

**CITY OF CLEVELAND HEIGHTS  
LANDMARK COMMISSION**

40 Severance Circle  
Cleveland Heights, Ohio 44118

Minutes for the special meeting of  
February 6, 2018

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At 5:30 p.m. on Tuesday, February 6, 2018 a special meeting of the Landmark Commission was held in Council Chambers of City Hall, 40 Severance Circle.

**MEMBERS PRESENT**

Mazie Adams  
Jim Edmonson  
Ken Goldberg  
Margaret Lann  
Tom Veider

**MEMBERS ABSENT**

Marjorie Kitchell  
Mark Souther

**STAFF PRESENT**

Kara Hamley O'Donnell, Historic Preservation Planner  
Richard Wong, Planning Director

**OTHERS PRESENT**

Melissa Fliegel, ABR  
Erik Lund, ABR  
Jonathan Kurtz, ABR  
Paul Glowacki, Dimit Architects  
Dave Swindell, WXZ Residential Group  
James Wymer, WXZ Residential Group

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**NEW BUSINESS**

**WXZ Residential Group/CC, LLC, 2350 Overlook Road**, request to adaptively reuse for 10 apartments the home that had been College Club's location, remove newer 1-story addition, renovate historic carriage house for 4 apartments and construct on the existing parking lot three buildings containing 13 two-and-three story townhomes including site improvements.

- WXZ's James Wymer and Dave Swindell, 22720 Fairview Center Drive, #150, 44126, and Dimit Architect's Paul Glowacki, 14414 Detroit Road, #306, 44107, described the renovation. Mr. Wymer said that the plan was to use historic tax credits to renovate the one-hundred-plus-year-old home and carriage home into fourteen market-rate rental units. Thirteen for-sale attached townhomes would be constructed on the same property.
- Paul Glowacki described the context with photos. An addition would be demolished and a patio constructed in its place. The exterior of the house and carriage house would be cleaned and restored with techniques approved by Ohio Historic Preservation Office. Seventeen parking spaces will be in back. The lawn in front would remain. A window of one of the apartments will become a door to a deck. Mechanical units will be on the flat roofed part of

the house, not easily seen from the ground. Third floor skylights are proposed and have been approved by OHPO. Mr. Glowacki said an historic consultant, Heather Rudge, provided much direction and information for the project team. Modifications to the interior walls and doors were minimized for historic preservation reasons. The mechanicals will be concealed in dropped ceilings in bathrooms and hallways.

- He described that they would maintain the main living room for public space, maintain existing details and character of the original building. All windows will remain.
- Ms. Lann asked if the windows were intact where the later addition will be removed and Mr. Glowacki said that the existing French doors were intact.
- Mr. Goldberg asked if the elevator was to remain and they said they planned to maintain it.
- Ms. Lann asked about what they planned to use when cleaning the building and noted that Heather Rudge was a consultant and they are sure the products used will meet the Secretary of the Interior's Standards.
- Ms. Adams asked if there were interior wall changes.
- Mr. Glowacki said they will maintain the character of the first floor and there are planned wall additions on the upper floors rather than removing original walls. They may punch openings in some existing walls. They will run mechanical through the ceilings in the bathrooms and halls through dropped ceilings. They preferred to do this instead of window air-conditioning units. The goal is to design around the nature of the house. Where a door is not required or desired, the door will remain in place and be sealed to maintain that character.
- Ms. Lann moved to approve alterations to this property as shown on the plans by Dimit Architects, received January 18, 2018. Seconded by Ms. Adams, the motion was unanimously approved by the Landmark Commission.

#### **ADJOURNMENT**

There being no further business, the Commission adjourned their meeting at 7:25 p.m. The next regular meeting date will be Tuesday, March 6, 2018, 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,



Kara Hamley O'Donnell, Secretary

Approved,



Mazie Adams, Chair

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