovate large, historic houses and make them relevant to modern lifestyles. His first choice was 2611 Fairmount Boulevard, which received extensive work, notably including a modern fence that is compatible with the original Tudor Revival style. He also nominated 2732 Fairmount Boulevard and 2565 Stratford Road.
- The group agreed to award the Middle Schools, the Lee Kensington Building, and 2611 Fairmount Boulevard with 2019 Preservation Awards. They also agreed to nominate 3391 Altamont and 2732 Fairmount for Community Improvement Awards.

Spring Preservation Lectures

- Ms. Hamley O'Donnell noted that the group should begin planning for Spring Preservation Lectures.
- Ms. Lann suggested that Cleveland Restoration Society give a talk on the importance of Local Historic Districts.
- Ms. Lann also brought up the condition of walking paths, like the Bradford Path, in Cleveland Heights and whether a tour of these might be a possible Spring Preservation Month activity.
- Ms. Hamley O'Donnell suggested that they might be a good CLG grant project.

- Mr. Goldberg suggested that purchase of Ohio Historic Markers for the oldest Cleveland Heights structures, like the Preyer House, might be another CLG project.

OLD BUSINESS

Landmark Ordinance and Procedures

- Ms. Hamley O'Donnell introduced the working outlines created by Ms. Miles to clarify Landmark procedures. She noted the importance of community/grassroots initiation when it comes to designation of Local Historic Districts. For this reason, it is essential to get the perspective of the community for what they might want Local Historic District guidelines to look like.
- Ms. Adams suggested that the group create an internal timeline/guideline to outline each of the processes in an easy to understand way.
- The group went over the working outlines and made notes, to be revised and further discussed at the next meeting.

JOINT MEETING WITH ABR (7:00PM)

ABR 2019-726: Douglas Katz, 12413 Cedar Road (Heights Center Building), requests to install a projecting sign for "zhug" restaurant.

Mr. Katz described the projecting sign which will be where Liquid Planet's projecting sign had been. It would be lit from fixtures above. The frame will be black.

ABR ACTION: Ms. Fliegel moved to approve the sign as shown on the plans by Rich Bozic, received August 6, 2019. Seconded by Mr. Kurtz, the motion was unanimously approved.

LANDMARK COMMISSION ACTION: Mr. Veider moved to approve the sign as shown on the plans by Rich Bozic, received August 6, 2019. Seconded by Ms. Adams, the motion was unanimously approved.

ABR 2019-727: Brantley Inc and tenant Sprint, 2378 Euclid Heights Boulevard (Braverman-Brantley Building) requests to alter rooftop antennas.

- Sure Site's Amy Wicklund, 3659 Green Road, 44122, said six antennas are proposed, two for each of the three orientations for which one antenna will replace an existing antenna and the second new antenna will be on an unused mounting post already on the building. In response to a question by Ms. Fliegel, she said the antennas would not extend higher than the penthouse. In response to a question from Mr. Kurtz, she said the antennas would be painted to match the penthouse's brick.
- Ms. Adams said the color could be subject to Landmark Commission staff administrative approval.

LANDMARK COMMISSION ACTION: Ms. Lann moved to approve the antennas as shown on Sure Site's plans, received August 16, 2019, with the condition that the

antenna color matches the building's brick. Seconded by Mr. Edmonson, the motion was unanimously approved.

ABR ACTION: Mr. Kurtz moved to approve the antennas as shown on Sure Site's plans, received August 16, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-728: PRAB Inc. and tenant Proximity Golf Lounge, 3099 Mayfield Road (Heights Rockefeller Building) request to remove entry light fixture and install awning at arched entry.

- Blink Signs' Vince Dionno, 1925 St. Clair Avenue, 44114, said the awning would provide weather protection at the entry where patrons would drop off their clubs.
- Applicant Meghan McMahon said that the light fixture above the entry was not working and was removed and stored by building owner Jim Barle.
- Mr. Veider said the light fixture should be repaired and reinstalled.
- Ms. McMahon said that repair of the fixture would take a lot of time given its age. The front of the building was dirty and has holes in it. Cleaning the front would be \$2500 to \$3500 which her start-up business could not afford. The awning would frame the entry. In response to Ms. Adams' suggestion that the awning be tucked under the arch like another awning on this building, Ms. McMahon said the entry doors could not clear the awning. Although Ms. McMahon said that historical photos showed awnings across the front of the building, a photo on Clevelandhistorical.com's website showed the light fixture and no awning over this entry.
- Mr. Goldberg said the fixture was integral to the French style of the building and looked better than the awning. The awning would hide the arch.
- Ms. McMahon said the previous restaurant tenant's sign didn't convey the second-floor location.
- Ms. Fliegel said the awning was fighting with the architecture of the building.
- Mr. Veider said he'd hate to cover items that needed to be repaired and that the light fixture should be reinstalled.
- Ms. Adams said in response to Mr. Dionno's suggestion of alternative awning solutions that a blade sign or flat sign would be preferred. She suggested that the applicants work with staff to find solutions that will be approved by the Landmark Commission. The Commission she said was trying to preserve the integrity of the building.
- Mr. Kurtz said one flat sign placed symmetrically on each side of the replaced light would resemble a country club's entry.
- Ms. Adams emphasized that a cabinet lit sign would not be approved.

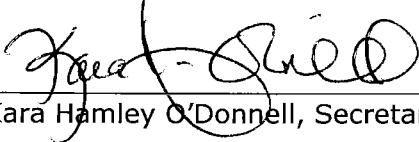
LANDMARK COMMISSION ACTION: Mr. Goldberg moved to deny the proposed awning as shown on Blink Signs' plans, received August 20, 2019. Seconded by Ms. Lann, the motion unanimously passed.

ABR ACTION: The matter was continued to a future meeting to consider alternatives.

ADJOURNMENT

There being no further business, the Commission adjourned their meeting at 7:43 p.m. The next regular meeting date will be Tuesday, November 5, 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.] The Landmark Commission will hold a special work session meeting on Monday, October 7, 2019, at 5:30 p.m. in Executive Conference Room at City Hall, 40 Severance Circle.

Respectfully submitted,


Kara Hamley O'Donnell, Secretary

Approved,


Mazie Adams, Chair

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