

**CITY OF CLEVELAND HEIGHTS
LANDMARK COMMISSION**

40 Severance Circle
Cleveland Heights, Ohio 44118

Minutes for the regular meeting of
November 5, 2019

At 5:30 p.m. on Tuesday, November 5, 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

OTHERS PRESENT

Nathan Bevil, Ohio Historic Preservation Office
Pam O'Halloran, Director of Operations, St. Paul's Episcopal Church
Vince Diionno, Blink Signs
Robert Mann, Proximity Golf

CALL TO ORDER

The meeting was called to order at 5:35 p.m.

MINUTES OF THE OCTOBER 7, 2019, SPECIAL MEETING/WORK SESSION

No changes; Ms. Lann made motion to approve with corrections, seconded by Mr. Souther. Approved 6-0.

NEW BUSINESS

Certificate of Appropriateness request: St. Paul's Episcopal Church, 2747 Fairmount, new fence

- Mr. Souther recused himself as he is on the vestry of St. Paul's.
- Ms. O'Halloran apologized for moving forward with fence construction at the northeast corner of the church without approval or fence permit. She stated a gift made to create a memorial garden for ashes to be scattered. The fence was installed to screen the electric transformer. It is cedar and the top is designed to mimic the stone coursing on the church. It will weather to a gray color and will be sealed once it is weathered. Landscaping will soften the appearance. If taller than 7', it will require a variance.
- Mr. Veider liked the view from Coventry and prefers wood over stone.

- Ms. Lann said she was taking into consideration that boxwoods will grow and wood will fade.
- Ms. O'Halloran said there is a plan for an outside ramp for the church and Ms. Hamley Hamley O'Donnell stated it would be required to be approved by the ABR and Landmark Commission.
- Ms. Lann made a motion to approve the fence, seconded by Mr. Goldberg, it passed 5-0-2, with Mr. Souther and Mr. Edmonson recusing themselves. Mr. Edmonson arrived late and did not hear the presentation.

Certified Local Government Training (Ohio Historic Preservation Office, Nathan Bevil)

- Mr. Nathan Bevil provided annual training as required by the City's Certified Local Government designation and presented official framed CLG certification. His presentation included the history of federal and local preservation laws, establishment of the CLG program in the 1980 amendments to the 1966 Preservation Act, GIS layer of all locally designated properties, review update of survey data, and encouraged completing a windshield survey as a planning-related document. He noted that New Orleans has good design guidelines and Louisville has a write-up for the character-defining characteristics of each district. The designation should make clear whether the landscape is part of the designation and the Commission should cite a specific ordinance when approving or disapproving something. We should have City Council adopt the design guidelines so that it's part of the decision and makes it more defensible.
- There is a reporting requirement for CLG where the city is required to show benefits and accomplishments, review the ordinance and design guidelines annually, conduct regular meetings with mayor/council to update them on Commission activity, conduct open houses and invite designated property owners.
- CLG grants 60-40 matching reimbursement and can be bricks and mortar for NR designated properties and can be used for studies for feasibility. Grants may be used for churches/synagogues. Design guidelines don't require a match. Mr. Bevil suggested speaking with Adam Eltrich at OHPO. His understanding is there is no required prevailing wage for bricks and mortar projects.

Spring Lectures

- Ms. Lann is working on a lecture for spring about what it means to be in a historic district. Ms. Lann said it is good to engage the community about what is important in your neighborhood. 90% of the time what you want them to do is what they are already doing.

National Register of Historic Places

- Mr. Goldberg made a motion to support the nomination of the Stadium Square District to the National Register of Historic Places. Seconded by Mr. Veider, the motion passed 7-0.

- Ms. Hamley Hamley O'Donnell will email the Commission the final draft of the nomi
- nation.

The Commission adjourned at 6:55 and Mr. Veider left the meeting and was not present for the joint meeting with the ABR.

