

**CITY OF CLEVELAND HEIGHTS
LANDMARK COMMISSION**

40 Severance Circle
Cleveland Heights, Ohio 44118

Minutes for the regular meeting of
September 5, 2018

At 5:30 p.m. on Wednesday, September 5, 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
Mark Souther
Tom Veider

MEMBERS ABSENT

Margaret Lann

STAFF PRESENT

Kara Hamley O'Donnell, Historic Preservation Planner

COUNCIL PRESENT

Mary Dunbar

OTHERS PRESENT

Michael Wellman, Architectural Board of Review
Melissa Fliegel, Architectural Board of Review
Greg Goss, Architectural Board of Review
Ed Kelley, representative, Motorcars Honda
Alan Rapaport, representative, Motorcars Honda
John Mangels, owner, Burdick House
Heidi O'Neil, landscape architect, Burdick House
Ken Roby, blacksmith, Burdick House
Andrea Simakis, owner, Burdick House
Mark Fremont, architect, Alcazar Hotel
James Vacey, Signature Sign, Alcazar Hotel
Sr. Barbara Laush, Carmelite Monastery
Ron Payto, Carmelite Monastery
Gary Clower, engineer, Sprint

CALL TO ORDER

The meeting was called to order at 5:30 p.m.

Preservation Awards

- Mr. Souther suggested 3108 Lincoln Boulevard as they painted it historically compatible colors (blue/gray & light gray) and added attractive flower boxes. It was pale green over white and they have added character to the home. The new owners have been there a year or two.

- The Rudd House at 2178 Harcourt Drive was nominated.
- [Later, it was decided that Hebrew Academy at the Oakwood Club should be nominated for Adaptive Reuse.]

Best of the Bricks bike tour

- Mary Dunbar discussed the route for the proposed bike tour, which focused on the south end of the City.

Top of the Hill

- The Commission discussed how local architect, Paul Volpe, had written a letter in the *Heights Observer*, stating he thought the project would not move forward. Mr. Veider was glad the design was more modern. He stated that famed architect Phillip Johnson born a block away.

Fall Lecture Series

- The Commission discussed the planned fall lectures:

“Queue-ration” How to Manage Personal Collections Like a Pro
Monday, October 1, 7 p.m.

Best of the Bricks Bike Tour
Saturday, October 6, 10 a.m. – 11:30 a.m.

Maintenance & Efficiency for Your Home
Thursday, October 11, 7 p.m.
Heights Main Library, 2345 Lee Road

Maintenance & Efficiency for Your Home
Thursday, October 25, 7 p.m.

Randolph neighborhood—History & Architecture
Monday, November 5, 7 p.m.

Potential Landmarks

Motorcars building City Hall remnant, 2953 Mayfield Road

- Ms. Adams pointed out this was our City Hall from 1923 until the current City Hall was built. Landmark had considered listing it. What is nominated is the original stone façade, a building remnant, which is the front of Motorcars Honda. Mr. Goldberg mentioned the lights at the Police Academy and there are several. The original lights were reused on the former Fire Station on Noble Road, currently the Police Academy. Mr. Rapaport said the lights were stolen and police recovered them and didn't put them on the privately owned former City Hall building. Mr. Rappaport wrote a letter to City Manager but has not received response. Mr. Kelley said Motorcars may be willing to replicate the original fixtures.
- Mr. Rapaport says Honda corporate wants Motorcars to keep changing the facade to look like the standard Honda dealership. If the original City Hall entrance was Landmarked, they feel this would help their argument to maintain it. Mr. Rapaport was last mayor in the old City Hall. City Council did not want it Landmarked. Mr. Goldberg thought Landmark Commission resigned over this.

- Mr. Souther supports it and would not want a precedent to encourage facadism as something we support. This is not a recent change. It's been saved thus far and we should save in the future. Mr. Souther moved the Commission initiate the process of Landmarking the original City Hall entrance at 2953 Mayfield Road. Seconded by Mr. Edmonson, the motion passed 6-0.
- Ms. Hamley O'Donnell pointed out that this will be referred to the Planning Commission for their recommendation.

