

## **CITY OF CLEVELAND HEIGHTS LANDMARK COMMISSION**

Minutes for the regular meeting of  
November 2, 2021

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At 5:00 p.m. on Tuesday, November 2, 2021, a regular meeting of the Landmark Commission was held in virtually via WebEx.

### **MEMBERS PRESENT**

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

### **MEMBERS ABSENT**

### **STAFF PRESENT**

BreAnna Kirk, Planning Technician

### **COUNCIL PRESENT**

### **OTHERS PRESENT**

Wes Schaub  
Peggy Spaeth  
Marian Morton

### **CALL TO ORDER**

The meeting was called to order at 5:00 p.m.

### **MINUTES OF THE SEPTEMBER 14, 2021 LANDMARK COMMISSION MEETING**

Minutes were approved as submitted.

### **MINUTES OF THE OCTOBER 6, 2021 SPECIAL LANDMARK COMMISSION MEETING**

Minutes were approved as submitted.

### **MINUTES OF THE OCTOBER 11, 2021 SPECIAL LANDMARK COMMISSION MEETING**

Minutes were approved as submitted.



## **STAFF REPORT**

### Landmark Ordinance and Procedures

Planning Staff is not involved in the appointment of Commissioners, it is all done through City Council. The Planning Department is looking into charging fees associated with the Landmark Commission. If fees will be instituted, this will be done with other ordinance changes.

### Potential Landmarks

There are no plans for new lighting along the Cinder Path. The Taylor Tudor Plaza Request for Proposals was extended to December 10th, 2021.

### Landmark Properties

An Ohio Historic Marker was installed at the Preyer House. Park Synagogue has chosen Sustainable Community Associates as their developer; they are gathering information and have a website portal for comments.

### National Register of Historic Places

The signage for National Register Districts used to be ordered from several manufacturers and would be finished by an in-house sign person and installed by a third party. To simplify this, all sign pieces will be ordered from the same company and installed by City staff.

### Development Updates

Start Right Community Development Corporation will appear before the Architectural Board of Review on November 16th for final approval of their first infill housing property on Nela View. Liberty Amato is working with the Law and Economic Development Departments on an infill housing Developer Agreement. The Cedar-Lee-Meadowbrook project is coming along. Their team is developing the plans and is expected to begin the formal approval process in December. City Council approved changes, largely around private parking garages, to the zoning code. The Carmelite property will likely come forward with something soon. They will hold community meetings first.

## **OLD BUSINESS**

### Landmark Ordinance and Procedures

No updates.

### Potential Landmarks



- 3417 Fairmount Boulevard- Pearl Rivers and Cassie Berry of Greater Peace Missionary Baptist Church, 3435 Fairmount Boulevard, neighbors to the potential Landmark 3417 Fairmount Boulevard, asked if they would be able to buy the property to expand their parking lot if it is designated a Landmark. Ms. Adams said she did not think the property was for sale, but said that there is a pathway for demolition, though it is a difficult review process. The Commission reviewed the criteria for designation and felt they were very broad. Ms. Adams noted that much of the focus of Landmarks has been on architectural significance, but citing the criteria, she felt the Commission should broaden their scope. Commissioners discussed the significant aspects of the property and how they fit into the criteria. The architect, Albert Janowitz, may not have influenced the development of Cleveland Heights, but he was profoundly important. Mr. Veider noted that Bob Gaede was the renovation architect, and he certainly had an effect on the region. There may be a cultural heritage aspect to the property because Janowitz primarily designed synagogues. Mr. Goldberg said that the house looks like several others in Cleveland Heights, but he was impressed by the stained-glass windows if they are truly original. He also felt it was important that it is the only single-family home done by Janowitz, who also designed the Heights Theater and doubles and apartments in Cleveland Heights. Commissioners were bothered by the uncertainty of the stained-glass windows. They agreed it is unusual for there to have been stained glass windows going up to the third floor, but Mr. Souther noticed the oak floors on the third floor, which were also unusual and lent a bit of credence. Ms. Lann knows of a stained-glass specialist who may be able to tell for certain. Mr. Souther said that the Collier family that previously owned the property may have been related to the Collier Encyclopedia family, but he did not work with/for them. Ms. Adams said that instead, he started as a political writer and then worked for companies to help put on trade shows and helped organize the first Cleveland Flower Show. His wife, Blanche, was very active in civic organizations that benefitted the community. She hosted events at the home. Given the potentially original stained-glass windows, the significant architect, and Mrs. Collier's community work, the Commission felt the property worthy of consideration as they go forward.
- Bradford Cinder Path, Bradford Road Extension (From South Taylor Road, through Queenston Road, Kingston Road, and



Princeton Road, to Canterbury Road)- The Planning Commission recommended the path for Landmark Designation. The Landmark Commission discussed options for the official Landmark name and decided on the Bradford Cinder Path. Ms. Kirk read a public comment from Katie Daily, 2532 Kingston Road (attached).

**MOTION:** Mr. Souther moved that the Landmark Commission designates the Bradford Cinder Path, Bradford Road Extension, as a Cleveland Heights Landmark, seconded by Ms. Lann, the motion was unanimously approved.

- Neff-Henderson House, 2181 North Taylor Road (Parcel No. 68105021; 68105022, consolidated)- The Planning Commission recommended the property for designation. The Landmark Commission discussed options for the official Landmark name and decided on the Neff-Henderson House based on the owner of the original farmhouse and the owner that completed the addition.

**MOTION:** Mr. Veider moved that the Landmark Commission designates the Neff-Henderson House, 2181 North Taylor Road, as a Cleveland Heights Landmark, seconded by Mr. Souther, the motion was unanimously approved.

#### Landmark Properties

No updates.

#### Preservation Activities and Lectures

No updates.

#### CH-UH Archives group/Cleveland Memory/Cleveland Historical

Mr. Goldberg said the Cleveland Heights Historical Society still has an open exhibit at the library on Lee Road.

#### National Register of Historic Places, District Updates

#### Development Updates

No updates.

### **NEW BUSINESS**

#### -Landmark Ordinance and Procedures

- CLG Annual training will take place virtually on November 9th, 2021.



- The 2022 meeting schedule will remain as the first Tuesday of odd months at 5:00 pm as long as meetings continue to be virtual.

-Landmark Properties

- Mr. Goldberg said that the Cleveland Heights Historical Society would like to request a name change to the Preyer House at 14299 Superior Road. They would like it to be renamed the Curtis Preyer Stone House. Ms. Adams recommended that Mr. Goldberg write a proposal for the Commission to review at the next meeting.

-Potential Landmarks

- Mr. Souther mentioned a home on Princeton Road. When his article on black suburbanization in Cleveland Heights came out, a descendant of the Coax family reached out to him. The home is no longer in the family, but she would love to see it Landmarked in addition to other properties tied to black history.
- Commissioners discussed other potential Landmarks and Ms. Adams said that the Commission will create "What it Means to be a Cleveland Heights Landmark" handouts to give to potential Landmark property owners.

## **ADJOURNMENT**

There being no further business, the Commission adjourned at 6:34 p.m. The next regular meeting date will be Tuesday, January 4, 2022, at 5:00 p.m. held virtually via WebEx. [Meeting time and location may be subject to change due to Architectural Board of Review agenda.]

Respectfully submitted,



BreAnna Kirk, Secretary



Approved,

Mazie Adams

Mazie Adams, Chair

