

**CITY OF CLEVELAND HEIGHTS  
LANDMARK COMMISSION**

40 Severance Circle  
Cleveland Heights, Ohio 44118

Minutes for the regular meeting of  
March 6, 2018

---

At 6:00 p.m. on Tuesday, March 6, 2018 a regular meeting of the Landmark Commission was held in Executive Conference Room and Council Chambers of City Hall, 40 Severance Circle.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

**STAFF PRESENT**

Kara Hamley O'Donnell, Historic Preservation Planner

**COUNCIL PRESENT**

Mary Dunbar

**OTHERS PRESENT**

Michael Wellman, Architectural Board of Review  
Erik Lund, Architectural Board of Review  
Terry Saylor, Architectural Board of Review

**CALL TO ORDER**

The meeting was called to order at 6:05 p.m.

**MINUTES OF THE JANUARY 3, 2018 REGULAR MEETING, FEBRUARY 6, 2018  
SPECIAL MEETING AND FEBRUARY 22, 2018 SPECIAL MEETING**

There were several corrections and Ms. Kitchell made a motion to approve the minutes as corrected and they were passed 7-0.

**OLD BUSINESS**

**Landmark property updates**

*3402 Ormond, Lanphear Callender Sears House*

- Ms. Hamley O'Donnell said there had been no further communications with the owner. She would follow up.

*Forest Hill Park Ohio Historical Marker*

- Ms. Hamley O'Donnell has been going back and forth with State on language, image and map for the marker. The plan is for 2018 installation.

#### *Park Synagogue*

- Ms. Hamley O'Donnell reported that the Mayfield Road entrance piers had been demolished.

#### *Christ Our Redeemer AME Church*

- Ms. Hamley O'Donnell noted that the church is hoping to sell or donate the property. They have disbanded and joined another congregation.
- Mr. Souther wondered if it might be a candidate for adaptive reuse.
- Ms. Lann said she could help write an RFQ through Cleveland Restoration Society's Sacred Landmarks support initiative. It would include a full report of conditions assessment with suggested prioritized maintenance.

#### *Heights Center Building*

- Ms. Adams noted that the special meeting for the review of Fawacky Fix windows, it was pointed out that windows signs are only reviewable with "painted" signs and vinyl and window clings don't get reviewed. If we want to maintain the purpose of that language, we would advocate that the language apply any window signs. When we talked about it at ABR, the ABR was in support of changing the wording to reflect the intent of reviewing signage in windows. Wording should not specify the window sign material.
- Mr. Souther asked how easy it is to measure.
- Mr. Veider pointed out there are banners and wondered if citing signage vendors might be more effective than citing the property owners.
- Ms. Adams again advocated for change in the window sign language.

#### *Adams-Long House, 3555 Birch Tree Path*

- Ms. Adams said we may need to rename the Adams-Long House. This May there is a walk in this neighborhood and Korbi Roberts did deed research and discovered that when it was Landmarked, the deed was wrong. There is no Adams at Adams-Long House. Dremann-Long may be new name.

#### *Carmelite Monastery*

- Ms. Lann reported that the nuns of the monastery are moving to the Jeavons House and are concerned about access to clean the historic windows. Cleveland Restoration Society staff have visited the site and explained the Landmark review process. Ms. Lann had a meeting with a contractor who is looking to alter the windows to make them more accessible.
- Ms. Kitchell said the nuns had talked to Ted Sande and noted the house does not have an elevator or air conditioning.

#### **Landmark Ordinance Revisions**

- The Commission reviewed the ordinance and asked Ms. Hamley O'Donnell to make revisions to allow Landmark Commission final say on individual Landmark designation and Council input on Historic District designation.
- Mr. Souther expressed the opinion that the new stricter rules should only apply to newly designated properties and not switch the rules in the middle for current Landmark property owners.
- The Commission wants to be the sole authority that can de-designate a listed property under the new ordinance.
- Ms. Adams suggested grandfathering the current property owner but, upon sale, the current rules apply.

- Ms. Adams pointed out that temporary emergency Landmarking involves Council with input from Landmark Commission.
- The Commission encouraged 60% of owners consent to listing as a historic district.
- Mr. Veider supported listing without owner approval.

*--ABR meeting with Landmark Commission--*

## **Landmark Alterations**

### St. Paul's Church

- Ron Gainar, 2515 Redfox Pass Willoughby Hills, OH, Sprint, stated, in Cleveland Heights we like to make use of antennas on towers, church steeples. At St. Paul's we are replacing existing flush-mounted antennas that are 4' with 6' tall antennas. They are flush mounted and painted to match, all the radio units and equipment are inside.
- Ms. Adams asked the difference between the existing and proposed.
- Mr. Gainar noted the larger profile and the antennas will be as tight as possible to the building, sticking out about 6". They are going in same location.
- Ms. Lann asked if they need to be adjusted once installed, for example, to swing out.
- Mr. Gainar said there is down-tilt so they need to come out from the building a little bit.
- Mr. Souther asked if 6" out is an average or maximum. He noted the substantial difference is the length of the antennas.
- Mr. Gainar reiterated that the antennas will be mounted tight to the building.
- Mr. Saylor, ABR, stated that the antennas is face-mounted and asked if there is a reason it can't be hidden inside the stone or an arch.
- Mr. Gainar said that would block the signal.
- Mr. Lund said he had never noticed the existing antennas before.
- There was discussion that the architectural drawings and photo simulations show conflicting information.
- Mr. Gainar said the architectural drawings are the way they will look.
- Mr. Veider and Ms. Adams noted the drawings show the antennas standing out further than the photo simulation shows them.
- Ms. Adams said the drawings show them in a different place and Mr. Veider agreed, noting either photo image is not right or the plans are not right.
- Ms. Adams asked how far does it project out according to the drawings.
- Mr. Gainar said he was told it was 6" by the engineer.
- Ms. Adams asked if there were currently three antennas and Mr. Gainar said there were. Ms. Adams noted the Commission was uncomfortable that the presentation doesn't show consistency. We prefer the look of photos vs. the drawings. Where they are shown on the drawings would have a potential negative affect on the historic building. Landmark members and Mr. Wellman agreed.
- Mr. Souther showed an existing conditions photo on his phone to the group.
- Mr. Gainar said he would have the engineers clean this up.
- Mr. Souther said if it's not on the wide face of the stone, if it is in fact to be in the same place, we are ok with that.
- Ms. Adams agreed that she would be comfortable with it if it's in the current location.
- Mr. Wellman said he was not ready to approve in the location as shown on the drawings.

- No action was taken and the case is continued.

Church of the Saviour

- Ms. Adams doesn't like this plan nor does much of Landmark Commission
- Mr. Gainar said that he understands the preferred design of flush mount, paint to match, hide the RRUs is what the Board/Commission would like to see. He also understood that getting the antennas closer to the church is a better formula. He said he would work with the engineers to clean it up.
- Ms. Adams pointed out one antenna that is currently hanging off the building and we agreed that it was likely not approved and had been adjusted without approval.
- ABR agreed with the application problems and had no more comments.

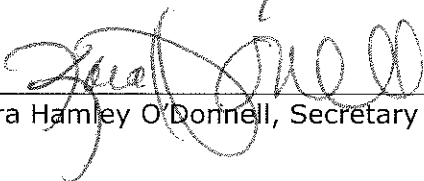
**NEW BUSINESS**

No reports

**ADJOURNMENT**

There being no further business, the Commission adjourned their meeting at 7:20 p.m. The next regular meeting date will be Tuesday, May 1, 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

g:\planning\landmark\agendas & minutes\2018\3-6-2018 Landmark Minutes.doc