NEW BUSINESS

Landmark alterations

Burdick House, 2424 Stratford Road, patio and fence

- Ms. O'Neil presented a cohesive landscape plan and wants to be authentic to the home's original history and material. There is a drainage problem along Stratford partially caused by the house's lack of gutters. There is a tiny side yard facing the next house on Scarborough and a lot of hemlocks along the property line. Ms. Adams said they are replacing the existing patio with something new. It is banastone, similar to sandstone. The patio has to be 3' off property line. There is a proposed modern fence to provide definition and some privacy to complement the home. Window wells will be covered in a Trex product, color Havana gold. Trex will cover the entire existing sandstone window well. Steps will be stone. Trex will sit on concrete and not attached to the building.
- Mr. Mangels likes the neighbors and doesn't feel the need to obscure neighbor. The fence is ornamental, not a privacy divider.
- Ms. Adams asked if the new stone patio is larger than current.
- Ms. O'Neil said the new patio is farther from property line, and will remove existing damaged flagstones. They will use salvageable sandstone to replace the existing sidewalk in front. It's sandstone encased in concrete in most cases.
- Mr. Goldberg made a motion to approve the fence and patio. Seconded by Ms. Kitchell, the motion passed, 6-0.

Alcazar Hotel, 2450 Derbyshire Road, sign

- Mr. Fremont stated that the sign addresses the view coming from the north. This is a five-story building and larger building for the neighborhood. It's larger than many and scales down to the neighborhood. It is a big building with a small sign at corner of Surrey and Derbyshire roads. The proposed sign is more in scale with the building and maintains the scale of the neighborhood. Piers of brick are similar to those on the building and sidewalk.
- Mr. Vacey stated it is a fabricated aluminum sign with 4" reverse lit channel letters and name is brushed aluminum. Landscaped at base. Logo is vinyl. Stone similar to stone of building.
- Ms. Kitchell said it was very tall.
- Mr. Veider pointed out that there is a rooftop sign s on the building. He understood their desire for a bigger sign, but thinks that this is too big and Ms. Adams agreed.
- Mr. Goldberg says large buildings don't have to have large signs. It's distinctive and easy to find, especially with the sign on roof.
- Mr. Fremont asked if the Commission thinks people can see the rooftop sign from the street.

- Ms. Adams says it's quite a large roof sign and Mr. Souther said you can see from Euclid Heights Boulevard.
- Ms. Adams stated that there is also an awning for signage. The proposed sign is a solid monumental sign that disrupts the view of the original corner entrance to the building. It blocks it visually.
- Mr. Souther stated that it seems scaled for a suburban shopping mall on a busy street.
- The Commission continued the case for the applicant to come up with revisions.

Joint meeting with Architectural Board of Review

Burdick House, 2424 Stratford, exterior staircase

- Applicant showed the photos and original drawings, which showed an exterior staircase. Propose a new spiral stair inspired by fame architect, Walter Gropius.
- Mr. Roby said he would make an opening in the railing and tie into the house. The stair would be next to the air-conditioning unit on the rear of house. They may need to move the air conditioner a bit.
- Ms. Adams state that you are not impeding on the doorway.
- Ms. Fliegel says the use of the spiral stair is architecturally appropriate and should be seamless.
- The property owners feel like caretakers of this house and want to respect Burdick's idea. Burdick took ideas from the Bauhaus movement and this is a good way to tie the two together.
- Ms. Adams moved approval, seconded by Ms. Kitchell, the motion passed, 6-0. Architectural Board of Review approved the proposal, 3-0.

Carmelite Monastery, 2541 Arlington Road

Handicapped lift

- Mr. Payto presented the proposed handicapped lift for access to the house where six nuns will be living.
- Ms. Adams asked what you are removing to put this in.
- Sr. Lausch replied it is a deck with a lattice screen around it.
- Mr. Payto said there is a 4' elevation difference to porch.
- Ms. Adams asked if this is protruding out or are you cutting out deck, too. Are you cutting out flooring?
- Mr. Payto said just the railing would need to be removed.
- Ms. Adams asked if the lift color could be darker?
- Mr. Payto said it will be landscaped accordingly and a new walk will be brick and stone to match the driveway. The lift is not touching the building. It is freestanding. The height of tallest part of lift will match railing height.
- Mr. Payto was asked could they save the railing for future reinstallation.
- Mr. Veider asked if it could be used as the gate.
- Ms. Adams said that on the photo rendering, the taller piece is in the middle of the porch but on the drawing it's on the edge. Where is it?
- The Landmark Commission and Architectural Board of review agree they like the plan location better than photo simulation.
- Mr. Goldberg made a motion to approve the proposed lift with two conditions: it should match location of the plan and be painted to match the column

which is a dark brown color. Seconded by Mr. Souther, the motion passed, 6-0.