7:00 p.m. joint meeting with ABR

PRAB Inc. and tenant Proximity Golf Lounge, 3099 Mayfield Road, identification sign

- Blink Signs' Vince Diionno said they were now proposing a cabinet sign and two non-illuminated panels.
- Ms. Hamley O'Donnell said that the proposal would require a zoning variance for exceeding the allowable signage.
- Mr. Wong asked Ms. Hamley O'Donnell to determine the allowable sign's square footage. He then showed slides of the exterior from when Cleveland Trust occupied the applicant's space. After that, slides of the sign for Rockefeller's Restaurant and the applicant's proposal were shown. In response to a question from Mr. Diionno, he said that a variance for the Rockefeller's Restaurant sign would be transferrable if the new sign satisfied a condition of the variance that required a replacement sign to allow the building's surface to be seen through the spaces of the individual letters.
- Ms. Hamley O'Donnell said the past variance didn't permit a sign like the now proposed cabinet sign. She then stated that 18.5 square feet of sign area was permitted for the second-floor tenant based on one foot of sign area per foot of width of their first floor 18.5'-wide entrance.
- Proximity Golf Lounge's Robert McMahon said this was a large financial commitment. He was accommodating the City's desire to see that the light fixture be returned over the entry even though that was his preferred location for an awning sign or box sign. He requested members' help finding an acceptable alternative.
- Ms. Adams said that was what the Landmark Commission does with each applicant. She had faith that the staff was also helping to find a solution.
- Ms. Hamley O'Donnell noted that the Cleveland Trust sign was over the window.
- Mr. Kurtz asked the applicants to consider the Cleveland Trust location versus placement on the surface of the window.
- Mr. Diionno said the placement as proposed across the center of the window was more visible.
- Mr. Kurtz said the placement like the Cleveland Trust sign higher than the window would be more visible.
- Mr. Goldberg said the current proposal to install a sign on the surface of the window would be very strange.
- Mr. Saylor agreed, saying it looked haphazard.
- Mr. Diionno asked if the sign could cover the top sash portions of the window rather than covering the center of the window.

- Mr. Goldberg didn't believe that covering the top of the window would be more visible than above the window.
- Mr. McMahon said placement above the window may be acceptable.
- Mr. Wong said channel letters there could take advantage of the old variance.
- Mr. McMahon said the cost of a suggested additional sign at the entry may affect the project budget.
- Ms. Adams said the historic Cleveland Trust sign was a clean look.
- Mr. Kurtz said pin-mounted letters off the brick or on a background box would be acceptable. Placement onto the center of the window doesn't command the whole building as does placing the sign where the Cleveland Trust sign had been.
- In response to a question from Mr. Diionno, Mr. Wong said a larger sign in the location of the Cleveland Trust sign would require a variance. Approval from the Landmark Commission and ABR would certainly support the request for a variance.
- Ms. Hamley O'Donnell reviewed the schedule for ABR, Landmark Commission and the Board of Zoning Appeals and would see if a Landmark Commission quorum could attend the November 19 ABR meeting.
- Ms. Kitchell moved to continue the request. Seconded by Mr. Souther, the motion was unanimously approved. (Following this case, the Landmark Commission adjourned)
- Mr. Kurtz moved to continue the request. Seconded by Mr. Saylor, the motion was unanimously approved.

STAFF REPORT

No staff report.

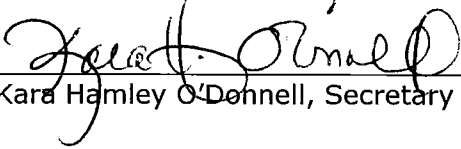
OLD BUSINESS

No old business.

ADJOURNMENT

There being no further business, the Commission adjourned their meeting at 7:37 p.m. The next regular meeting date will be Tuesday, January 7, 2020, 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 the Architectural Board of Review agenda.]

Respectfully submitted,


 Kara Hamley O'Donnell, Secretary

Approved,


 Mazie Adams, Chair

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