

**CITY OF CLEVELAND HEIGHTS
LANDMARK COMMISSION**

40 Severance Circle
Cleveland Heights, Ohio 44118

Minutes for the regular meeting of
May 1, 2018

At 6:00 p.m. on Tuesday, May 1, 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

OTHERS PRESENT

Sister Barbara Losh, Carmelite Monastery
Ron Payto, Panzica Construction

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

MINUTES OF THE MARCH 6, 2018 REGULAR MEETING

Mr. Souther made a motion to approve the minutes as prepared. Seconded by Ms. Lann, the minutes were approved without changes, 6-0.

OLD BUSINESS

Landmark property updates

Bramson House, 2837 E. Overlook Road garden wall,

- A revised site plan of the previously approved garden wall was presented. Ms. Adams made a motion to approve the proposed changes. Seconded by Ms. Lann, the proposal was approved 6-0.

Ms. Kitchell arrived to the meeting.

Jeavons House, 2541 Arlington, window replacement

- Sister Losh stated they purchased the house in December and have been planning. They met with Cleveland Restoration Society to look at the house and the windows and they sent us information for restoration contractors and submitted proposals. We talked to 3 more people who declined to come. There are 5-6 senior citizens who will be living here. We had a leaded glass

person come and look at the windows and said they were functional even though there have cracked glass. Three on top floor are under restoration. We feel that our life is simple and we are concerned the windows be functional, ventilate and easy to operate and clean. So many are not functional and need repair. Even if fixed, operation and cleaning would not be possible. They can't take out the storms by themselves. The sloping clay tile roof makes it hard to clean the upper windows. For the 19 existing leaded glass windows, they propose to replace storms. They will repair second floor leaded glass. For remaining double-hung and casement windows, they desire to replace with architectural windows as specified. There are five different colors on the outside windows of the house: two shades of brown, tan, green, aluminum. Energy efficiency is important.

- Mr. Payto said the storm windows don't match the original window divisions.
- Ms. Lann said there are many storm window companies who will build a custom storm window in powder-coated aluminum which is lightweight. That provides an option for easier in and out.
- Ms. Adams noted that, from an aesthetic standpoint, the Commission needs to review what appropriate changes are for this house, which is an important Landmark in our community. It is a significant alteration to this important structure.
- Ms. Lann noted its siting makes it very visible.
- Ms. Adams said that functioning windows with quality storm windows are more energy efficient than new windows.
- Ms. Lann said that the new storm window frame is installed from the outside, but changing the storm to screen is done from inside. It has low-E glass; it is coated to match the outside. There are choices, but it takes a bit of legwork. She appreciated how many contractors the applicant called.
- Mr. Payto said 1/3 of the weights don't work.
- Mr. Goldberg asked if the windows were checked in inspections.
- Ms. Lann said that replacement windows are a newer product and they have a 20-year warranty. The existing windows have lasted 100 years and it will be your responsibility to do it now and then again in 20 years. We have something that has lasted and can be maintained.
- Sister Losh asked about cleaning.
- Ms. Lann said there is one company that comes to the area every Wednesday.
- Mr. Payto said they looked at all the options. They could take out the sash and fix it.
- Ms. Lann asked if they contacted Western Window Service in Berea, who can adjust existing windows to have tilt-in options.
- Mr. Payto said they are concerned that the cleaning equipment could damage the building.
- Ms. Lann said that the same equipment would be used to clean the gutters.
- Ms. Adams would be disappointed to remove existing original building components so that an outside company can clean them more easily. There are companies that know how to clean windows without damaging the landscaping. There are other solutions.
- Ms. Payto said that they wouldn't want a window washer on the tile roof.
- Mr. Souther said there are thousands of homes of this caliber all over the country. What did people do? This is a consideration.
- Mr. Payto said they are concerned if they can get enough ventilation.
- Ms. Adams said that if the existing window are repaired, the house should have excellent cross ventilation.

- Mr. Veider said of all the lists, the only thing that you can't achieve by repair is the cleaning.
- Ms. Lann noted if there is a company that could do the washing, the new storm window would protect the clean window accordingly, you could remove the lighter storm from inside, and you could clean it yourself.
- Mr. Goldberg said this has a combination of very plain and very ornate windows.
- Mr. Payto said the first floor was treated different than upper floors.
- Ms. Adams asked the composite of the A Anderson series.
- Mr. Payto replied wood inside, vinyl outside.
- Mr. Souther said that vinyl will not last 100 years.
- Mr. Veider said the rails are different than the original windows.
- Mr. Payto said it's within ¼". What do you do with the trim of the brick mold and those need to be repaired?
- Ms. Adams asked if they proposed replacing windows with windows of the same design and same size.
- Mr. Payto said yes. There is a permanent exterior divider, spacer, and permanent divider on the inside, which is referred to as simulated divided light. He added there are some cottage windows, which are not equally divided between top and bottom sash.
- Ms. Lann said I hear how you appreciate the roof and it can't be replicated and the windows are just as important. They are old growth wood that we don't have that anymore. It's stronger than any wood product, fights rot and bugs. It is important and deserves respect
- Mr. Veider noted it would all end up in a landfill.
- Ms. Adams said that concept of an initial good cleaning, and better storms that are a tight fit and they will protect the inner glass so you won't have the cleaning for the original windows.
- Mr. Payto would be interested to learn about the tilting. It's an engineering challenge.
- Ms. Lann asked if we can source a tilt-in, would you consider that option. She noted Western Window in Berea. This is a substantial project which might get them to respond more quickly. Ms. Lann will call and make the introduction.
- Ms. Lann suggested storm window company Allied, the Cadillac of storm windows. They work on historic tax credit projects.
- Ms. Adams wondered how Stan Hywet handles window cleaning.
- Ms. Lann motioned to continue review to explore options. Seconded by Ms. Kitchell, the vote passed, 7-0.

1737 Andrews Road House

- Because the Landmark Ordinance is being considered for change, the Commission will put this proposal on hold and consider later.

Landmark ordinance/CLG

- Ms. Hamley O'Donnell shared the recent ordinance changes with the Commission.
- Ms. Adams made a motion to approve ordinance language to go to Law Department for review, which was seconded by Mr. Goldberg and passed 7-0.
- Ms. Lann mentioned that Shaker Heights is granting some of their CLG money to Cleveland Restoration Society for projects in their community. There is brick and mortar money available. She suggested that we share with Council

the types of projects that are funded in CLG communities. Ms. Lann added that funding has been used to pay for a staff person.

- There was discussion of the next steps of the review, whether it would come back to the Landmark Commission after Law review or would it go straight to Council.


NEW BUSINESS

No reports

ADJOURNMENT

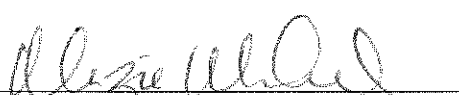
There being no further business, the Commission adjourned their meeting at 7:05 p.m. The next regular meeting date will be Wednesday, July 11, 2018, at 5:30 p.m. in the Executive Conference Room at City Hall, 40 Severance Circle. [Meeting time and location may be subject to change due to Architectural Board of Review agenda.]

Respectfully submitted,



Kara Hamley O'Donnell, Secretary

Approved,



Mazie Adams, Chair

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