Windows

- Mr. Payto explained the proposed 60" wide double-hung window is too large for a single double-hung window to be reproduced by Anderson. An operable window is necessary for ventilation and this is a bedroom. Mike Madorsky is renovating most of the original windows and he worked on these and they are difficult to open due to weight.
- Mr. Goldberg said he is not particularly against it—there is a certain balance about it.
- Mr. Veider asked if they talked to other manufacturers?
- Mr. Payto said they had just talked to Anderson. Current windows are already being installed by the company and they came back later saying they couldn't produce as promised, putting them in an unfortunate situation. Mr. Payto apologized to the Landmark Commission.
- Ms. Adams confirmed that the height of the upper and lower window sash will match the current height of the sash. Mr. Payto confirmed.
- Mr. Goldberg made a motion to approve as proposed. Seconded by Ms. Kitchell, the motion was approved, 5-1, with Mr. Veider voting against.
- Ms. Adams noted that first floor originals are saved, leaded glass and casement and hopper are preserved.
- Ms. Fliegel wondered could they be ganged together vs. having the pier in the middle to carry down to the windows below them.
- Mr. Payto will check with Anderson to see if they can be butted together. It shouldn't require a support post as existing window already spans 5'. Ms. Fliegel thinks that would help a little bit and the Landmark Commission generally agreed.
- Payto requests with 3" with them to butt if they can.
- Commission amended their motion to approve them butted together with a staff report if needs to be larger. ABR approved.

St. Paul's Church, 2747 Fairmount Boulevard, cellular antennas

- Mr. Clower, engineer stated that antennas on bell tower of St. Paul's Church. Verizon is located in the top opening of the bell tower. Remove all antennas located on the outside and put in the existing bell tower openings Sprint will be in the larger lower opening and painted black.
- Commission members asked how the antennas were affixed to the building and what will the holes are patched with. They will need to use best practice for dealing with old bolts and holes.
- Ms. Fliegel asked if they are on the same three sides as the other carrier and Mr. Clower replied that Sprint would likely be in the same three sectors.
- Mr. Souther said he can't support putting something of that size obscuring the opening.
- Mr. Veider asked can it be lowered so it's less visible from the ground.
- Ms. Fliegel said she thought it would be an improvement inside vs. on outside of the building.
- Mr. Clower said he will have to review the height for radio frequency. There are brick columns on each side of inside of the the tower. It is mounted inside into brick. Is this location acceptable and they can move forward with details?

- Commission and Board members discussed centering it vertically and in such a way that you can still see through to the bells. Please confirm the number of sprint antennas and repair specifications. We need more information on how they're mounted to the building.
- Ms. Fliegel suggested mounting it lower down so it's less visible at bottom or centered, not at the top of the opening.
- The Commission generally approved the location in openings with requests for additional information (mounting low as possible, repair work and removal, how they're mounted to the building, and confirm they are on same side as Verizon antennas.) Ms. Adams made the motion, seconded by Mr. Veider, which passed, 6-0.
- The Commission and Board will have a joint meeting when applicant is ready.

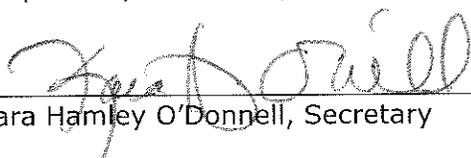
Church of the Saviour, 2537 Lee Road, cellular antennas

- Mr. Clower stated that Sprint wishes to put 3 antennas which weren't done according to approved drawings. They want to add additional antennas and will relocate them back flush to the structure.
- Ms. Adams asked what will repair look like, how they will be fixed to the building. We appreciate that removal of the projecting existing antennas and encourage minimal projection from the building.
- Ms. Fliegel asked how do these contracts work. If a lift is out there for Sprint, there is a cost in the high work. It would be friendly of them to provide service to the church (could be reimbursed) to clean up the brackets and such removed. Church should pursue with Sprint to remove other antennas and repair any damage. It is not acceptable to leave abandoned brackets and equipment on their site. The building owner can require this be removed. We want the right repair work all at the same time.
- Ms. Adams said they could work with staff if they need good resources on brick and stone repair.
- The ABR gave preliminary approval. Ms. Adams made a motion to give approval on the direction conditioned upon submitting details on repair and existing projecting devices be pulled back as planned and all abandoned brackets at that level removed and stone repaired as approved. Seconded by Ms. Kitchell, the motion passed, 6-0.

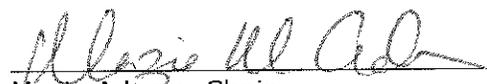
ADJOURNMENT

There being no further business, the Commission adjourned their meeting at 7:45 p.m. The next regular meeting date will be Wednesday, November 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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